LEGAL DESCRIPTIONS

PARCEL A - 3.166 ACRE LOT SPLIT - 0.365 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 48-026-00-003-00, Rajens C.M. Inc., Document Number (DN) 2006-00015955, Volume 389, Page 479 of Ashtabula County Records and Deeds (ACRD). Situated in the Township of Saybrook, County of Ashtabula and State of Ohio and known as being part of Original Lot No. 88 within said Township, and part of Township 12, Range 4 in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a point at the centerline intersection of State Route 45 (90 feet wide) and Austinburg Road (also known as Ashtabula - Austinburg Road, C.H. 19, Section A, Field Book No. 413, 66 feet wide). Said point known as being Centerline Station 0+00.00 as shown on the July 5th, 2012 Ashtabula County Engineer's Plat of a 0.92 Acre Survey for The Ashtabula County Commissioners. Said point located North 2°28'24" East, 249.12 feet from a 1 1/4" iron pin in a monument box found at an angle point on the centerline of said State Route 45.

Thence North 84°18'24" East, along the centerline of said Austinburg Road, 54.04 feet to a point of curve.

Thence continuing along said centerline, along said curve, deflecting to the left, having a bearing of North 69°10'10" East, a delta of 30°16'29", a radius of 347.25 feet, and a chord distance of 181.36 feet, a length distance of 183.48 feet, to the point of tangency of said curve.

Thence North 54°01'55" East, continuing along said centerline, 172.62 feet to a point. Said point being a northeasterly corner of PPN 48-026-00-004-00, conveyed to K T Investments, Inc., recorded in DN 1997-00006499, Volume 95, Page 3018 of ACRD.

Thence North 54°01'55" East, continuing along said centerline, 583.31 feet to a point. Said point being the northwesterly corner of the parcel herein described and The Principal Place of Beginning of this Survey.

Thence North 54°01'55" East, continuing along said centerline, a frontage distance of 494.18 feet to point. Said point being the northwesterly corner of PPN 48-026-00-001-00, conveyed to Armington Farms, L.L.C., recorded in DN 2014-00005529, Volume 567, Page 209 of ACRD. Said point also being the northeasterly corner of the parcel herein described.

Thence South 1°20'45" East, along the westerly line of the said Armington Farms, L.L.C. parcel, passing through a 3/4" iron pin found at 40.45 feet (not on R/W), a total distance of 484.88 feet to a point on the northerly R/W of Interstate 90 (also known as S.R. 1, R/W Varies, limited access). Said point being the southwesterly corner of the said Armington Farms, L.L.C. parcel. Said point also being the southeasterly corner of the parcel herein described and witnessed by a 5/8" iron pin found south 0.01 feet and east 0.20 feet therefrom.

Thence South 51°24'32" West, along said R/W, 192.55 feet to a 5/8" iron pin set. Said point being the southwesterly corner of the parcel herein described.

Thence North 39°39'45" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 375.61 feet, a total distance of 408.68 feet to The Principal Place of Beginning of this Survey and containing 3.166 acres of land, of which, 0.365 acres are within the R/W of said Austinburg Road, surveyed in July of 2018 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to describe a 3.166 acre division of land from the easterly side of PPN 48-026-00-003-00, conveyed to Rajens C.M. Inc., recorded in DN 2006-00015955, Volume 389, Page 479 of ACRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

PARCEL B - 6.431 ACRE RESIDUAL - 0.443 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 48-026-00-003-00 and PPN 07-003-00-042-00, Rajens C.M. Inc., Document Number (DN) 2006-00015955, Volume 389, Page 479 of Ashtabula County Records and Deeds (ACRD). 1860 Austinburg Road.

Situated in the Townships of Saybrook and Austinburg, County of Ashtabula and State of Ohio and known as being part of Original Lot No. 88 within said Saybrook Township, part of Original Lot No. 6 in Austinburg Township, and part of Townships 11 and 12, Range 4, in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a point at the centerline intersection of State Route 45 (90 feet wide) and Austinburg Road (also known as Ashtabula - Austinburg Road, C.H. 19, Section A, Field Book No. 413, 66 feet wide). Said point known as being Centerline Station 0+00.00 as shown on the July 5th, 2012 Ashtabula County Engineer's Plat of a 0.92 Acre Survey for The Ashtabula County Commissioners. Said point located North 2°28'24" East, 249.12 feet from a 1 1/4" iron pin in a monument box found at an angle point on the centerline of said State Route 45.

