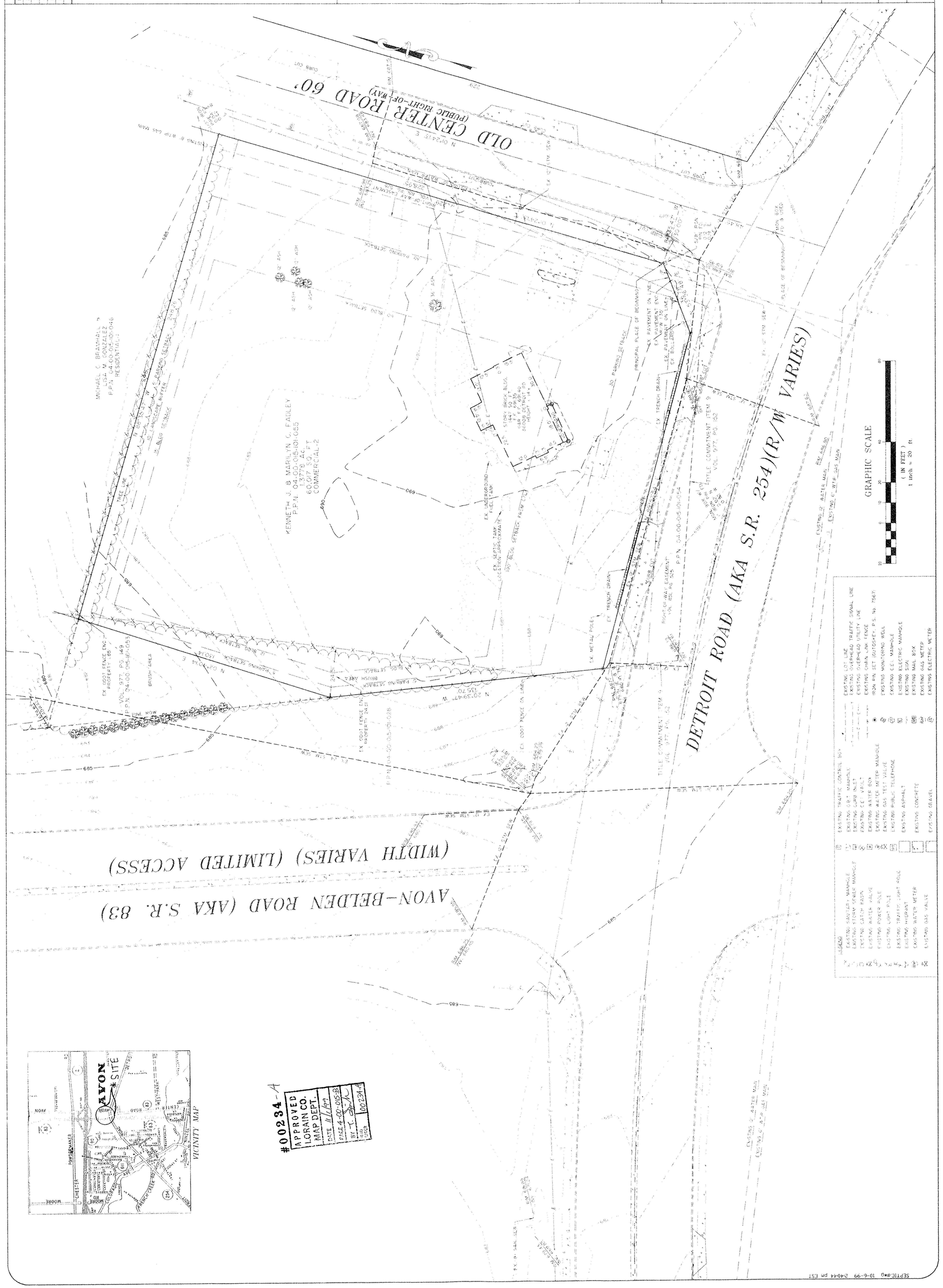

Revisions	
1.	
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6.	
7.	

