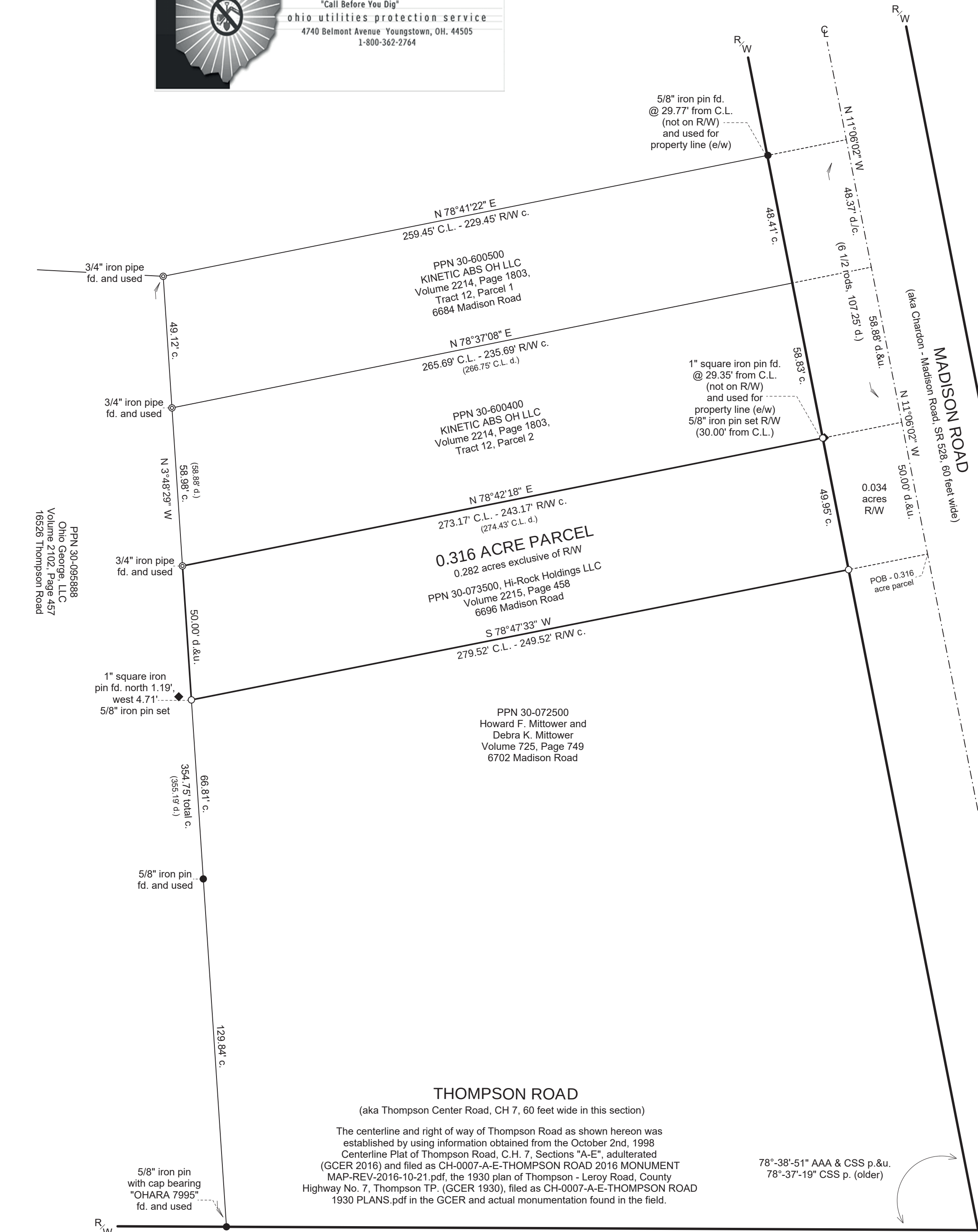


MAP OF RESURVEY OF
PPN 30-073500
Hi-Rock Holdings LLC
6696 Madison Road

DEED OF RECORD:
Volume 2215, Page 458

REFERENCES

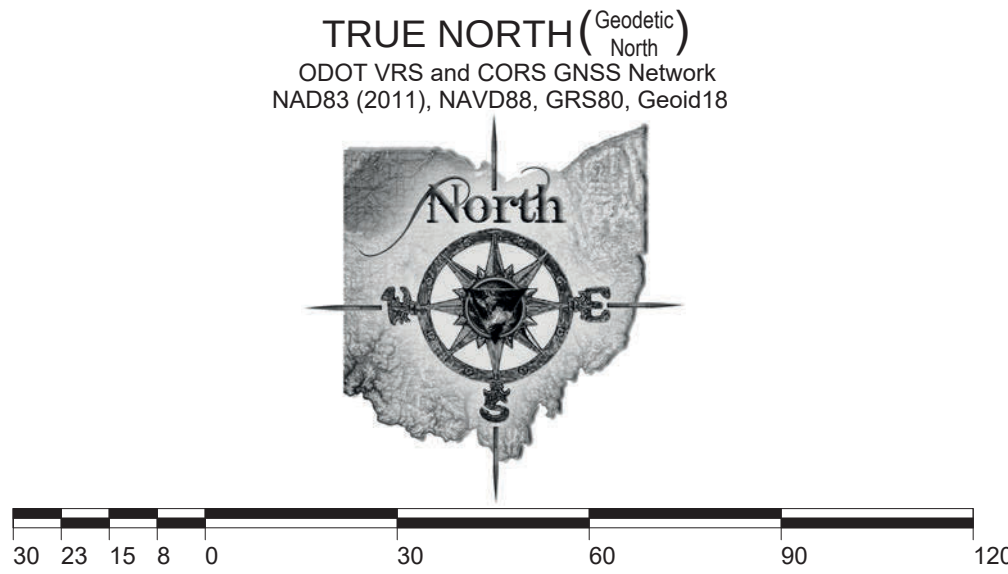
- *The 1835-1836 Original Road Record for Thompson Road, filed as Book C, Page 332, Roll 2 868 ORR Vol C Page 332.pdf in the GCER.
- *The 1853 Original Road Record, Alteration of Thompson Road, filed as Book D, Page 196, Roll 3 0194 ORR Vol D Page 196.pdf in the GCER.
- *The 1926 State of Ohio Department of Highways and Public Works, Division of Highways, Bureau of Maintenance Improvement Plans for Chardon - Madison Road, I.C.H. No. 327, Sec. E, Plat No. 6054, Geauga County, Thompson, Ohio, S.R. 528, 20.51 - 22.51, filed in ODOT records.
- *The 1941 Improvement plans of Thompson Center Road prepared by C.C. Graber, County Engineer, filed as CH-0007-F-THOMPSON ROAD 1941 PLANS.pdf in the GCER.
- *The June 7th - 10th, 1941 survey of Thompson Center East prepared by Hosford and Richards filed as G.C.E. FIELD BOOK 152.pdf, pages 52-55 in GCER.
- *The April 30th, 1955 survey prepared by C.C. Graber, recorded in INST 201900947124, Volume 2068, Page 117, first parcel of GCRD.
- *The 1958 State of Ohio Department of Highways plan of Brakeman Road, Thompson Road, Geauga County, Thompson & Hamden Townships, filed in ODOT records and as CH-0007-A-H-THOMPSON ROAD 1958 PLANS (ALSO CH-0022-A-BRAKEMAN ROAD).pdf in the GCER.
- *The surveys prepared by Crabbs Surveying Service, R.C. Dillworth, Reg. Surveyor No. 4215, recorded in INST 201800932657, Volume 2048, Page 75, Parcel 2 and INST 201400873010, Volume 1967, Page 1629 of GCRD.
- *The August 21st, 2000 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, P.S. 7245, filed as THO 00150 PLAT.pdf in the GCER.
