



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
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www.amnational.net

ALTA/NSPS Land Title Survey

for
Main Street West Jefferson

1 & 9 East Main Street
West Jefferson, OH 43162
County of Madison

SURVEYOR'S CERTIFICATION

To: Old Republic National Title Insurance Company, The Huntington National Bank, a National Baking Association; and American National, LLC

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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11b, 13, 14, 16, 17, 18, 19, 20 of Table A thereof.

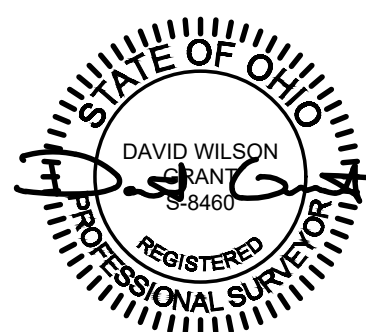
The fieldwork was completed on November 19, 2025.

David W. Grant

David W. Grant, PS Signature Date: January 6, 2026
Ohio Professional Surveyor No. 8460
Date of Plat or Map: November 20, 2025
Date of Last Revision: January 6, 2026

Network Reference #20252871-1

Survey Prepared By:
North Coast Geomatics
667 Sunrise Rd
Fairlawn, OH 44333
(614) 519-3011
dgrant@northcoastgeo.com
Job No. NCG 3814
Survey Updates: surveys@amnational.net



Legal Description

The Land referred to herein below is situated in the County of Madison, State of Ohio and is described as follows:

Situated in the State of Ohio, County of Madison, and in the Village of Jefferson, and being 0.740 acres, per new survey, as more particularly described in Exhibit A, attached hereto and incorporated herein by reference

The surveyed property is the same property described in Old Republic National Title Insurance Company Commitment No. 2025-35, dated December 18, 2025 at 8:00 AM.

As-Measured Description

Land situated in the Village of Jefferson, County of Madison, State of Ohio and being all of Lot Nos. 25, 26, 27, 28, and a portion of a vacated alley per Ordinance No. 73-14 of the Original Town of Jefferson as shown on said recorded Original Town Plat, records of Madison County, being the same as land described in deed to 1 East Main Partners, LLC in Deed Book 384, Page 1944, described as follows:

COMMENCING at the Brass Disc County Monument 02-001 located at Northing 707,671.39 Easting 1,752,805.68; THENCE North 03°21'38" East, a distance of 1,560.55 feet, to a 3/4-inch iron pipe found at the POINT OF BEGINNING and containing 0.740 acres or 32,250 square feet of land, more or less, but subject to all legal highways and easement of record as determined by a survey performed by David W. Grant, Ohio Professional Surveyor No. 8460, for and on behalf of North Coast Geomatics in November of 2025.