CVS

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

Gutoskey & 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 1338
ADDRESS
CITY, STATE, ZIP CODE

CERTIFICATION
LEGAL DESCRIPTIONS

Date	MAY 1999
Scale	HOR. 1" = 20'
	VERT. N/A
Filename	CVS1338
Checked By	
F.B. No.	
Sheet	2 OF 2
CONTRACT No.	99-1135

THE UNDERSIGNED CERTIFIES TO CVS CORPORATION, ITS AFFILIATES AND CHICAGO TITLE INSURANCE COMPANY AS OF MARCH 19, 1999 THAT THE ATTACHED ALTA/ACSM LAND TITLE SURVEY WAS MADE IN ACCORDANCE WITH INFORMATION AND BELIEF:

A. THIS SURVEY, PREPARED ON THE NORTHERN PROPERTIES SURVEY WHICH MEETS THE STANDARDS OF ANY ESTABLISHED SURVEY STANDARDS FOR THE STATE OF OHIO, AND THE ACCURACY STANDARDS CURRENT "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), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 19, 1999. THE POSITION OF THE BUILDING AND IMPROVEMENTS ON THE PROPERTY AS SHOWN ON THE SURVEY INCLUDING THE DISTANCE FROM THE NEAREST PROPERTY LINES, ARE AS SHOWN THEREON. THE PROPERTY IS ACCESSED FROM DETROIT ROAD AND OLD CENTER ROAD, PUBLIC DEDICATED STREETS. THERE IS NO OBVIOUS EVIDENCE OF POSSIBLE ADVERSE USE OF THE PROPERTY. THERE ARE NO EASEMENTS OR RIGHTS OF WAY OVER ABUTTING PROPERTY(IES) ON, OVER OR ACROSS THE PROPERTY, NO OBVIOUS EVIDENCE OF ANY SURFACE OR OTHER WATER COURSES FROM THE PROPERTY, NO OBVIOUS EVIDENCE OF ANY CEMETERY OR BURIAL GROUND EXISTING ON THE PROPERTY, NO OBVIOUS EVIDENCE OF ANY WELLS, SEPTIC TANKS OR SERVICE, THE PROPERTY.

B. THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NOTE THE FLOOD PLAIN OF FLOOD PRONE AREA AS A 12,000 SQ.FT. AREA, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 390289 0010 B, DATED OCT. 1, 1980.

C. NO STREAMS, WATERWAYS DITCHES, POND, BUILDING RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY, NO OBVIOUS EVIDENCE OF ANY EARTH MOVING, BUILDING CONSTRUCTION OR ADDITIONS WITHIN RECENT MONTHS, NO EVIDENCE OF ANY DUMPING OF GARBAGE OR DEBRIS, NO EVIDENCE OF ANY WETLANDS ON THE PROPERTY, NO EVIDENCE OF ANY CEMETERY OR BURIAL GROUND EXISTING ON THE PROPERTY.

D. NO STREETS, WATERWAYS DITCHES, POND, BUILDING RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY, NO OBVIOUS EVIDENCE OF ANY EARTH MOVING, BUILDING CONSTRUCTION OR ADDITIONS WITHIN RECENT MONTHS, NO EVIDENCE OF ANY DUMPING OF GARBAGE OR DEBRIS, NO EVIDENCE OF ANY WETLANDS ON THE PROPERTY, NO EVIDENCE OF ANY CEMETERY OR BURIAL GROUND EXISTING ON THE PROPERTY.

E. NO STREETS, WATERWAYS DITCHES, POND, BUILDING RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY, NO OBVIOUS EVIDENCE OF ANY EARTH MOVING, BUILDING CONSTRUCTION OR ADDITIONS WITHIN RECENT MONTHS, NO EVIDENCE OF ANY DUMPING OF GARBAGE OR DEBRIS, NO EVIDENCE OF ANY WETLANDS ON THE PROPERTY, NO EVIDENCE OF ANY CEMETERY OR BURIAL GROUND EXISTING ON THE PROPERTY.

