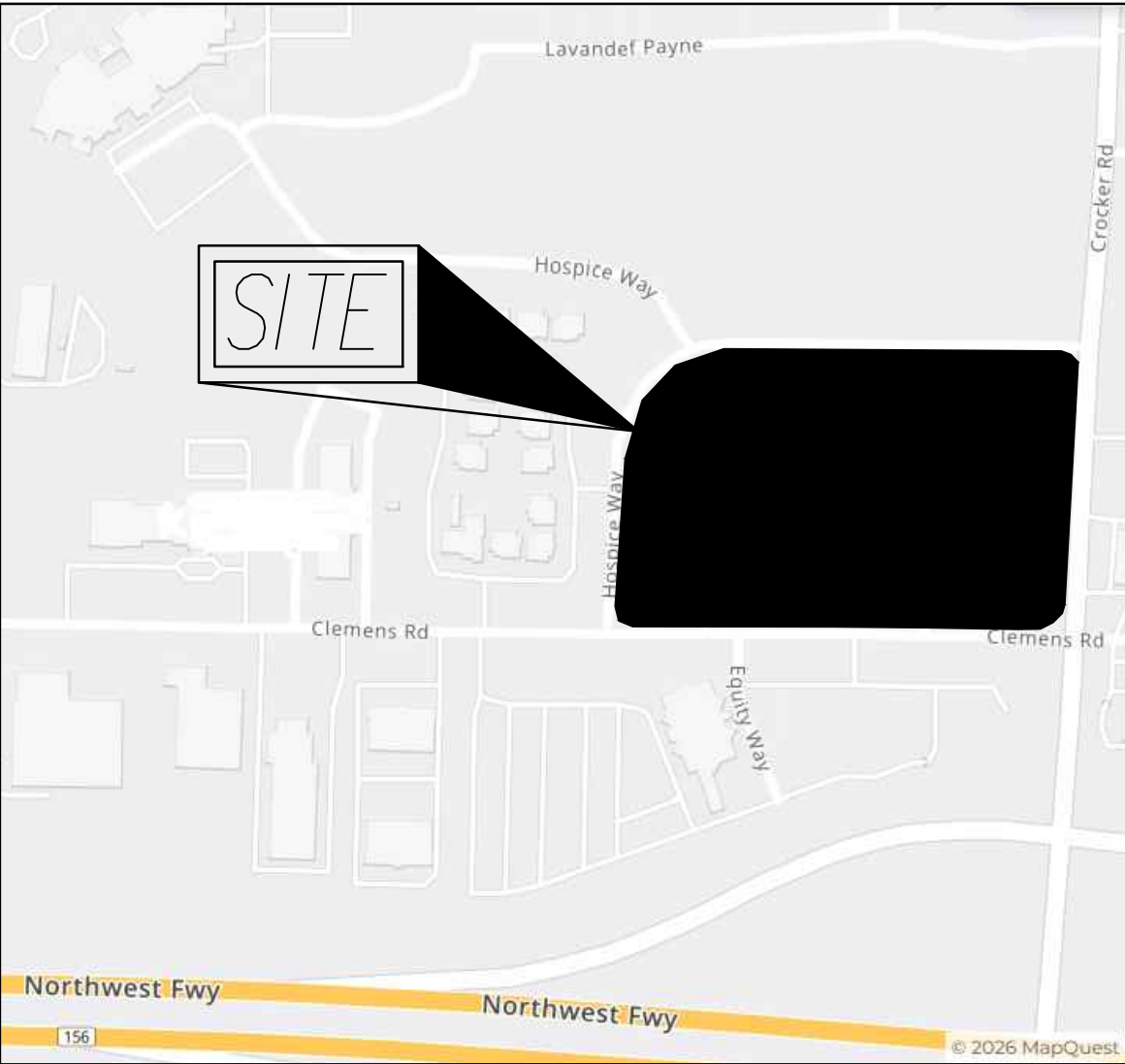


ALTA/NSPS LAND TITLE SURVEY
CITY OF WESTLAKE
PART OF ORIGINAL DOVER TOWNSHIP LOT 72
COUNTY OF CUYAHOGA
STATE OF OHIO

TITLE DESCRIPTION:

THE LAND IS DESCRIBED AS FOLLOWS:

SITUATED IN THE CITY OF WESTLAKE, COUNTY OF CUYAHOGA AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL DOVER TOWNSHIP LOT NO. 72, AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE CENTERLINE OF CLEMENS ROAD, 60 FEET WIDE, AT THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO MARTHA BATES, TRUSTEE, BY DEED RECORDED IN VOLUME 14425, PAGE 669 OF CUYAHOGA COUNTY RECORDS, WHICH POINT IS DISTANT 1753.39 FEET, MEASURED ALONG SAID CENTERLINE FROM THE CENTERLINE OF BRADLEY ROAD; THENCE NORTH 03 DEG. 40'05"EAST ALONG THE EASTERLY LINE OF LAND SO CONVEYED TO MARTHA BATES, TR., A DISTANCE OF 30.01 FEET TO THE NORTHERLY LINE OF CLEMENS ROAD AND THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 03 DEG. 40'05"EAST ALONG THE EASTERLY LINE OF LAND SO CONVEYED TO MARTHA BATES, TR., A DISTANCE OF 459.76 FEET; THENCE SOUTH 88 DEG. 22'47"EAST PARALLEL TO THE DISTANT 100 FEET NORTHERLY BY RECTANGULAR MEASUREMENT FROM THE NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO LEONA PRICE, ET AL., BY DEED RECORDED IN VOLUME 11153, PAGE 523 OF CUYAHOGA COUNTY RECORDS, A DISTANCE OF 872.68 FEET TO THE WESTERLY LINE OF CROCKER ROAD, 80 FEET WIDE; THENCE SOUTH 05 DEG. 37'00"WEST ALONG THE WESTERLY LINE OF CROCKER ROAD, A DISTANCE OF 436.07 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 52.88 FEET ON THE ARC OF A CIRCLE DEFLECTING TO THE RIGHT WHOSE RADIUS IS 35 FEET AND WHOSE CHORD BEARS SOUTH 48 DEG. 54'01"WEST, A DISTANCE OF 47.99 FEET TO THE NORTHERLY LINE OF CLEMENS ROAD; THENCE NORTH 87 DEG. 48'57"WEST ALONG SAID NORTHERLY LINE OF CLEMENS ROAD, A DISTANCE OF 823.50 FEET TO THE PLACE OF BEGINNING, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS, EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF WESTLAKE ON DECEMBER 23, 2013 AND RECORDED AS CUYAHOGA COUNTY RECORDER'S FILE NO. 201312230379.



LOCATION MAP

REFERENCES:

- COUNTY TAX MAP.
- DEEDS AS REFERENCED ON SURVEY.
201312230379 2-WD & 3-WD
- PLAT 201007060452 HOSPICE WAY
PLAT 201403200470 HOSPICE WAY
PLAT 202212010424
PLAT V. 362, P. 25
PLAT V. 334, P. 18
PLAT V. 292, P. 98
- CUY-CLEMENS ROAD

SCHEDULE B - SECTION II:

XXXXXX Title Insurance Company
Commitment Number: XXXXXX
Effective Date: XXXXXXX

8. OPEN-END MORTGAGE FROM CLEVELAND AIRPORT HOSPITALITY LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, TO COMMUNITY BANK, NATIONAL ASSOCIATION IN THE ORIGINAL AMOUNT OF \$8,200,000.00 DATED OCTOBER 12, 2022, AND RECORDED ON OCTOBER 14, 2022, AS CUYAHOGA COUNTY RECORDER'S FILE NO. 202210140587.
NOT SURVEY RELATED. GPD DID NOT ADDRESS

9. ASSIGNMENT OF RENTS AND LEASES RECORDED AS CUYAHOGA COUNTY RECORDER'S FILE NO. 202210140588.
NOT SURVEY RELATED. GPD DID NOT ADDRESS

10. FINANCING STATEMENT FROM CLEVELAND AIRPORT HOSPITALITY LLC, DEBTOR, TO COMMUNITY BANK, NATIONAL ASSOCIATION, SECURED PARTY, FILED OCTOBER 14, 2022 AS CUYAHOGA COUNTY RECORDER'S FILE NO. 202210140589.
NOT SURVEY RELATED. GPD DID NOT ADDRESS

11. OIL, GAS, COAL AND OTHER MINERAL INTERESTS TOGETHER WITH THE RIGHTS APPURTENANT THERETO WHETHER CREATED BY DEED, LEASE, GRANT, RESERVATION, SEVERANCE, SUFFERANCE OR EXCEPTION.

