

Basis of Bearings

State Plane Grid North, NAD 83 (2011), Ohio North Zone, Tied by GNSS to O.D.O.T. VRS.

Vertical Datum

NAVD 88, derived from GNSS observations through the O.D.O.T. VRS.

Land Area

Deed: N/A
Calculated:
87,864.36 SQ. FT.
2.01 AC.

NOTES:

EXISTING ELEVATION
XXXX EX. CONTOUR

BENCH MARK No. 1: TOP OF HYDRANT OPPOSITE OF 26520 CENTER RIDGE RD SOUTH SIDE OF CENTER RIDGE RD ELEVATION = 732.31

BENCH MARK No. 2: TOP OF HYDRANT SOUTH SIDE OF CENTER RIDGE RD OPPOSITE OF S/L 1 ELEVATION = 732.09

Note: Bearings are shown using GPS(*) and Per Title Commitment (Plat) - Resubdivision of the Resubdivision of the Pole & Reeves City Acres Allotment - Volume 98, Page 8 of Lorain County Records

A.R. Miller's Forest Park Subdivision
Vol. 149, Pg. 12 C.C.M.R.

S/L 7
PPN: 213-17-033
RES # 2477 ELMWOOD DR

TITLE COMMITMENT
PARCEL TWO

S/L 6
PPN: 213-17-032
RES # 26663 MAPLE DR

S/L 5
PPN: 213-17-032
RES # 26663 MAPLE DR

S/L 4
213-16-047
RES # 2515 FOREST PKWY

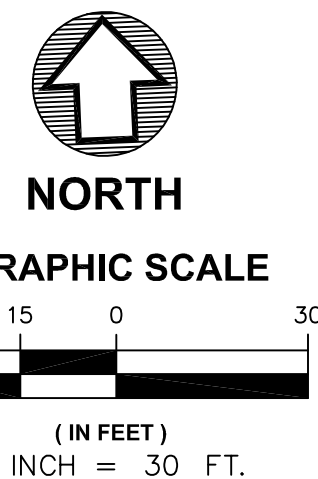
S/L 3
PPN: 213-16-045
RES # 2525 FOREST PKWY

S/L 2
PPN: 213-16-041
RES # 2537 FOREST PKWY

S/L 1
PPN: 213-16-040
RES # 2549 FOREST PKWY

TITLE COMMITMENT
PARCEL ONE

PARCEL "A"
PLAT V, 341 P. 73



LEGAL DESCRIPTION

The land referred to herein below is situated in the County of CUYAHOGA, State of OHIO, and is described as follows:
Parcel One:
Situated in the City of Westlake, County of Cuyahoga and State of Ohio; and known as Parcel "A" of the Plat of Consolidation of P.P.N. 213-17-001+043+046 of part of Original Dover Township Lot No. 46 as shown by the plat recorded in Volume 341 of Maps, Page 73 of Cuyahoga County Records and containing 2.0171 acres, as appears by said plat, be the same more or less.

Parcel Two:
Together with Easement Rights contained in Sewer Easement recorded in Volume 93-12151, Page 21 of Cuyahoga County Records.

SCHEDULE B - SECTION II ITEMS:

- 13. Subject to restrictions contained in warranty deed from Ralph F. Gray and Francis P. Barrett to Dorothy R. Schneider dated September 20, 1956 and filed for record October 15, 1956 in Volume 8691, Page 157 of Cuyahoga County Records.
>Plotted - affects Subject Property
- 14. Subject to restrictions contained in warranty deed from Dorothy R. Schneider to Malcolm P. Odell and Nellie M. Odell dated October 8, 1956 and filed for record October 24, 1956 in Volume 8695, Page 251 of Cuyahoga County Records.
>Plotted - affects Subject Property
- 15. Subject to restrictions contained in warranty deed from Malcolm P. Odell and Nellie M. Odell to Bennett Enterprises dated September 23, 1980 and filed for record October 20, 1980 in Volume 15297, Page 677 of Cuyahoga County Records.
>Plotted - affects Subject Property
- 16. Together with sanitary sewer easement from Mark Schmauch and Polly Schmauch to Bennett Enterprises dated September 3, 1993 and filed for record November 8, 1993 in Volume 93-12151, Page 21 of Cuyahoga County Records.
>Plotted - does not affect Subject Property

SYMBOL LEGEND	
○ Iron Pin Found	▼ Spot Light
⊗ Drill Hole	▣ Traffic Box
⊕ Monument	⊠ Air Conditioning
⊙ Catch Basin	□ Pull Box
⊖ Catch Basin	● Water Valve
⊙ Sewer Manhole	⊙ Water Meter
⊙ Inlet Basin	⊗ Fire Hydrant
⊙ Steel Post	⊙ Gas Meter
⊙ Light Pole	⊙ Gas Valve
⊙ Utility Pole W/Guy/Anchor	⊙ Gas Marker
⊙ Utility Pole	⊙ Cleanout
⊙ Support Pole	⊙ Grass
⊙ Tree Line	⊙ Sign