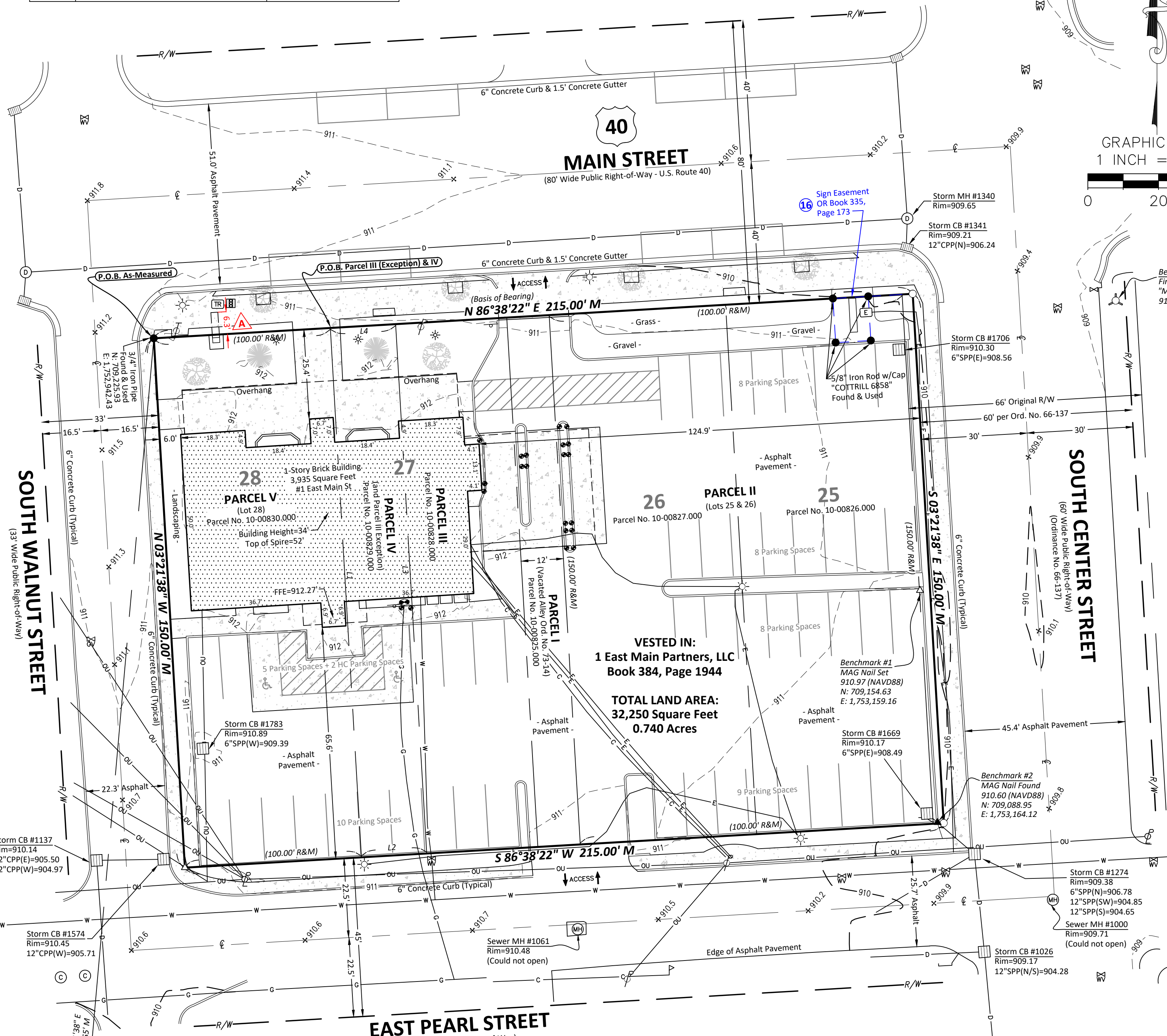
THENCE North 86°38'22" East, along the said southerly right-of-way line of said Main Street, a distance of 215.00 feet, to a 5/8" capped iron rod NCG PS 8460 8668' set;

THENCE South 03°21'38" East, along the westerly right-of-way line of South Center Street (a 60-foot-wide public right-of-way, Ordinance No. 66-137), a distance of 150.00 feet, to a 5/8" capped iron rod NCG PS 8460 8668' set;

THENCE South 86°38'22" West, along the northerly right-of-way line of East Pearl Street (a 45-foot-wide public right-of-way), a distance of 215.00 feet, to a MAG Nail set;

THENCE North 03°21'38" West, along the easterly right-of-way line of said South Walnut Street, a distance of 150.00 feet, to a 3/4-inch iron pipe found at the POINT OF BEGINNING and containing 0.740 acres or 32,250 square feet of land, more or less, but subject to all legal highways and easement of record as determined by a survey performed by David W. Grant, Ohio Professional Surveyor No. 8460, for and on behalf of North Coast Geomatics in November of 2025.