Thence North 84°18'24" East, along the centerline of said Austinburg Road, 54.04 feet to a point of curve.

Thence continuing along said centerline, along said curve, deflecting to the left, having a bearing of North 69°10'10" East, a delta of 30°16'29", a radius of 347.25 feet, and a chord distance of 181.36 feet, a length distance of 183.48 feet, to the point of tangency of said curve.

Thence North 54°01'55" East, continuing along said centerline, 172.62 feet to a point. Said point being a northeasterly corner of PPN 48-026-00-004-00, conveyed to K T Investments, Inc., recorded in DN 1997-00006499, Volume 95, Page 3018 of ACRD.

Said point also being a northwesterly corner of the parcel herein described and The Principal Place of Beginning of this Survey.

Thence North 54°01'55" East, continuing along said centerline, a frontage distance of 583.31 feet to point. Said point being a northeasterly corner of the parcel herein described.

Thence South 39°39'45" East, along an easterly line of the parcel herein described, and passing through a 5/8" iron pin set at 33.07 feet, a total distance of 408.68 feet to a 5/8" iron pin set on the northerly R/W of Interstate 90 (also known as S.R. 1, R/W Varies, limited access). Said point being a southeasterly corner of the parcel herein described.

Thence South 51°24'32" West, along said R/W, 40.27 feet to a point. Said point being a southwesterly corner of the parcel herein described and witnessed by a 5/8" iron pin with cap bearing "CRABBS 7245" found south 0.02 feet and west 0.21 feet therefrom.

Thence North 38°35'28" West, along a westerly line of the parcel herein described, 40.00 feet to a point. Said point witnessed by a 5/8" iron pin with damaged cap found north 0.04 feet and west 0.29 feet therefrom.

Thence South 51°24'32" West, along a southerly line of the parcel herein described, 30.00 feet to a point. Said point witnessed by a 5/8" iron pin with damaged cap found north 0.13 feet and west 0.23 feet therefrom.

Thence South 38°35'28" East, along an easterly line of the parcel herein described, 40.00 feet to a point. Said point being a southeasterly corner of the parcel herein described and witnessed by a 5/8" iron pin with damaged cap found north 0.38 feet and west 0.10 feet therefrom.

Thence South 51°24'32" West, along the northerly R/W of said Interstate 90, 220.00 feet to an angle point therein. Said angle point witnessed by a 5/8" iron pin with cap bearing "CRABBS 7245" found north 0.10 feet and west 0.24 feet therefrom.

Thence South 58°38'30" West, continuing along said R/W, 429.68 feet to a 5/8" iron pin set. Said point being a southeasterly corner of PPN 07-003-00-041-00, conveyed to the aforesaid K T Investments, Inc. (recorded in DN 1997-00006499, Volume 95, Page 3018 of ACRD). Said point also being a southwesterly corner of the parcel herein described.

Thence North 30°53'27" West, along an easterly line of the said K T Investments, Inc. parcel (KTIP), passing through a 5/8" iron pin with cap bearing "CRABBS 7245" found at 0.68 feet, 25.69 feet to a 5/8" iron pin set. Said point being a northeasterly corner of the said KTIP.

Thence South 59°06'33" West, along a northerly line of the said KTIP, 10.01 feet to a 5/8" iron pin found. Said point being a northwesterly corner of the said KTIP.

Thence South 30°53'27" East, along a westerly line of the said KTIP, 15.01 feet to a 5/8" iron pin set. Said point being a southeasterly corner of the parcel herein described.

Thence South 59°06'33" West, along a northerly line of the said KTIP, 25.77 feet to a point. Said point being a southwesterly corner of the parcel herein described and witnessed by a 5/8" iron pin with damaged cap found south 0.02 feet and west 0.25 feet therefrom.

Thence North 35°25'17" West, along an easterly line of the said KTIP, 239.99 feet to a 5/8" iron pin found bent, coned, and straightened. Said point being a northwesterly corner of the parcel herein described.

Thence North 54°07'56" East, along a southerly line of the said KTIP, 140.27 feet to a 1/2" iron pin found bent, coned, and straightened. Said point being a southeasterly corner of the said KTIP.

