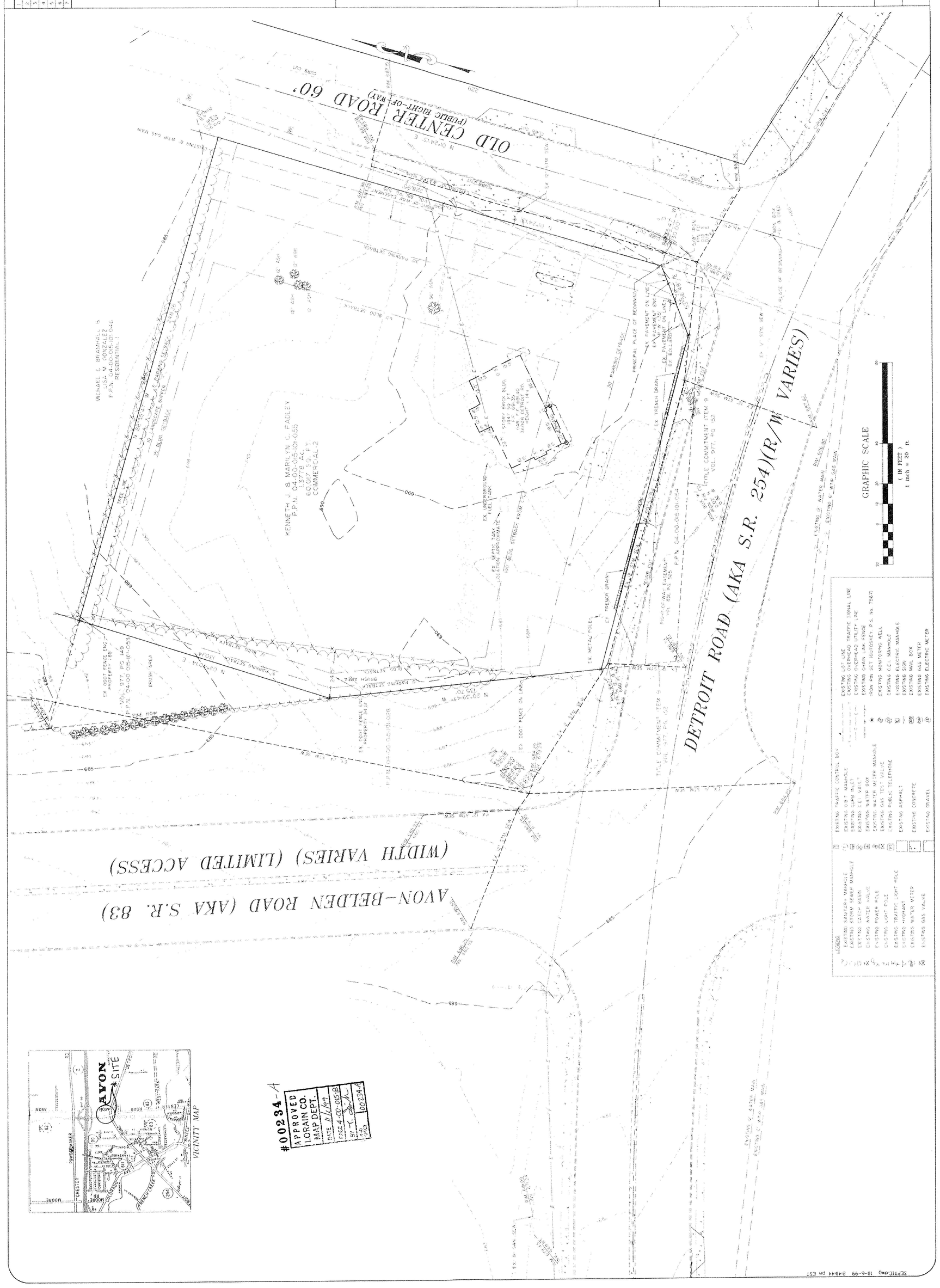

SEPTIC@0 10-6-99 2:40:44 pm EST

REVISIONS

CVS

S.R. 83 AND DETROIT ROAD
CITY OF AVON - COUNTY OF LORAIN - OHIO

GITOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
10205 QUEENS WAY #6
CHAGRIN FALLS, OHIO 44023
Tel (440) 543-6900
Fax (440) 543-7176