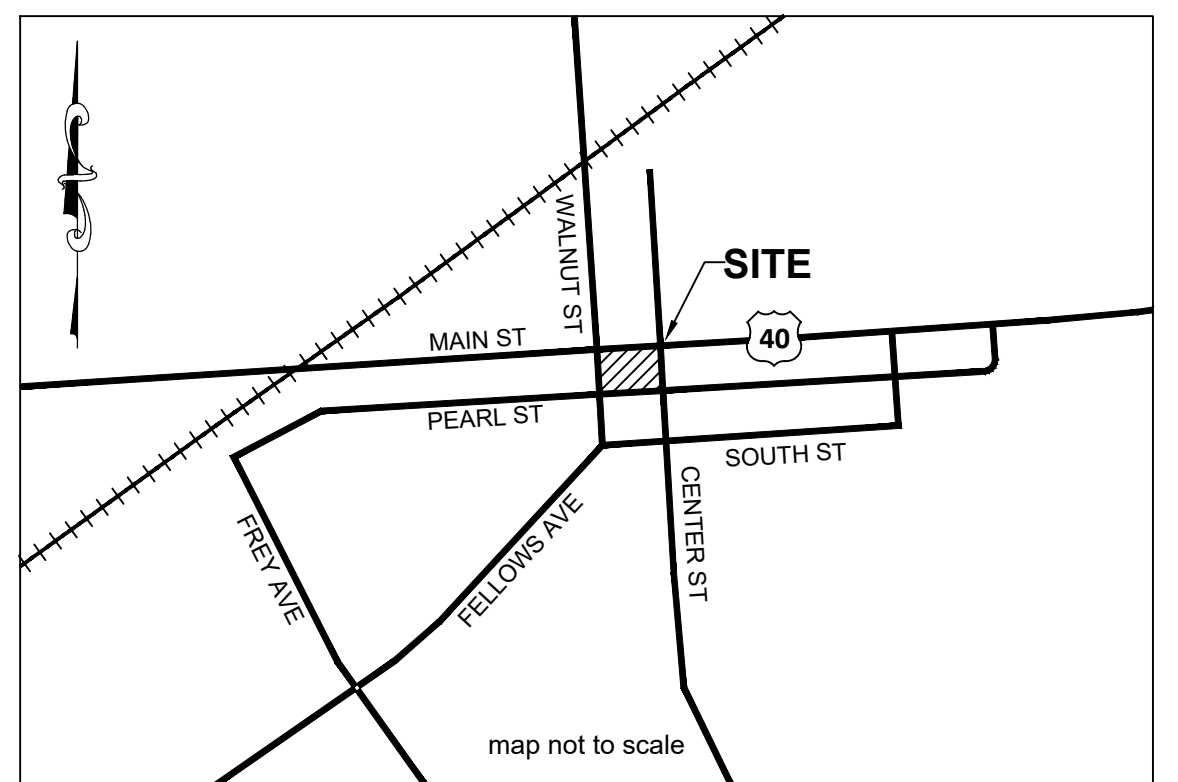
LINE	BEARING	DISTANCE
L1	S 03°21'38" E M (S 07° E R)	(150.00' R & M)
L2	N 86°38'22" E M (N 83° E R)	(18.50' R & M)
L3	N 03°21'38" W M (N 07° W R)	(150.00' R & M)
L4	S 86°38'22" W M (S 83° W R)	(18.50' R & M)



- ### Notes Corresponding to Schedule B
- Subject to an easement and right of way to C. N. Harper recorded at Deed Book 142, Page 28, Madison County Recorder.
 - 15 (REFERS TO THE SURVEYED PROPERTY, REFERENCED IMPROVEMENTS, (STAIRWAY, APARTMENTS) DO NOT EXIST AT THE TIME OF THIS SURVEY)
 - 16 Subject to a deed of easement for an electronic sign to the Village of West Jefferson recorded at Official Records Volume 335, Page 173, Madison County Recorder. (EASEMENT LIES ON THE SURVEYED PROPERTY AND ITS LOCATION IS SHOWN)

- ### Legend of Symbols & Abbreviations
- | | | | | | |
|--------|------------------------|---|----------------------------|-----|----------------------------|
| R/W | Right-of-Way | ⊗ | Gas Meter | C | Underground Communications |
| E | Adjoiner Property Line | ⊕ | Gas Valve | E | Underground Electric |
| ⊕ | Centerline | ⊠ | Catch Basin (Square) | G | Underground Gas |
| P.O.B. | Point of Beginning | ⊔ | Curb Inlet | D | Underground Storm |
| P.O.C. | Point of Commencement | ⊙ | Storm Manhole | W | Underground Water |
| ⚠ | Encroachment | ⊕ | Utility Pole | OU | Overhead Utilities |
| X | Schedule B Item | ⊕ | Light Pole | ▨ | Concrete Area |
| M | Measured | ⊕ | Traffic Pole | ▨ | No Parking Area |
| (R) | Record | ⊕ | Utility Pole w/Light | ▨ | Building Area |
| ● | Monument Found | ⊕ | Ground Light | --- | 1' Elevation Contour |
| ○ | 5/8" Iron Rod w/Cap | ⊕ | Fire Hydrant | --- | 5' Elevation Contour |
| ○ | NCG PS 8460 8668' Set | ⊕ | Water Valve | + | Spot Elevation |
| △ | MAG Nail Found | ⊕ | Unknown Manhole | CPP | Corrugated Plastic Pipe |
| △ | MAG Nail Set | ⊕ | Underground Utility Marker | SPP | Smooth Plastic Pipe |
| ⊕ | Communications Manhole | ⊕ | Ballard | ⊕ | Deciduous Tree |
| ⊕ | Electric Vault | ⊕ | Traffic Pedestal | ⊕ | Pine Tree |
| ⊕ | Traffic Vault | ⊕ | | | |
| ⊕ | Traffic Pedestal | ⊕ | | | |

