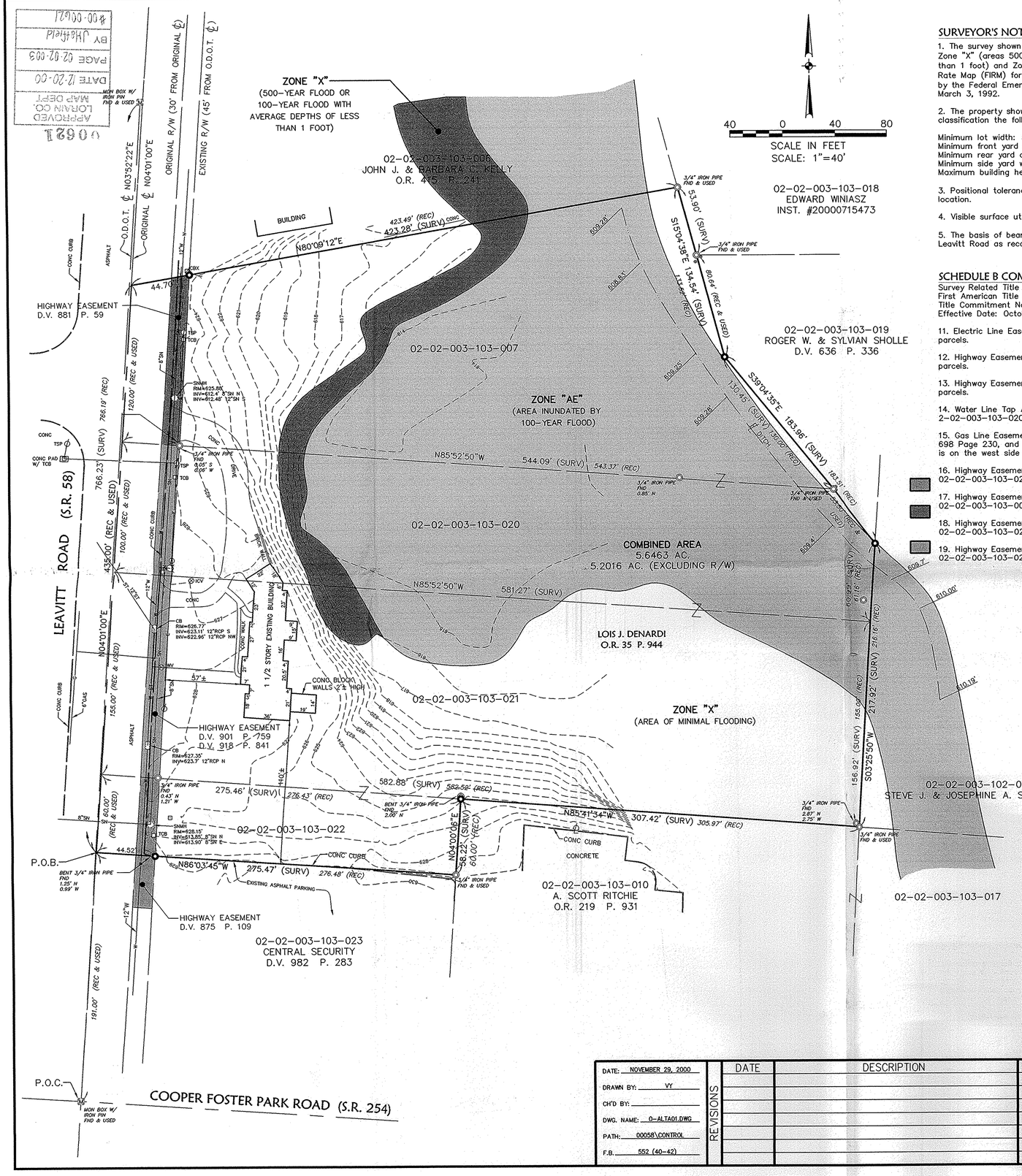


SURVEYOR'S NOTES

1. The survey shown hereon lies within Zone "AE" (area inundated by 100-year flood), Zone "X" (areas 500-year flood; areas of 100-year flood with average depths of less than 1 foot) and Zone "X" (area of minimal flooding) according to the Flood Insurance Rate Map (FIRM) for the city of Lorain, Ohio, Community Panel No. 390351 0004 C issued by the Federal Emergency Management Agency (FEMA), and having a map revision date of March 3, 1992.