CVS/pharmacy
NORTHERN PROPERTIES
STORE NUMBER 1336
SCHEMA
DRAWN BY
SCALE 1" = 20'
DRAWING NO. 1336-01

ALTA/ACSM SURVEY

Date MAY 1999
Scale HOR 1" = 20'
VERT
Field Book 1336-01
Checked By
F.B. No.
Sheet 1 OF 2
CONTRACT No 99-1135

REVISIONS

CVS

S.R. 83 AND DETROIT ROAD
CITY OF AVON - COUNTY OF LORAIN - OHIO

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CVS/pharmacy
NORTHERN PROPERTIES
STORE NUMBER 1336
SCHEMA
DRAWN BY
SCALE
DRAWING NO.

CERTIFICATION
LEGAL DESCRIPTIONS

Date
Scale HOR
VERT
Field Book
Checked By
F.B. No.
Sheet 2 OF 2
CONTRACT No 99-1135

THE UNDERSIGNED CERTIFIES TO CVS CORPORATION, TITLE APPLICATION
NATIONAL TITLE AGENCY, LTD. AND FIDELITY NATIONAL TITLE INSURANCE CO.
THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND
IS CORRECT AS OF MARCH 4th 1999, THAT TO THE BEST
OF UNDERSIGNED'S PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF

A. THIS SURVEY SHOWS ON THE BASIS OF A FIELD ENTIRETY SURVEY
AND IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS
AND IN THE EVENT THAT NO SUCH STANDARDS HAVE BEEN ESTABLISHED, IN
THE SURVEYOR'S OPINION, THE SURVEY IS MADE IN ACCORDANCE WITH THE
TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND
TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND
MAPPING AND THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY.
B. THE PROPERTY DESCRIBED IN THIS SURVEY INCLUDES ALL OF THE LAND
OF THE LAND THE PROPERTY DESCRIBED IN THIS SURVEY INCLUDES THE
VISIBLE STRUCTURES AND OTHER VISIBLE ABOVE GROUND IMPROVEMENTS
C. THE PROPERTY DESCRIBED IN THIS SURVEY HAS ACCESS TO AND FROM THE
PUBLIC RIGHT OF WAY STREET UPON WHICH THE PROPERTY FRONTS AND THAT
THERE ARE NO GAPS, GORES OR OTHER PROPERTY DISCREPANCIES
AFFECTING THE PROPERTY EXISTS.
D. THE PROPERTY DOES NOT EXTEND OVER ADJOINING GROUNDS AND
REQUIRED FOR ACCESS TO AND FORESS FROM THE PROPERTY TO GRANDE
STREET, THE PROPERTY HAS ACCESS TO ALL UTILITIES NECESSARY TO
SERVE THE PROPERTY AND SUCH SANITARY SEWER FACILITIES
AND STORM SEWER AND SANITARY SEWER FACILITIES
E. NO OTHER EASEMENTS OR RIGHTS OF WAY AFFECTING THE PROPERTY
EXISTS OR ARE PROPOSED TO BE GRANTED OR RECEIVED
RECORDED BY WHICH THE UNDERSIGNED HAS BEEN ADVISED BY REPRESENTATIONS OR
IF BUILDING RESTRICTION LINES EXIST, THE LINES HAVE NOT BEEN VIOLATED
OF ANY EASEMENTS, PROTRUSIONS, OVERLAPS OR OVERHANGS OF ANY
IMPROVEMENTS LOCATED ON ADJOINING PROPERTIES OR OVERHANGS OF ANY
IMPROVEMENTS LOCATED ON THE PROPERTY ON ADJOINING PROPERTIES
G. THE SURVEY REFLECTS BOUNDARY LINES OF THE PROPERTY WHICH CLOSE BY
MATHEMATICAL CALCULATIONS
H. THE ONLY EXCEPTIONS TO THE FACTS CERTIFIED IN THIS SURVEY ARE AS NO 225
OF LORAIN COUNTY RECORDS, EXISTING CHAIN LINK FENCE ENCROACHES THE PROPERTY
I. THE PROPERTY DOES NOT ADJOIN OR HAVE ANY PARTY WALLS
J. WITHOUT REFERENCE TO ANY OTHER PARAGRAPHS CERTIFICATIONS
THE PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTIES FOR
INGRESS AND EGRESS OR UTILITIES
FOLLOWING ITEMS AND REFERENCE WAS FOLLOWED: (1) RIGHTS OF WAY, (2)
ROADWAYS, (3) WATER, (4) SEWER, (5) UTILITIES, (6) TRAILS, (7) DRAINAGE,
(8) WATER BODIES, (9) WETLANDS, (10) ROCK OUTCROPS, (11) TREES, (12) SIGNS,
(13) VISIBLE ABOVE GROUND CEMETERIES OF FAMILY BURIAL GROUNDS
K. THE PROPERTY DOES NOT ADJOIN OR HAVE ANY PARTY WALLS, (14) ELEC. (15)
TELEPHONE, ELECTRIC POWER OR OTHER UTILITY POLES, WIRES, NECESSARY
ELECTRIC POWER LINES (16) PLANTS ON SURVEY, (17) ROCK OUTCROPS
L. WITHOUT REFERENCE TO ANY OTHER PARAGRAPHS CERTIFICATIONS
AFFECTING THE PROPERTY, NONE (18) ENCROACHMENTS PROTRUSIONS
OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON ADJOINING
PROPERTY EXISTING OTHER ANY EASEMENT ENCUMBERING OR APPURTENANT
TO THE PROPERTY, (19) ENCROACHMENTS ONTO ADJOINING PROPERTY
EX. PAVEMENT ENCROACHES RIGHT-OF-WAY (20) ENCROACHMENTS
EX. CHAIN LINK FENCE ENCROACHES THE PROPERTY (21) ENCROACHMENTS