SURVEYOR'S CERTIFICATE:

April 2, 2026

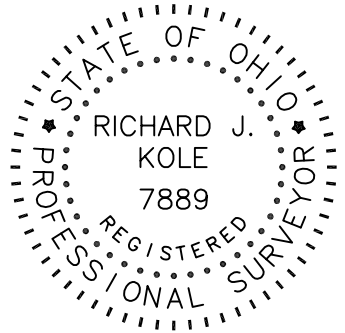
This survey is made for the benefit of:

First American Title Insurance Company
Freehold Investment Group, LLC
ANDALUSIA, LLC, an Ohio limited liability company

I, Richard J. Kole, Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a survey of a tract of land described as follows:

- This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2026, and includes Items 1, 2, 3, 4, 5, 6(c), 7(c), 7(b)(1), 7(c), 8, 9, 11(c), 13, 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
- The accompanying survey was made on the ground and correctly shows: (i) a fixed and determinable position and the location of the land described herein and all buildings, structures and other improvements situated on the above premises, including the position of the point of beginning (to the extent applicable); (ii) all driveways or other curb cuts along any street or alley upon which the land abuts; (iii) the location and name of all public and private streets or alleys located thereon or adjacent thereon, all of which are public unless otherwise noted; (iv) the location and dimension of all unrecorded easements, paths, rights-of-way and party walls to the extent visible thereon or with respect to which the undersigned has knowledge; and (v) the location of all encroachments onto or from the Mortgaged Property. There are no visible encroachments, discrepancies, conflicts, shortages in area or boundary line conflicts on the subject property or upon adjacent land abutting said property except as shown hereon. The accompanying survey was made in accordance with laws and/or Minimum Standards of the State of Ohio and forms a mathematically closed figure.
- The property described hereon is the same as the property described in First American Title Insurance Company Commitment No. NCS-1294690-CLE with an effective date of February 03, 2026 at 7:30 AM and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 39035C0133E, with a date of identification of December 3, 2010, for Community No. 390136, in Cuyahoga County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to Center Ridge Road, a dedicated public street/road or highway.
- The total number of striped parking spaces on the subject property is 0, with 0 designated handicap spaces. (All striping was faded at time of survey.)
- All above ground evidence of utilities servicing the subject property is shown hereon and all utility services to the Mortgaged Property either enter the Mortgaged Property through adjoining public streets, or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land to the extent visible or known to the undersigned.
- Bearings are shown using GPS(*) and Per (Plat) Plat of Consolidation: AFN: 200509270317

Richard J. Kole - Professional Land Surveyor No. 7889
The field work was completed on February 26, 2026.
Date of Plat or Map: April 2, 2026.



ZONING DATA

Per City of Westlake Building Dept.
www.cityofwestlake.org

GENERAL DESCRIPTION 1215.02 F- Office Building (OB) Uses Permitted 1215.02	HGT. RESTRICTIONS 1215.02 35' adjacent to a Residential district
MINIMUM LOT AREA 1215.04 2 Acres Min	SETBACK REQUIREMENTS 1215.06 Front: 80' Side: 40' West Side Side: 20' East Side Rear: 40'
LOT WIDTH 1215.04 150'	PARKING REQUIREMENTS 1215.13

UTILITY NOTES

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Ohio Utilities Protection Service (OUPS) Reference Numbers:
A605401989-00A
Date Contacted: 02/23/26 12:01 PM
UTILITIES NOTIFIED: AMM BREEZELINE - CLEVELAND (USIC)
CEI ILLUMINATING CO
CWDP CLEVELAND WATER-CITY/ONE
WNOP CHARTER COMM/SPECTRUM/TIME
WAROBFP AT&T - OHIO
PIFP COLUMBIA GAS OF OHIO-LORAIN
WTL WESTLAKE - CITY OF
RESPONSE DATE:
FLOOD ZONE DESIGNATION ZONE X
FLOOD INS RATE MAP NO. 39035C0133E
COMMUNITY PANEL NO. 390136
DECEMBER 3, 2010

R.M. KOLE & ASSOC. CORP.

5316 RIDGE ROAD
PARMA, OHIO 44129
PHONE 440.885.7137 - FAX 440.885.7139
www.kolesurvey.com

GENERAL SURVEY NOTES:

- The total area is 96,806.67 square feet (2.220 acres).
- The basis of bearing is State Plane Grid North, NAD 83 (2011), Ohio North Zone, Tied by GNSS to O.D.O.T. VRS.
- All deed references are for Cuyahoga County Deed Records.
- This survey describes the same property as that property described in the hereon referenced title commitment.