12. PIPE LINE RIGHT OF WAY RECORDED IN VOLUME 3575, PAGE 374, OF CUYAHOGA COUNTY RECORDS.
MODIFICATION OF RIGHT OF WAY RECORDED IN VOLUME 15090, PAGE 215, OF CUYAHOGA COUNTY RECORDS.
NOTE: NO FURTHER EXAMINATION OF THESE DOCUMENTS HAS BEEN MADE.
RESERVATION/RESTRICTIONS/EASEMENTS ARE BLANKET IN NATURE.
PLOTTABLE ITEMS PLOTTED AND SHOWN

13. PIPE LINE RIGHT OF WAY RECORDED IN VOLUME 3576, PAGE 306, OF CUYAHOGA COUNTY RECORDS.
NOTE: NO FURTHER EXAMINATION OF THIS DOCUMENT HAS BEEN MADE.
RESERVATION/RESTRICTIONS/EASEMENTS ARE BLANKET IN NATURE. NO PLOTTABLE ITEMS

14. RESERVATION FOR INGRESS AND EGRESS RECORDED IN VOLUME 12575, PAGE 583 OF CUYAHOGA COUNTY RECORDS.
RESERVATION/RESTRICTIONS/EASEMENTS ARE BLANKET IN NATURE. NO PLOTTABLE ITEMS

15. RESERVATION FOR INGRESS AND EGRESS RECORDED IN VOLUME 12576, PAGE 479 OF CUYAHOGA COUNTY RECORDS.
RESERVATION/RESTRICTIONS/EASEMENTS ARE BLANKET IN NATURE. NO PLOTTABLE ITEMS

16. EASEMENT FOR CHANNEL PURPOSES RECORDED IN VOLUME 12576, PAGE 801, OF CUYAHOGA COUNTY RECORDS.
PLOTTED AND SHOWN

17. EASEMENT TO CITY OF WESTLAKE RECORDED IN VOLUME 15058, PAGE 661, OF CUYAHOGA COUNTY RECORDS.
PLOTTED AND SHOWN

18. UNDERGROUND EASEMENT TO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY AND THE OHIO BELL TELEPHONE COMPANY RECORDED IN VOLUME 15089, PAGE 233, OF CUYAHOGA COUNTY RECORDS.
PLOTTED AND SHOWN

19. EASEMENT TO THE OHIO BELL TELEPHONE COMPANY RECORDED IN VOLUME 15222, PAGE 407, OF CUYAHOGA COUNTY RECORDS.
PLOTTED AND SHOWN

20. RECITALS IN SPECIAL WARRANTY DEED RECORDED AS CUYAHOGA COUNTY RECORDER'S FILE NO. 200408180820.
RESERVATION/RESTRICTIONS/EASEMENTS ARE BLANKET IN NATURE.
PLOTTABLE ITEMS PLOTTED AND SHOWN

GENERAL NOTES:

- THE DESCRIBED REAL ESTATE IS IN A ZONE X, AS INDICATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE PROGRAM PANEL NO. 39035C0127F, EFFECTIVE DATE OF 8/15/2019.
- UTILITY, STORM, OR SANITARY LINES SHOWN HEREON THAT ARE NOT DRAWN TO AN APPROPRIATE APPURTENANCE OR BUILDING ARE AN INDICATION OF AN UNKNOWN UTILITY CONNECTION OR A UTILITY OUTSIDE OF THE PROJECT SCOPE THAT HAS NOT BEEN INVESTIGATED FURTHER, AND ARE PROVIDED TO SHOW THEIR APPROXIMATE DIRECTION ONLY.