- *The October 14th, 2004 proposed lot split prepared by Keith B. Jones, Registered Land Surveyor #7794, filed as THO 00167 PLAT.pdf in the GCER.
- *The March 1st, 2005 survey prepared by Foresight Engineering Group, Inc., Steven N. Roessner, P.S. #7070, filed as THO 00175 PLAT.pdf in the GCER.
- *The December 14th, 2007 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, P.S. 7245, filed as THO 00076 PLAT.pdf in the GCER.
- *The January 11th, 2007 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, P.S. 7245, filed as THO 00207 PLAT.pdf in the GCER.
- *The October 22nd, 2007 survey prepared by Schwartz Land Surveying Inc., Rudy E. Schwartz, Professional Surveyor #193, filed as TMS-THO_00174_SURVEY.pdf in the GCER.
- *The September 21st, 2014 survey prepared by Foresight Engineering Group, Inc., Steven N. Roessner, Registered Professional Surveyor S-7070, recorded filed as THO 00019 PLAT.pdf in the GCER.
- *The May 7th, 2015 survey prepared by Thomas J. O'Hara, Registered Professional Surveyor 7995, filed as THO_00250_PLAT.pdf in the GCER.
- *The April 15th, 2016 survey prepared by Capbell & Associates, Inc., James P. Yurkschatt, Registered Surveyor 7809, filed as TMS-THO_00264_SURVEY.pdf in the GCER.
- *The August 5th, 2019 plat of survey prepared by Rudy E. Schwartz, Registered Professional Surveyor #193, not filed or recorded at the time of this survey.
- *The April 8th, 2024 survey prepared by Thomas J. O'Hara, Professional Surveyor 7995, filed as 24-043+Tax+Map+Approved+3520-04-08-2024.pdf in the GCER.

Situated in The	Month:	Page:
Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 20 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve.	May	ONE
Survey for:	Year:	of
Hi-Rock Holdings LLC and Christopher Hyatt	2026	ONE
Checked on May 19th, 2026 by RLK		

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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.