Thence North 35°38'54" West, along an easterly line of the said KTIP, passing through a 5/8" iron pin set at 100.04 feet, a PK Nail with a steel ring bearing "7245" found at 100.26 feet, a total distance of 133.04 feet to The Principal Place of Beginning of this Survey and containing 6.431 acres of land, of which, 5.926 acres are in Saybrook Township (PPN 48-026-00-003-00), 0.505 acres are in Austinburg Township (PPN 07-003-00-042-00) and 0.443 acres are within the R/W of said Austinburg Road, surveyed in July of 2018 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to describe the residual of land remaining in PPN 48-026-00-003-00 and PPN 07-003-00-042-00, conveyed to Rajens C.M. Inc., recorded in DN 2006-00015955, Volume 389, Page 479 of ACRD, after a 3.166 acre division from the easterly side thereof. Also known as 1860 Austinburg Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

Exhibit C - 0.114 ACRE EASEMENT

Nestern Reserve and bounded and described as follows:

Deed of Record: Permanent Parcel Number (PPN) 48-026-00-003-00, Rajens C.M. Inc., Document Number (DN) 2006-00015955, Volume 389, Page 479 of Ashtabula County Records and Deeds (ACRD). Situated in the Township of Saybrook, County of Ashtabula and State of Ohio and known as being part of Original Lot No. 88 within said Township, and part of Township 12, Range 4 in the Connecticut

Beginning at a point at the centerline intersection of State Route 45 (90 feet wide) and Austinburg Road (also known as Ashtabula - Austinburg Road, C.H. 19, Section A, Field Book No. 413, 66 feet wide). Said point known as being Centerline Station 0+00.00 as shown on the July 5th, 2012 Ashtabula County Engineer's Plat of a 0.92 Acre Survey for The Ashtabula County Commissioners. Said point located North 2°28'24" East, 249.12 feet from a 1 1/4" iron pin in a monument box found at an angle point on the centerline of said State Route 45. Thence North 84°18'24" East, along the centerline of said Austinburg Road, 54.04 feet to a point of curve.

Thence continuing along said centerline, along said curve, deflecting to the left, having a bearing of North 69°10'10" East, a delta of 30°16'29", a radius of 347.25 feet, and a chord distance of 181.36

feet, a length distance of 183.48 feet, to the point of tangency of said curve. Thence North 54°01'55" East, continuing along said centerline, 172.62 feet to a point. Said point being a northeasterly corner of PPN 48-026-00-004-00, conveyed to K T Investments, Inc., recorded in

DN 1997-00006499, Volume 95, Page 3018 of ACRD. Thence North 54°01'55" East, continuing along said centerline, 1077.49 feet to the northwesterly corner of PPN 48-026-00-001-00, conveyed to Armington Farms, L.L.C., recorded in DN 2014-00005529,

Volume 567, Page 209 of ACRD.

Thence South 1°20'45" East, along the westerly line of the said Armington Farms, L.L.C. parcel, passing through a 3/4" iron pin found at 40.45 feet (not on R/W), a total distance of 459.49 feet to a point, being the northeasterly corner of the parcel herein described and the The Principal Place of Beginning of this Survey. Thence South 1°20'45" East, continuing along the westerly line of the said Armington Farms, L.L.C. parcel, 20.01 feet to a point, being the southeasterly corner of the parcel herein described.

Thence North 89°58'08" West, along a southerly line of the parcel herein described, 95.57 feet to an angle point therein.

Thence South 82°33'20" West, along a southerly line of the parcel herein described, 144.58 feet to the southwesterly corner of the parcel herein described.

Thence North 39°39'45" West, along the westerly line of the parcel herein described, 23.64 feet to the northwesterly corner of the parcel herein described.

Thence North 82°33'20" East, along a northerly line of the parcel herein described, 158.49 feet to an angle point therein.