NON-PHYSICAL EVIDENCE OF BOUNDARY LINES OF THE PROPERTY (22) ROAD
VOID, (23) LORENO AND DURE CUTS ALL OF THE SURE FLOOD TO EXIST ARE
SHOWN ON THE SURVEY
M. THE REMARKS ARE IN COMMERCIALLY ZONED PROPERTY
N. THE PROPERTY IS LOCATED IN THE VILLAGE OF AVON, WHICH
DISTRICT ALLOWS THE CURRENT USE OF THE IMPROVEMENTS LOCATED ON THE
PROPERTY, THE FOLLOWING PROVISIONS OF THE ZONING ORDINANCE APPLY TO THE
PROPERTY
FRONT YARD SET BACK 0.0 FEET FROM RIGHT-OF-WAY OF DETROIT ROAD
SIDE YARD SET BACK 0.0 FEET
REAR YARD SET BACK 0.0 FEET
MAXIMUM LOT COVERAGE 80%
MAXIMUM HEIGHT OF BUILDINGS 35%
LANDSCAPING BUFFER 10 FEET, BUFFER PROVIDES ADJACENT TO RESIDENTIAL DISTRICT
ON-SITE PARKING REQUIREMENTS 1 SPACE FOR 50 FT OF GROSS FLOOR AREA
SEPARATE ON-SITE PARKING FOR ANY PROPERTY USE
O. THE UNDERSIGNED HAS EXAMINED THE ABOVE PROVISIONS AND ALL OTHER
APPLICABLE ZONING ORDINANCE AND REGULATIONS AND THE PROPERTY
REQUIREMENTS CONTAINED REFERRED TO AS ZONE DIMENSIONAL, SITE AND
BUILDING REQUIREMENTS AND THE PROPERTY DESCRIBED IN THIS SURVEY
PREMISES AND NOT DEFINED PRIOR THE SURVEY AND THE LATTER
IMPROVEMENTS THE PROPERTY DESCRIBED IN THIS SURVEY PROVIDES FOR
ADMINISTRATION AND ENFORCEMENT OF ALL APPLICABLE ZONING
P. THE PROPERTY DESCRIBED IN THIS SURVEY DOES NOT EXTEND OVER
BEYOND THE PROPERTY AND SUCH EASEMENTS AS SHOWN ON THE SURVEY
Q. THE PROPERTY DESCRIBED IN THIS SURVEY DOES NOT EXTEND OVER
VIEWS OF THE CURRENT OR PREVIOUSLY USED, THE LOAD WALLS, BY
R. THE PROPERTY DESCRIBED IN THIS SURVEY DOES NOT EXTEND OVER
S. STORM DRAINAGE WATER SUPPLY ELEVATIONS AND PROPERTIES ARE
THE LOCATIONS INDICATED ON THE EMERGING SURVEY AND THE BUILDING
ARE NOT AVAILABLE AT THE LOT LINES IN ADEQUATE QUANTITIES
T. THE PROPERTY DESCRIBED IN THIS SURVEY
U. ALL EASEMENTS AND OTHER ARCHS IN THE PREMISES APPEARING IN THE
TITLE COMMITMENT HAVE BEEN PLOTTED ON THE SURVEY OR ARE NOT ON THE
LAND, THE INSURANCE COMPANY SUBMITTED TO THE UNDERSIGNED WHICH SURVEY
UNLESS OTHERWISE SHOWN AND DETAILED ON THE SURVEY AS EASEMENTS OVER
V. WATER ELECTRICITY, GAS AND TELEPHONE OR UNDERGROUND SEWER AND
PREMISES, (4) MANHOLE OR SURFACE OR OTHER WATER FOR THE PREMISES
W. THE PROPERTY DESCRIBED IN THIS SURVEY DOES NOT EXTEND OVER THE LAND OF
APPROXIMATELY 50 OFFSITE EASEMENTS ARE REQUIRED OVER THE LAND OF
SITE EASEMENTS HAVE BEEN OBTAINED AND THE EASEMENTS ARE SHOWN ON THE
PROPERTY AND AFFECTED
X. THE PROPERTY DESCRIBED IN THIS SURVEY THE PREMISES DOES NOT LIE WITHIN AN
FLOOD PLAIN OR FLOOD PRONE AREA OR A FLOOD PLAIN SPECIAL HAZARD AREA
AS SHOWN ON THE FLOOD INSURANCE RATE MAP
PROTECTION ACT OF 1973
Y. THE PROPERTY DESCRIBED IN THIS SURVEY REVEALED THE MOST RECENT FLOOD INSURANCE RATE
MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NOTE THE NATIONAL
FLOOD INSURANCE PROGRAM, THE PROPERTY DESCRIBED IN THIS SURVEY IS IN ZONE
THE PROPERTY IS IN A ZONE C COMMUNITY PANEL 390168 0005 EFFECTIVE DATE MAY 17 1977