2. The property shown hereon lies within Zone B-1 General Business District. Under this classification the following would apply to new construction:

Minimum lot width: 50 feet
Minimum front yard setback: 35 feet or established setback line
Minimum rear yard depth: 20 feet
Minimum side yard width: None except abutting Residential District – 10 feet
Maximum building height: 4 stories or 45 feet

3. Positional tolerance noted in the surveyor's certification pertains to property corner location.

4. Visible surface utilities have been field located.

5. The basis of bearings for this survey is the N04°01'00"E for the original centerline of Leavitt Road as recorded in O.R. 35 P. 944.

SCHEDULE B COMMENTS

Survey Related Title Exceptions
First American Title Insurance Company
Title Commitment No. CS-414
Effective Date: October 31, 2000

11. Electric Line Easement recorded in Volume 8 Page 391 does not affect any subject parcels.

12. Highway Easement recorded in Volume 302 Page 116 does not affect any subject parcels.

13. Highway Easement recorded in Volume 312 Page 539 does not affect any subject parcels.

14. Water Line Tap Agreement recorded in Volume 594 Page 476 affects Parcels 2-02-003-103-020 and 02-02-003-103-021.

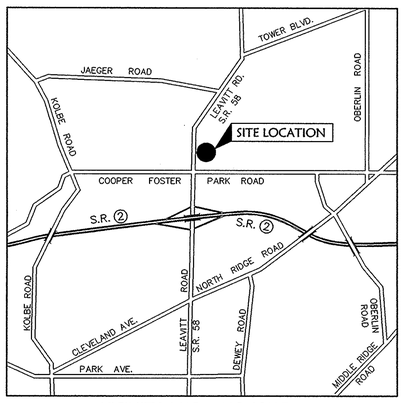
15. Gas Line Easements recorded in Volume 605 Page 192, Volume 605 Page 200, Volume 698 Page 230, and Volume 698 Page 268 do not affect any subject parcels. The gas line is on the west side of S.R. 58.

16. Highway Easement recorded in Volume 875 Page 109 affects Parcel 02-02-003-103-022 and is shown hereon.

17. Highway Easement recorded in Volume 881 Page 59 affects Parcel 02-02-003-103-007 and is shown hereon.

18. Highway Easement recorded in Volume 901 Page 759 affects Parcel 02-02-003-103-020 and 02-02-003-103-021 and is shown hereon.

19. Highway Easement recorded in Volume 918 Page 841 affects Parcel 02-02-003-103-020 and 02-02-003-103-021 and is shown hereon.



VICINITY MAP - NO SCALE

LEGEND

- MONUMENT BOX FOUND
- IRON PIN/PIPE FOUND
- 5/8" CAPPED REBAR SET
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- LIGHT POLE
- ELECTRIC BOX
- GUY ANCHOR
- SIGN
- INLET GUTTER
- CABLE TV BOX
- SANITARY MANHOLE

ABBREVIATIONS

- AC. – ACRES
- REC – RECORD
- SURV – SURVEYED
- ICV – IRRIGATION CONTROL VALVE
- TCB – TRAFFIC CONTROL BOX
- WV – WATER CORP STOP
- TSP – TRAFFIC/STRAIN POLE
- CBX – CABLE TV BOX

LEGAL DESCRIPTION

Situated in the City of Lorain, County of Lorain, State of Ohio and known as being a part of Original Black River Township Lot No. 3, Tract No. 2, being more definitely described as follows;

Commencing at an iron pin found in a monument box at the intersection of the centerline of Leavitt Road (S.R. 58) and the centerline of Cooper Foster Park Road (S.R. 254);

Thence, along the original centerline of Leavitt Road, North 4° 01' 00" East, 191.00 feet to the True Point of Beginning for the parcel herein described;