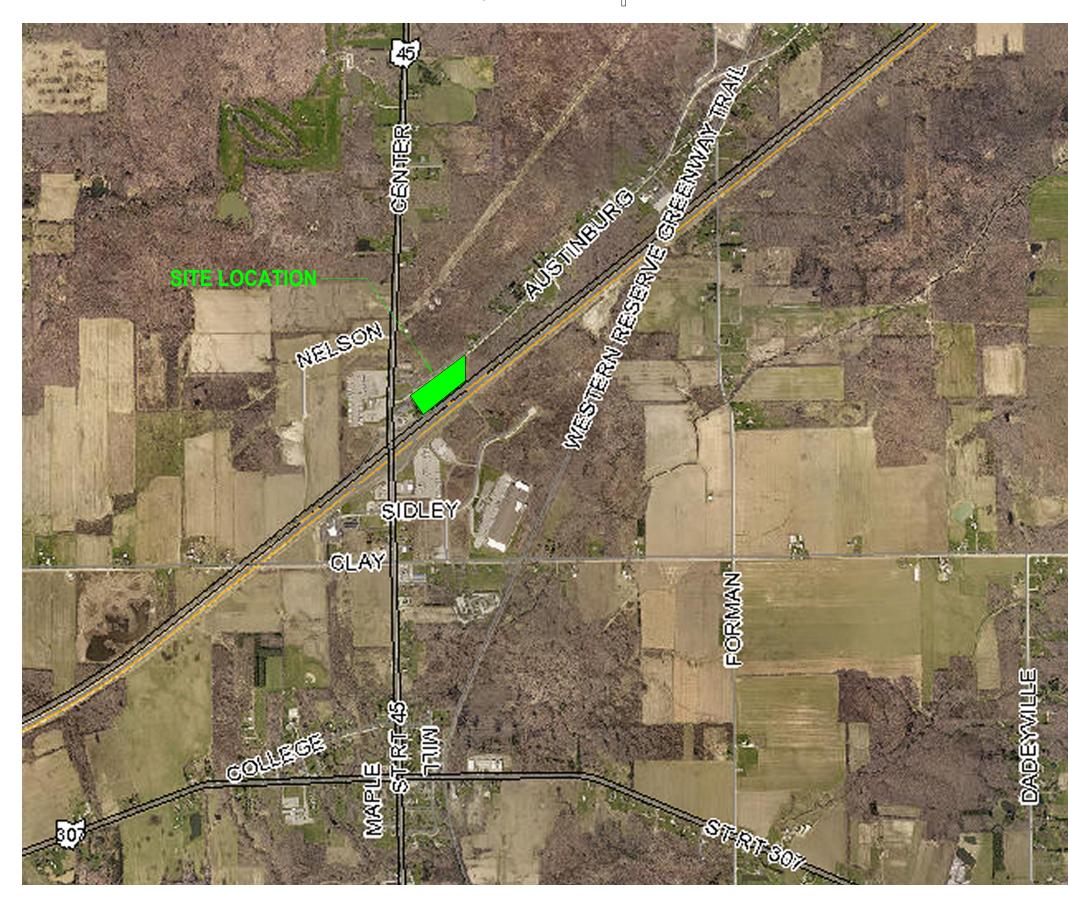
Thence South 89°58'08" East, along a northerly line of the parcel herein described, 96.40 feet to The Principal Place of Beginning of this Survey and containing 0.114 acres of land as surveyed in October of 2018 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record. The intent of this survey is to describe a 20 foot, 0.114 acre sanitary sewer line easement. TITLE PAGE AND VICINITY MAP

RAMADA HOTEL PPN 48-026-00-003-00 and PPN 07-003-00-042-00 Rajens C.M. Inc. 1860 Austinburg Road

DEED OF RECORD: DN 2006-00015955 Volume 389, Page 479

PAGE DETAIL Page No. 1 - Title Page and Vicinity Map Page No. 2 - Re-Survey and Lot Split Page No. 3 - ALTA/ACSM Survey

VICINITY MAP Unknown Scale



EASEMENT INFORMATION Schedule BII (SBII)

- 12. Easement for Highway Purposes granted to State of Ohio disclosed by instrument recorded in Deed Volume 564, Page 48 on April 18, 1958.
- 13. Sewer Easement granted to Station Development Corporation disclosed by instrument recorded in Deed Volume 603, Page 218 on May 18, 1961.
- Sewer Easement granted to Station Development Corporation disclosed by instrument recorded in Deed Volume 615, Page 165 on May 26, 1962.
- 15. Subject to the items shown in the Warranty Deed from Saybrook Motel Company to Gulf Oil Corporation
- recorded December 16, 1966, in Volume 662, Page 1156. 16. Easement Agreement granted to Gulf Oil Corporation disclosed by instrument recorded in Deed
- Volume 662, Page 1160 on December 16, 1966.
- 17. Easement granted to Gulf Oil Corporation disclosed by instrument recorded in Deed Volume 663, Page 956 on February 8, 1967.
- 18. Non-Exclusive Easement Agreement granted to Josephine T. Firlotte and Clement J. Firlotte disclosed by instrument recorded in Deed Volume 849, Page 148 on July 9, 1976.
- 19. Non-Exclusive Easement Agreement granted to Josephine T. Firlotte and Clement J. Firlotte and Chez L'Ami Development Company disclosed by instrument recorded in Volume 10, Page 9462 on July 21, 1980.
- 20. Non-Exclusive Easement Agreement granted to Josephine T. Firlotte and Clement J. Firlotte and Chez L'Ami Development Company disclosed by instrument recorded in Volume 10, Page 9466 on July 21, 1980.