Vicinity Map



General Notes

- The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, South Zone (FIPS Zone 3402), on the North American Datum of 1983(2011) (Epoch 2010.000) using geoid model (GEOID18, with a combined scale factor of 1.00005194062675. A GNSS Real Time Kinematic Network survey was used to establish a bearing of North 86°38'22" East for the south line of Main Street, and a Northing of 709,225.92 and Easting of 1,752,842.45 (U.S. Survey Feet) for the 3/4-inch iron pipe found at the northwest corner of the surveyed property.
- There is direct access to the surveyed property via Main Street (U.S. Route 40) and E. Pearl Street, each a dedicated public right-of-way.
- There are 48 regular parking spaces and 2 handicapped parking spaces for a total of 50 parking spaces on the surveyed property.
- Parcel Number of surveyed property: 10-00825.000, 10-00826.000, 10-00827.000, 10-00828.000, 10-00829.000, 10-00830.000
- On the date of the field survey there was no observable evidence of earth moving work, building construction, or building additions within recent months.
- Surveyor is unaware of any changes in street right of way lines, either completed or proposed.
- On the date of the field survey there was no observable evidence of site used as a solid waste dump, sump or sanitary landfill.
- The posted address on site is 1 East Main Street, West Jefferson, Ohio 43162.
- At the time of this survey, there was no evidence of cemeteries, burial grounds, or gravesites on the surveyed property.
- The nearest intersecting street is South Center Street, located along the easterly line of the surveyed property, as shown.
- No certain division or party walls with respect to adjoining properties have been observed during the process of conducting field work, or designated by the client.
- No evidence of potential wetlands were delineated by a qualified specialist nor were any wetland markers observed in the process of conducting the field work.
- The legal description forms a mathematically closed figure with no gaps, gores or overlaps.

Flood Zone

By graphic plotting only, this property is entirely in Zone X-Unshaded (Area of Minimal Flood Hazard) of the Flood Insurance Rate Map, Community Panel No. 39097C0159E, which bears an effective date of November 16, 2023 and is not in a Special Flood Hazard Area.

Encroachment Statement

⚠ Sign appears to extend a maximum distance of 6.3 feet into the right-of-way of Main Street, as shown hereon.

Zoning Notes

Zoning report or letter to be provided to the surveyor by the client pursuant to Table A Items 6(a) and 6(b).

Land situated in the Village of Jefferson, County of Madison, State of Ohio and being all of Lot Nos. 25, 26, 27, 28, and a portion of a vacated alley per Ordinance No. 73-14 of the Original Town of Jefferson as shown on said recorded Original Town Plat, records of Madison County, being the same as land described in deed to 1 East Main Partners, LLC in Deed Book 384, Page 1944, described as follows:

COMMENCING at the Brass Disc County Monument "02-001" located at Northing 707,671.39 Easting 1,752,805.68; THENCE North 05°01'38" East, a distance of 1,560.55 feet, to a 3/4-inch Iron Pipe found (Northing 709,225.92 Easting 1,752,942.45) at the intersection of the southerly right-of-way line of Main Street (an 80-foot wide public right-of-way, a/k/a U.S. Route 40) with the intersection of South Walnut Street (a 33-foot-wide public right-of-way), being the TRUE POINT OF BEGINNING of the land being described:

THENCE North 86°38'22" East, along the said southerly right-of-way line of said Main Street, a distance of 215.00 feet, to a 5/8" capped Iron Rod "NCG PS 8460 8668" set;

THENCE South 03°21'38" East, along the westerly right-of-way line of South Center Street (a 60-foot-wide public right-of-way, Ordinance No. 66-137), a distance of 150.00 feet, to a 5/8" capped Iron Rod "NCG PS 8460 8668" set;

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Parcel Nos. 10-00830.000, 10-00829.000, 10-00828.000, 10-00825.000, 10-00827.000, & 10-00826.000



David W. Grant, PS Signature Date: January 6, 2026
Ohio Professional Surveyor No. 8460