Thence, continuing along said original centerline of Leavitt Road, North 4° 01' 00" East, 435.00 feet to the southwesterly corner of land conveyed to John J. and Barbara C. Kelly as recorded in OR 415, Page 241 of the Lorain County Land Records;

Thence, along Kelly's southerly line, North 80° 09' 12" East, 423.28 feet to a 3/4" iron pipe found in the westerly line of land conveyed to Edward Winiasz as recorded in Instrument No. 20000715473 of the Lorain County Land Records and passing through an iron pin set in the easterly right of way of Leavitt Road at 44.70 feet;

Thence, along Winiasz's westerly line and the westerly line of land conveyed to Roger W. and Sylvia N. Sholle as recorded in Volume 636, Page 336 of the Lorain County Land Records, South 15° 04' 38" East, 134.54 feet to an iron pin set and passing through a 3/4" iron pipe found at 53.90 feet;

Thence, continuing along Sholle's westerly line, South 39° 04' 35" East, 183.96 feet to an iron pin set in the westerly line of land conveyed to Steve J. and Josephine A. Speckhart and passing through a 3/4" iron pin found at 130.45 feet;

Thence, along Speckhart's westerly line, South 03° 25' 50" West, 217.92 feet to a 3/4" iron pipe found, said point is referenced by a 3/4" iron pipe found 2.87 feet North and 2.75 feet West;

Thence, leaving Speckhart's westerly line, North 85° 41' 34" West, 307.42 feet to an iron pin set;

Thence South 04° 00' 06" West, 58.22 feet to a 3/4" iron pipe found;

Thence North 86° 03' 45" West, 275.47 feet to the point of beginning and passing through an iron pin set in the easterly right of way of Leavitt Road at 230.95 feet;

Containing within said bounds 5.6463 acres of land.

All iron pins set are 5/8" x 30" capped rebar inscribed "KS ASSOCS INC PROP MARKER".

SURVEYOR'S CERTIFICATION

To: JND Lorain, LTD., National City Bank and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1,2,3,4,6,7(a),7(b)1,7(c),8,9,10,11,13,14,15, and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Mark A. Yeager 12/01/00
Mark A. Yeager, P.S. Date
Professional Surveyor Ohio Reg. No. 7289

Date of Survey: November 19, 2000

Last Date of Revision:

STATE OF OHIO · MARK ALLEN YEAGER · S-7289 · REGISTERED · PROFESSIONAL SURVEYOR

DATE: NOVEMBER 29, 2000
DRAWN BY: VY
CH'D BY:
DWG. NAME: 0-ALTA01.DWG
PATH: 00058\CONTROL
F.B. 552 (40-42)

REVISIONS	DATE	DESCRIPTION	BY

KS ASSOCIATES, INC.
260 Burns Road, Suite 100
P.O. Box 569
Elyria, Ohio 44036
Phone (440) 365-4730
Fax (440) 365-4790
mailroom@ksassoc.com
www.ksassoc.com

ALTA/ACSM LAND TITLE SURVEY

OF PART OF
ORIGINAL BLACK RIVER TOWNSHIP LOT NO.3 TRACT NO. 2
CITY OF LORAIN * COUNTY OF LORAIN * STATE OF OHIO

SHEET 1 OF 1
JOB NO. 00058

MON BOX W/ IRON PIN FND & USED
COOPER FOSTER PARK ROAD (S.R. 254)

APPROVED LORAIN CO. MAP DEPT
BY Uchfield
PAGE 02-02-003
DATE 12-20-00
00-00621

00621

PARCEL NO. 1

And being a part of Original Black River Township Lot No. 3, Tract No. 2, bounded and described as follows:

Beginning in the center of the Leavitt Road at its intersection with the Cooper-Foster Park Road, said point being on the Southerly line of Original Township Lot Township and the Southerly line of Original Township Lot No. 3; thence from this point North 4° - 01' East along the center of the Leavitt Road, 60 feet in width, a distance of 406 feet to a point and the principal place of beginning of the premises herein described; thence continuing North 4° - 01' East and along the center of the Leavitt Road, a distance of 100 feet to a point; thence South 85° - 59' East and along the Southerly line of premises as deeded to Ralph A. Lezber and Verna C. Lezber, by Deed dated November 16, 1951, and recorded in Deed Volume 533, page 189 of the Lorain County Records, passing through an iron pin on the Easterly line of the Leavitt Road, a distance of 543.37 feet to an iron pin on the Westerly line of premises as deeded to Clem Rice and Helen Rice by Deed dated July 29, 1950, and recorded in Volume 495, Page 115 of Lorain County Deed Records; thence South 39° - 42' East and along the Westerly line of premises so deeded to Clem Rice and Helen Rice, a distance of 53.51 feet to an iron pin on the Westerly line of premises as deeded to Steve Gambis and Anastasia Gambis by Deed dated July 7, 1945, and recorded in Volume 343, Page 301 of Lorain County Deed Records; thence South 3° - 32' West and along the Westerly line of premises so deeded to Steve Gambis and Anastasia Gambis, to a point in said line, which point is 100 feet southerly from the Northerly line of the premises herein in a line parallel to the conveyed; thence westerly in a line parallel to the

northerly line of the premises herein conveyed, and 100 feet southerly therefrom, to the center of said Leavitt Road, and the principal place of beginning of the premises herein described, be the same more or less, but subject to all legal highways, and further subject to a perpetual easement for highway purposes bounded and described as follows:

Situated in the City of Lorain, County of Lorain, and State of Ohio, and being a part of Original Black River Township Lot No. 3, Tract No. 2, and beginning at a point in the Southerly line of lands of the grantors herein, where it is intersected by the easterly line of the present right of way, said point being 30.63 feet easterly of and at right angles to Station 1303 plus 84.73 in the center line of survey made by the Department of Highways for State Route 58; running thence easterly along said south property line to a point 45 feet easterly of and at right angles to Station 1303 plus 84.70; thence northerly to a point in the northerly line of lands of the grantors herein, said point being 45 feet easterly of and at right angles to center line station 1306 plus 39.70; thence westerly along said northerly property line to a point in the easterly line of the present right of way; said point being 31.27 feet easterly of and at right angles to center line station 1306 plus 39.74; thence southerly along the easterly line of the present right of way to the place of beginning, and containing .08 of an acre, more or less, as recorded in Lorain County Deed Records, in Volume 901, at Page 759.

Permanent Parcel No. 02-02-003-103-020

Prior instrument reference: Vol. 1101, Page 489

PARCEL NO. 3

Situated in the City of Lorain, County of Lorain and State of Ohio:

And being a part of Original Lot No. 3, Tract 2, in said Township, bounded and described as follows:

Beginning in the center of Leavitt Road and at its intersection with Cooper-Foster Park Road, said point being on the Southerly line of Black River Township, thence North 4° 01' East and along the center of Leavitt Road a distance of 506.00 feet to a point and the principal place of beginning of premises herein described; thence North 4° 01' East and in the center of Leavitt Road a distance of 120.00 feet; thence North 80° 18' East and passing through an iron pin on the Easterly side of said road a distance of 423.49 feet the last described line being the Southerly line of premises as deeded to Randall A. Smith by deed dated April 5, 1948, and recorded in deed Volume 427, Pg. 289, of Lorain County Record of Deeds to an iron pin on the Westerly line of premises as deeded to Clem Rice and Helen Rice by deed dated July 29, 1950, and recorded in Deed Volume 495, Page 115, of Lorain County Record of Deeds; thence South 14° 24' East and along the Westerly line of premises as deeded to Clem Rice and Helen Rice as above mentioned a distance of 133.35 feet to an iron pin; thence South 39° 42' East a distance of 130.00 feet to an iron pin; thence North 85° 59' West a distance of 543.37 feet to the center of Leavitt Road and passing through an iron pin on the Easterly side of said road to the place of beginning of premises herein described be the same more or less, but subject to all legal highways.

Containing within said bounds 1.856 Acres of Land as surveyed by J. W. Warden and Associates, Registered Surveyors, October 29, 1951.

Permanent Parcel No. 43-02-02-003-007

Prior Instrument Reference: Vol. 1325, Page 759.

DEC-04-2000 09:40 OHIO TITLE 216 360 8530 P.04/11