811 COORDINATION ONLY

AS A RESULT OF ONE CALL 811 COORDINATION AS DESCRIBED IN THE PROJECT STATE'S CODIFIED LAWS THE SUBSURFACE UTILITY LINES SHOWN HEREON WERE MARKED ON THE GROUND OR DEPICTED IN RECORDS/MAPPING PROVIDED BY THIRD PARTIES OR OTHERS, THAT MAY OR MAY NOT PROVIDE ACCURATE HORIZONTAL LOCATION INFORMATION OF SUBSURFACE FACILITIES. THESE THIRD PARTIES AND OTHERS ARE NOT CONTRACTUALLY OBLIGATED OR LIABLE TO GPD GROUP OR CLIENT. GPD GROUP ASSUMES NO LIABILITY OR RESPONSIBILITY ARISING OUT OF ANY AND ALL SHOWN OR UNSHOWN SUBSURFACE UTILITIES RELATING TO THE DEVELOPED BASEMAP. THEREFORE NO WARRANTY OR GUARANTEE IS EXPRESSED OR IMPLIED OF ANY AND ALL SUBSURFACE UTILITIES. ALL SUBSURFACE UTILITY INFORMATION PROVIDED IN THIS BASEMAP IS ASCE SUE QUALITY LEVEL D AND FURTHER DESCRIBED IN ASCE MANUAL 38-22 "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

UTILITY COORDINATION:

The subsurface utility lines depicted on this basemap are based on information obtained through One Call 811 coordination and a Private Utility Locate (PUL) performed by GPD Group.

Information from One Call 811 coordination includes utility lines that have been marked on the ground provided by third parties and/or represented in records or maps provided by third parties, which may accurately reflect the horizontal location of subsurface facilities. Third parties providing utility information through One Call 811 coordination bear no contractual obligation or liability to GPD Group or its client.

Unless otherwise labeled, all subsurface utility lines are classified as "Utility Quality Level D" (QL-D) in accordance with ASCE Manual 38-22, "Standard Guideline for Investigating and Documenting Existing Utilities". The quality levels and their corresponding accuracy and reliability standards are further defined in ASCE Manual 38-22.

GPD Group expressly disclaims any liability or responsibility for inaccuracies, omissions, or damages arising from shown or unshown QL-D utilities on this basemap. No warranties or guarantees, express or implied, are made regarding the accuracy or reliability of this information.

Subsurface utility lines or anomalies represent potential subsurface facilities identified through geophysical methods or records research. The horizontal positions shown reflect approximate locations based on the PUL efforts, subject to the accuracy limitations of the detection methods used. PUL markings are governed by GPD Group's specifications of performance, Universal Marking Standards, and ASCE Manual 38-22.

CERTIFICATION:

TO _____ AND _____ COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a), 7(b), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. FIELD WORK WAS COMPLETED ON _____.

DRAFT

TRAWS D. MCCARTY, OHIO PROFESSIONAL SURVEYOR NO. 8347

DATE

DESCRIPTION
DATE
REV.

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION,
BID, RELIANCE,
RECORDING PURPOSES
OR IMPLEMENTATION.

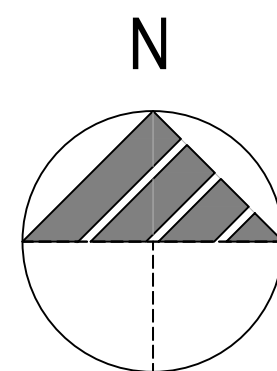
SHEETZ
1100 CROCKER ROAD
WESTLAKE, OHIO 44145