Also see Exhibit C (new) - 0.114 Acre Sanitary Sewer Line Easement

Volume 10, Page 9477.

OTHER EASEMENTS THAT MAY APPLY

X1. Agreement for Channel Change between George Walter Bissell and Edith Bissell, Life Estate and the Department of Highways, State of Ohio entered on February 12th, 1958 and recorded in Volume 564, Page 59.
X2. Deed of Easement between Carl G. Bissell, Grace Brail, Margaret Runyan and Josephine T. Firlotte, Clement J. Firlotte, Victor J. Allen, II, Marjorie A. Allen, Joanne F. Armingtom, Claridge Manor Company, Ltd., Ashtabula Motel Company and Chez L'Ami Development Corporation made on June 201th, 1980, recorded in

Situated in The	Month:	Page:
Situated in the Townships of Saybrook and Austinburg, County of Ashtabula and State of Ohio and known as being part of Original Lot No. 88 within said Saybrook Township,	July	ONE
Original Lot No. 6 in Austinburg Township, and Township 12, Range 4, in the Connecticut Western Reserve.	Year: 2018	THREE

Survey for: American Business Ventures USA LP, First American Title Insurance Company, SBA Complete, Inc., Hometown Bank, ISAOA ATIMA and Gandhi & Associates, LLC

Revised August 17th, 2018 Revised August 23rd, 2018 Revised October 19th, 2018

BASIS OF RESEARCH AND RECORDS

All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

REFERENCES

*The 1939 Road Alignment Record of Ashtabula-Austinburg Road, Road No. 19, Section A, Field Book No. 413, 66 feet wide and filed as 0019 (Sec. A) Ashtabula-Austinburg,2012.DjVu in the ACER. *The December 12th, 1957 ATB - 1 - 7.56 R/W Plans (Limited Access), filed in plat Book 13, Page 272 - 273 of ODOT records and shown on ashtabula ir090 07.560 1958.pdf in the ACER.

- *The November 17th, 1986 survey for and at the instance of Brighton Manor Company et. al, prepared by Ronald M. Bienko, Professional Surveyor No. 4841, filed as 48-026-00-002-00.djvu in the ACER.
- *The September 29th, 2000 Centerline Plat of ATB 45 19.92 for the Ohio Department of Transportation, District 4, prepared by Kevin L. Stacy, Professional Surveyor No. 7531, recorded in plat Volume 17,
- Page 77 of ACRD. *The July, 16th, 2002 survey of Sidley Industrial Park Subdivision No. 1, prepared by Foresight Engineering Group, Steven N. Roessner Registered Professional Surveyor No. S-7070, recorded in plat Volume 18, Page 38-40 and Volume 19, Pages 16-17 of ACRD and shown on VOL18PG038_SIDLEY INDUSTRIAL PARK SUBDIVISION NO 1.pdf and VOL19PG016_SIDLEY INDUSTRIAL PARK #1 REPLAT.pdf

in ACER. *The July 5th, 2012 0.92 Acre Survey for the Ashtabula County Commissioners, prepared by James C. Donathan, Registered Professional Surveyor No. S-8090 and Timothy T. Martin, Registered Professional Surveyor No. 8107, filed as 0019 (Sec. A) Ashtabula-Austinburg,2012.DjVu in the ACER.

*The 2014 plat of Re-Survey (update) of PPN 48-026-00-001-00 Robert F. Armington, Trustee and Armington Woods, LLC File No. 2011-00012516, Volume 508, Page 1059 (Plat No. 851) prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Surveyor No. 8167 and filed as 48-026-00-001-00.DjVu in the ACER.





I certify to: American Business Ventures USA LP, First American Title Insurance Company, SBA Complete, Inc., Hometown Bank, ISAOA ATIMA and Gandhi & Associates, LLC

that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID12B). Distances are based on U.S. feet with decimal parts. The above certification is intended only to those parties named herein, and is valid only when accompanied by an original signature below. In accordance with the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown hereon. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown hereon. No liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination. The undersigned assumes no liability for the use of unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose

> Robert L. Kosie, P.S. Registered Professional Land Surveyor No. 8167

of this survey.



DBK PLAT NO.: 1049 2018