- GRAPHIC SCALE: 1 inch equals 30 feet
- O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
 - O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
 - c -Denotes calculated measurement
 - d -Denotes deed measurement
 - p -Denotes plat measurement
 - u -Denotes used measurement
 - fd -Denotes found monument
 - PPN -Denotes permanent parcel number
 - INST -Denotes instrument number
 - C / C.L. -Denotes centerline
 - R/W -Denotes right-of-way (margin)
 - BCO -Denotes monument found bent, coned and observed
 - POB -Denotes point of beginning
 - MP -Denotes "measured perpendicularly"
 - aka -Denotes "also known as"
 - Rka -Denotes "formerly known as"
 - CH -Denotes "County Highway"
 - ORR -Denotes Original Road Record
 - GCRD -Denotes "Gauga County Records and Deeds"
 - GCER -Denotes "Gauga County Engineer's Records"
 - ODOT -Denotes "Ohio Department of Transportation"
 - aka -Denotes "also known as"
 - FB -Denotes "field book"
 - CO -Denotes "County Records"
 - CSS -Denotes Crabbs' Surveying Service
 - FEG -Denotes Foresight Engineering Group, Inc.
 - AAA -Denotes Keith B. Jones

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
By: SIM Date: 06/05/2026

26-155



SURVEYOR'S CERTIFICATION

I certify to:
Hi-Rock Holdings LLC and Christopher J. Hyatt

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), NAVD83, GRS80, GEOD18). Distances are based on US Survey Foot Conversion (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 of this survey.



Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167

Signed and sealed on this 19th day of May, 2026

For any conflict resulting from electronic certifications please refer to ORC Section 1306.06. Electronic record or signature satisfies legal requirements.

DBK MAP 1468 2026



0.316 ACRE PARCEL

26-155

0.034 Acres Right of Way (R/W)

Deeds of Record:

Permanent Parcel Number (PPN) 30-073500, Hi-Rock Holdings LLC, Volume 2215, Page 458 of Geauga County Records and Deeds (GCRD). 6696 Madison Road.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 20 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a westerly centerline intersection and northerly projection of Madison Road (also known as Chardon - Madison Road, SR 528, 60 feet wide) and Thompson Road (also known as Thompson Center Road, County Highway 7, R/W varies), on the southerly line of said Original Lot 20, located South 89°44'53" East, 172.20 feet from a 1" iron pin with a 2" aluminum cap found on the centerline of said Thompson Road, referenced by a 5/8" iron pin set on the centerline of said Madison Road extended, South 11°06'02" East, 30.65 feet therefrom.

Thence North 11°06'02" West, along the centerline of said Madison Road, 287.31 feet to the northeasterly corner of PPN 30-072500 as conveyed to Howard F. Mittower and Debra K. Mittower, recorded in Volume 725, Page 749 of GCRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 78°47'33" West, along the northerly line of said Mittower's land, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 279.52 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly line of PPN 30-095888 as conveyed to Ohio George, LLC, recorded in Volume 2102, Page 457 of GCRD, being the southwesterly corner of the parcel herein described and witnessed by a 1" square iron pin found north 1.19 feet and west 4.71 feet therefrom.

Thence North 3°48'29" West, along said easterly line of the Ohio George, LLC parcel, 50.00 feet to a 3/4" iron pipe found at the southwesterly corner of PPN 30-600400 as conveyed to KINETIC ABS OH LLC, recorded in Volume 2214, Page 1803, Tract 12, Parcel 2 of GCRD,

0.316 ACRE PARCEL (continued)

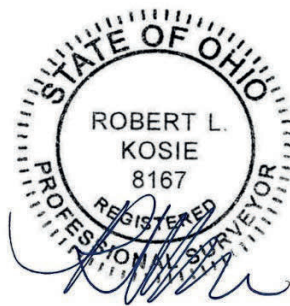
being the northwesterly corner of the parcel herein described.

Thence North 78°42'18" East, along the southerly line of the said KINETIC ABS OH LLC parcel, passing through a 5/8" iron pin set at 243.17 feet and a 1" square iron pin found at 243.82 feet, a total distance of 273.17 feet to the southeasterly corner thereof, on the centerline of the aforesaid Madison Road, being the northeasterly corner of the parcel herein described.

Thence South 11°06'02" East, along said centerline, a frontage distance of 50.00 feet to **The Principal Place of Beginning of this Survey** and containing 0.316 acres of land, of which, 0.034 acres are within the R/W of said Madison Road, leaving 0.282 acres of land exclusive of said R/W, surveyed in May of 2026 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to more accurately describe PPN 30-073500 as conveyed to Hi-Rock Holdings LLC, recorded in Volume 2215, Page 458 of GCRD. Known as being 6696 Madison 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".



Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor 8167
Signed and Sealed on

May 21st, 2026

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer

By: SJM Date: 06/05/2026