ISSUED FOR:
PERMIT
BID
CONSTRUCTION
RECORD

PROJECT MANAGER	DESIGNER
RDL	JLP

JOB NO.
2026117.04

1 OF 3

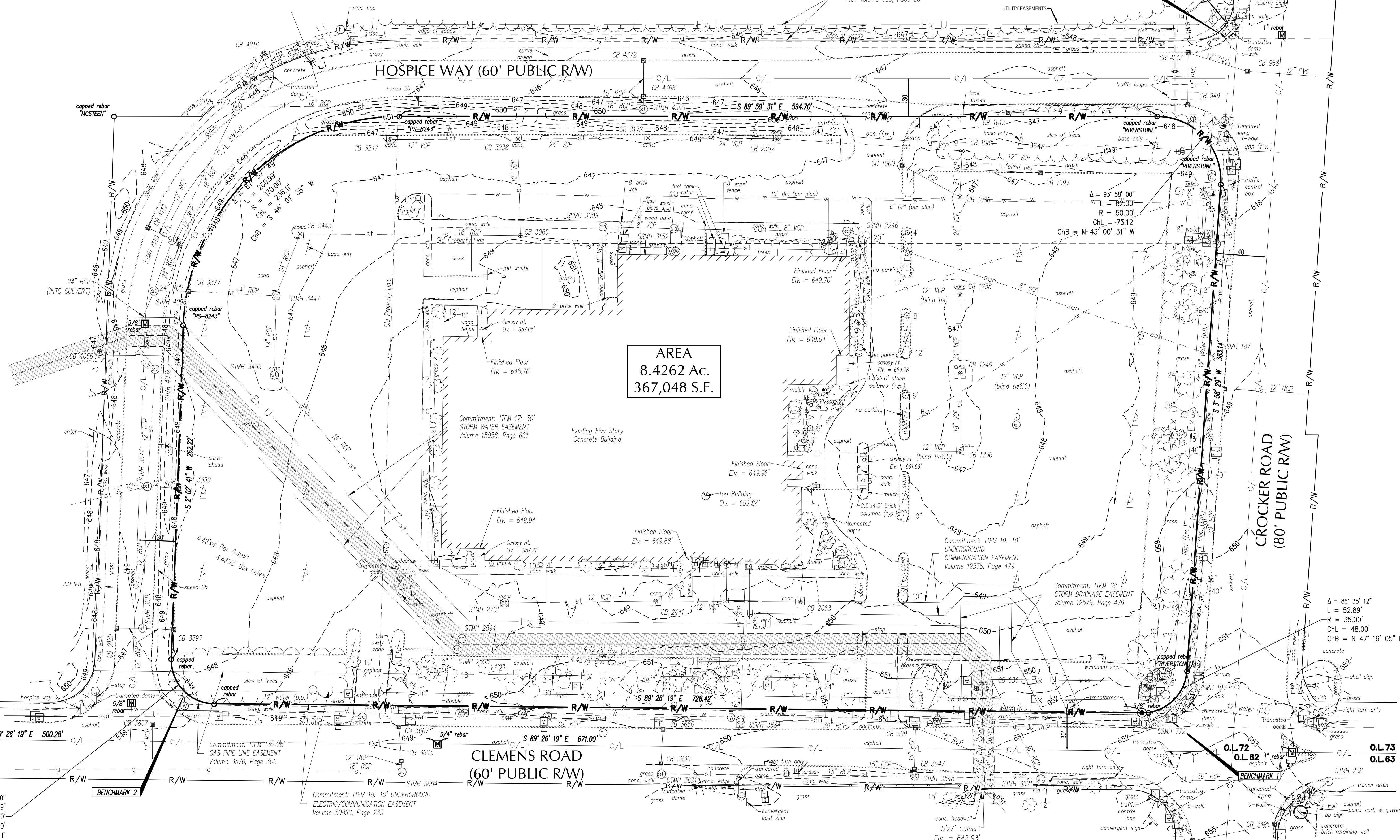


BASIS OF BEARING:

STATE PLANE GRID NORTH, NAD 83 (2011),
OHIO NORTH ZONE.

ELEVATIONS ARE NAVD 88, GEOID 18.

TIED BY GPS TO THE OHIO REAL TIME NETWORK.



AREA
8.4262 Ac.
367,048 S.F.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

REV.	DATE	DESCRIPTION

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION,
BID, RELIANCE,
RECORDING PURPOSES
OR IMPLEMENTATION.

SHEET Z
1100 CROCKER ROAD
WESTLAKE, OHIO 44145

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	

PROJECT MANAGER	DESIGNER
RDL	JLP

JOB NO.
2026117.04

2 OF 3

BENCHMARKS:

1. BOX CUT ON NORTH CORNER OF SIGNAL POLE BASE
N 657701
E 2118977
ELEV. = 652.85
2. NORTH WEST FLANGE BOLT ON HYDRANT
N 657719
E 2118206
ELEV. = 651.64
3. SOUTH WEST CORNER FOR X-WALK BOTTOM
N 658238
E 2119019
ELEV. = 648.41

INVERTS:

SSMH 187 T/C = 649.60 8" VCP (NW) = 635.50 30" RCP (N & S) = 634.35	CB 1236 T/C = 646.27 12" VCP (W) = 641.77	CB 3390 T/C = 646.75 12" RCP (W) = 641.85	STMH 3916 T/C = 646.81 12" RCP (N) = 642.06 12" RCP (E & W) = 642.11
CB 188 T/C = 648.74 12" RCP (E) = 644.74	CB 1246 T/C = 646.68 24" VCP (N) = 642.38 18" VCP (S) = 642.38	CB 3397 T/C = 646.79 12" RCP (W) = 642.29	CB 3925 T/C = 646.49 12" RCP (E) = 642.29
SSMH 197 T/C = 652.75 30" RCP (N & SW) = 634.90	CB 1258 T/C = 646.53 12" VCP (E) = 642.23	CB 3443 T/C = 645.90 18" RCP (E) = 640.20 24" RCP (SW) = 640.20	STMH 3977 T/C = 647.33 12" RCP (N & S) = 641.58 12" RCP (E) = 641.63 12" RCP (W) = 641.73
STMH 238 T/C = 652.78 CAN NOT OPEN/ CRACKED LID	CB 2063 T/C = 651.37 12" VCP (W) = 646.37	STMH 3447 T/C = 645.92 18" RCP (S) = 640.12 24" RCP (NE & W) = 640.12	STMH 4032 T/C = 647.52 12" RCP (NW & S) = 640.92
CB 242 T/C = 654.13 FULL OF DEBRIS/ TOP DEBRIS = 651.68	SSMH 2246 T/C = 648.45 8" VCP (W & SE) = 638.15	STMH 3459 T/C = 646.51 18" RCP (SE & N) = 640.41	CB 4056 T/C = 645.86 FULL OF WATER/ TOP WATER = 642.86
CB 453 T/C = 647.08 12" PVC (S & E) = 644.08	CB 2357 T/C = 645.85 24" VCP (SE & W) = 641.35	STMH 3521 T/C = 652.17 36" RCP (NW & E) = 643.32	STMH 4096 T/C = 647.35 24" RCP (N & S) = 639.70 24" RCP (E) = 639.75
CB 532 T/C = 654.85 FULL OF DEBRIS/ TOP DEBRIS = 651.15	CB 2441 T/C = 648.22 10" VCP (NE) = 642.52 12" VCP (E & W) = 642.47	CB 3547 T/C = 650.15 15" RCP (N & S) = 645.15	STMH 4110 T/C = 647.12 24" RCP (S) = 640.12 12" RCP (E & W) = 640.62 18" RCP (NE) = 640.32
CB 599 T/C = 650.03 15" RCP (SE & S) = 644.43	STMH 2595 T/C = 649.10 BOX CULVERT BOTTOM = 640.35	STMH 3548 T/C = 651.23 15" RCP (N & W) = 645.13	CB 4111 T/C = 646.80 12" RCP (W) = 641.30
CB 635 T/C = 651.44 BOX CULVERT BOTTOM = 642.44	STMH 2594 T/C = 649.07 CAN NOT OPEN/ BOX CULVERT	CB 3630 T/C = 649.51 FULL OF DEBRIS/ TOP DEBRIS = 647.71	CB 4112 T/C = 646.94 12" RCP (E) = 641.44
CB 636 T/C = 651.37 BOX CULVERT BOTTOM = 642.37	STMH 2701 T/C = 648.37 12" VCP (E) = 641.57 18" RCP (NW) = 641.57	STMH 3631 T/C = 650.40 CAN NOT OPEN	STMH 4170 T/C = 647.63 12" RCP (NE) = 641.63 18" RCP (E & SW) = 640.83
SSMH 772 T/C = 652.64 30" RCP (NE & W) = 634.99	CB 3065 T/C = 648.38 12" VCP (N) = 640.48 18" RCP (W) = 640.48	STMH 3664 T/C = 649.87 12" RCP (N) = 645.27 18" RCP (W) = 644.97	CB 4216 T/C = 647.96 12" RCP (SW) = 641.96
CB 949 T/C = 647.23 12" RCP (W) = 644.28 12" PVC (N) = 644.23	SSMH 3099 T/C = 648.87 8" VCP (S & E) = 638.77	CB 3665 T/C = 648.77 FULL OF DEBRIS/ TOP DEBRIS = 646.97	STMH 4365 T/C = 650.80 15" RCP (N) = 641.35 18" RCP (W) = 641.35
CB 968 T/C = 647.09 12" PVC (E & W) = 643.69	SSMH 3152 T/C = 648.36 CAN NOT OPEN	CB 3667 T/C = 648.75 FULL OF DEBRIS/ TOP DEBRIS = 647.10	CB 4372 T/C = 644.97 15" RCP (S) = 641.67
CB 1013 T/C = 647.02 12" RCP (E) = 645.02	CB 3172 T/C = 645.72 24" VCP 9E & W) = 641.07	SSMH 3668 T/C = 649.53 30" RCP (E & W) = 636.28	CB 4366 T/C = 645.27 15" RCP (N & S) = 641.47
CB 1060 T/C = 646.91 12" VCP (SE) = 643.61	CB 3238 T/C = 645.55 12" VCP (E & W) = 641.75 12" VCP (S) = 641.70	CB 3680 T/C = 649.47 FULL OF DEBRIS/ TOP DEBRIS = 647.47	SSMH 4512 T/C = 647.78 30" RCP (N & S) = 633.83
CB 1085 T/C = 649.11 24" VCP (S & W) = 641.81	CB 3247 T/C = 646.96 12" VCP (N) = 642.22 24" VCP (NW & S) = 642.22	SSMH 3684 T/C = 650.71 10" VCP (N) = 636.51 30" RCP (E & W) = 635.71	
CB 1086 T/C = 646.82 12" VCP (N) = 642.22 24" VCP (NW & S) = 642.22	CB 3377 T/C = 646.96 24" RCP (E & W) = 639.61	CB 3857 T/C = 647.91 12" RCP (S) = 644.61	