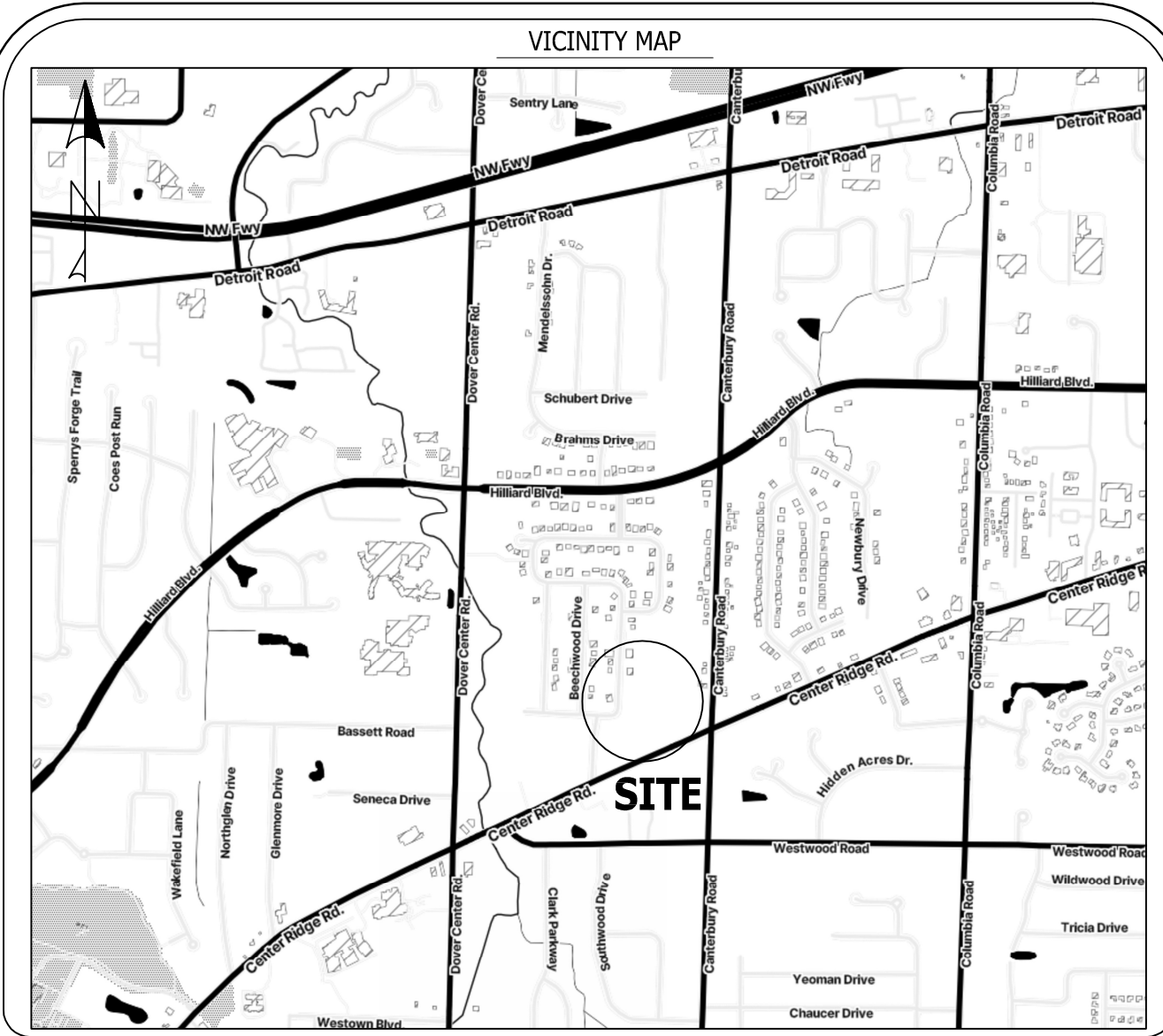
LIST OF POSSIBLE ENCROACHMENTS

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.
NONE APPARENT

ALTA/NSPS LAND TITLE SURVEY

Situated in the City of Westlake, County of Cuyahoga and State of Ohio; and known as Parcel "A" of the Plat of Consolidation of P.P.N. 213-17-001 + 043 to 046 of part of Original Dover Township Lot No. 46 as shown by the plat recorded in Volume 341 of Maps, Page 73 of Cuyahoga County Records

SURVEY COORDINATOR	REVISIONS	
	No.	Date
 5316 RIDGE ROAD PARMA, OHIO 44129 PHONE 440.885.7137 - FAX 440.885.7139 www.kolesurvey.com		



ALTA/NSPS LAND TITLE SURVEY OF:
26614 CENTER RIDGE ROAD, WESTLAKE, OH 44145

TITLE COMMITMENT NUMBER
NCS-1294690-CLE
FILE NO.
26002