STATE OF OHIO
JOSEPH GUTOSKEY
No. 7107
REGISTERED
PROFESSIONAL SURVEYOR
Joseph Gutoskey Jr. 10/22/99

TITLE COMMITMENT FILE NO. (PRIOR) REVISED (ABOVE SUBSECT B SECTION J)
THE LEGEND TO THE SURVEY, SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY
RESTRICTIONS, THE PROPERTY IS ENTITLED TO ACCESS TO AND FROM THE
IN RIGHT OF WAYS AND FORESS CONTAINED IN VOLUME 377 PAGE 151 OF LORAIN COUNTY RECORDS ONLY AFFECT THE PREMISES
AND IS SHOWN ON THE SURVEY

NOTES
THE PROPERTY IS NOT SUBJECT TO A MORATORIUM OR RESTRICTIONS OF WATER TAKEN OR OTHER
UTILITY SERVICES
THE PROPERTY IS NOT IN ANY SPECIAL DISTRICT, SUCH AS, BUT NOT LIMITED TO, ECO HISTORICAL OR
ARCHAEOLOGICAL DISTRICT
ALL PARCELS ARE CONTIGUOUS ALONG THEIR COMMON PROPERTY LINES, NO GORES OR GUNS EXIST

LEGAL DESCRIPTION
AVON CVS

DESCRIPTION OF THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO, BEING PART OF ORIGINAL
SECTION 5, TOWNSHIP 4, RANGE 14 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the intersection of the centerline of the proposed centerline of Detroit Road (AKA S.R. 254) (R/W varies) and the centerline of Old Center Road (AKA Avon-Belden Road, AKA S.R. 83) (R/W varies);

Thence North 00°26'13" East along the centerline of said Old Center Road 46.40 feet to a point;

Thence North 89°33'47" West 30.00 feet to a point in the west right-of-way line of Old Center Road and being the northeast corner of a parcel of land conveyed to the State of Ohio in Deed Records of Lorain County Deed Records, and the Principal Place of Business and 0.9 feet east;

Course I Thence South 53°56'48" West along the north line of said State of Ohio parcel, 36.78 feet to a 5/8" iron pin set on angle point therein;

Course II Thence South 89°33'30" West along the north line of said State of Ohio parcel, 17.07 feet to a 5/8" iron pin set on the northwest corner of said parcel;

Course III Thence North 00°33'47" West along the easterly limited access line of Center Road (width varies) (AKA S.R. 254) (R/W varies) and the easterly line of a parcel of land conveyed to the State of Ohio by deed recorded in Volume 377 Page 145 of Lorain County Deed Records;

Course IV Thence North 07°14'04" East along the easterly limited access line and along the easterly line of said State of Ohio parcel, 1.00 feet to a 5/8" iron pin set on the northwest corner of said parcel;

Course V Thence South 89°33'47" East along the north line of said State of Ohio parcel, 1.00 feet to a 5/8" iron pin set on the northeast corner of said parcel;

Course VI Thence North 00°26'13" East along the easterly limited access line of Center Road (width varies) (AKA S.R. 254) (R/W varies) and the easterly line of a parcel of land conveyed to the State of Ohio by deed recorded in Volume 377 Page 145 of Lorain County Deed Records;

Course VII Thence South 89°33'47" East along the south line of the Brownco Old Stockton Road, Inc. parcel, 1.00 feet to a 5/8" iron pin set on the west limited access line of Center Road (AKA S.R. 254) (R/W varies);

Course VIII Thence North 07°14'13" East along said westerly limited access line and along the westerly line of Brownco Old Stockton Road, Inc. parcel, 1.00 feet to a 5/8" iron pin set on the southeast corner of a parcel of land conveyed to Kenneth J. & Marilyn C. Fadley by deed recorded in Volume 377 Page 151 of Lorain County Deed Records;

Course IX Thence North 00°26'13" East along said westerly limited access line and along the easterly line of said Fadley parcel, 46.40 feet to the place of beginning, containing 1.379 Acres of land, of which 0.000 Acres lie within Lorain County Tax Parcel 04-00-005-00-055 and 1.379 Acres lie within Lorain County Tax Parcel 04-00-005-00-054 and 0.000 Acres lie within Lorain County Tax Parcel 04-00-005-00-053 and 0.000 Acres lie within Lorain County Tax Parcel 04-00-005-00-046 and 0.000 Acres lie within Lorain County Tax Parcel 04-00-005-00-047 and 0.000 Acres lie within Lorain County Tax Parcel 04-00-005-00-048 and 0.000 Acres lie within Lorain County Tax Parcel 04-00-005-00-049 and 0.000 Acres lie within Lorain County Tax Parcel