LEGEND:

○	EXISTING IRON PIN FOUND AS NOTED		EXISTING YARD LIGHT
⦿	EXISTING CAPPED IRON PIN FOUND AS NOTED		EXISTING FLAG POLE
	EXISTING MONUMENT BOX FOUND AS NOTED		EXISTING MAIL BOX
	EXISTING LIGHT POLE	⦿	EXISTING GREASE PIT
	EXISTING ELECTRIC MANHOLE	⦿	EXISTING CONCRETE HEADWALL
	EXISTING TRANSFORMER	=====	EXISTING CURB
	EXISTING ELECTRIC PULLBOX	— P / L —	EXISTING PROPERTY LINE
	EXISTING SIGNAL POLE	— R / W —	EXISTING RIGHT OF WAY LINE
	EXISTING SIGNAL PULL BOX	— C / L —	EXISTING CENTER LINE
	EXISTING CATCH BASIN	— OH —	EXISTING OVERHEAD UTILITY LINES
	EXISTING CURB INLET	— g —	EXISTING UNDERGROUND GAS LINES
	EXISTING STORM MANHOLE	— st —	EXISTING UNDERGROUND STORM LINES
	EXISTING SANITARY MANHOLE	— san —	EXISTING UNDERGROUND SANITARY LINES
	EXISTING FIRE HYDRANT	— w —	EXISTING UNDERGROUND WATER LINES
	EXISTING WATER METER	— e —	EXISTING UNDERGROUND ELECTRIC LINES
	EXISTING WATER VALVE	— t —	EXISTING UNDERGROUND TELEPHONE LINES
	EXISTING WATER SERVICE VALVE	— fo —	EXISTING UNDERGROUND FIBER OPTIC LINES
	EXISTING GAS VALVE		EXISTING BUSH/SHRUB
	EXISTING GAS SERVICE VALVE		EXISTING DECIDUOUS TREE
⊕g	EXISTING UNDERGROUND GAS LINE MARKER		EXISTING EVERGREEN TREE
	EXISTING TELEPHONE/ FIBER MANHOLE		TREE STUMP
○	EXISTING POST OR BOLLARD		ROCK
	EXISTING SIGN		
H	EXISTING HANDICAP SIGN		
	EXISTING CLEANOUT		
⦿	EXISTING AIR CONDITIONER		
⤵	EXISTING GUY WIRE		

REV.	DATE	DESCRIPTION

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION,
BID, RELIANCE,
RECORDING PURPOSES
OR IMPLEMENTATION.

SHEETZ
1100 CROCKER ROAD
WESTLAKE, OHIO 44145

ISSUED FOR:	
PERMIT	
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CONSTRUCTION	
RECORD	
PROJECT MANAGER	DESIGNER
RDL	JLP

JOB NO.
2026117.04

3 OF 3