F. THE ONLY EXCEPTIONS TO THE FACTS CERTIFIED A, THE SURVEY ARE AS SHOWN ON THE SURVEY, NEIGHBOR WALL EASEMENTS, FACTS IN PLACE, OR ALL 205 OF LORAIN COUNTY RECORDS, ALL PROCEDURE, ALL 205 OF LORAIN COUNTY RECORDS, ALL 205 OF LORAIN COUNTY RECORDS, ALL 205 OF LORAIN COUNTY RECORDS.

G. NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON ADJOINING PROPERTIES ONTO THE PROPERTY, NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTIES, NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTIES, NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTIES.

H. THE SURVEY REFLECTS THE PROPERTY TO THE PROPERTY.

I. THE ONLY EXCEPTIONS TO THE FACTS CERTIFIED A, THE SURVEY ARE AS SHOWN ON THE SURVEY, NEIGHBOR WALL EASEMENTS, FACTS IN PLACE, OR ALL 205 OF LORAIN COUNTY RECORDS, ALL PROCEDURE, ALL 205 OF LORAIN COUNTY RECORDS, ALL 205 OF LORAIN COUNTY RECORDS, ALL 205 OF LORAIN COUNTY RECORDS.

J. NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON ADJOINING PROPERTIES ONTO THE PROPERTY, NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTIES, NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTIES.

K. THE SURVEY REFLECTS THE PROPERTY TO THE PROPERTY.

L. THE ONLY EXCEPTIONS TO THE FACTS CERTIFIED A, THE SURVEY ARE AS SHOWN ON THE SURVEY, NEIGHBOR WALL EASEMENTS, FACTS IN PLACE, OR ALL 205 OF LORAIN COUNTY RECORDS, ALL PROCEDURE, ALL 205 OF LORAIN COUNTY RECORDS, ALL 205 OF LORAIN COUNTY RECORDS, ALL 205 OF LORAIN COUNTY RECORDS.

M. NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON ADJOINING PROPERTIES ONTO THE PROPERTY, NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTIES, NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTIES.

N. THE SURVEY REFLECTS THE PROPERTY TO THE PROPERTY.

O. THE ONLY EXCEPTIONS TO THE FACTS CERTIFIED A, THE SURVEY ARE AS SHOWN ON THE SURVEY, NEIGHBOR WALL EASEMENTS, FACTS IN PLACE, OR ALL 205 OF LORAIN COUNTY RECORDS, ALL PROCEDURE, ALL 205 OF LORAIN COUNTY RECORDS, ALL 205 OF LORAIN COUNTY RECORDS, ALL 205 OF LORAIN COUNTY RECORDS.

P. NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON ADJOINING PROPERTIES ONTO THE PROPERTY, NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTIES, NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTIES.

Q. THE SURVEY REFLECTS THE PROPERTY TO THE PROPERTY.

R. THE ONLY EXCEPTIONS TO THE FACTS CERTIFIED A, THE SURVEY ARE AS SHOWN ON THE SURVEY, NEIGHBOR WALL EASEMENTS, FACTS IN PLACE, OR ALL 205 OF LORAIN COUNTY RECORDS, ALL PROCEDURE, ALL 205 OF LORAIN COUNTY RECORDS, ALL 205 OF LORAIN COUNTY RECORDS, ALL 205 OF LORAIN COUNTY RECORDS.

S. NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON ADJOINING PROPERTIES ONTO THE PROPERTY, NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTIES, NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTIES.

T. THE SURVEY REFLECTS THE PROPERTY TO THE PROPERTY.

U. THE ONLY EXCEPTIONS TO THE FACTS CERTIFIED A, THE SURVEY ARE AS SHOWN ON THE SURVEY, NEIGHBOR WALL EASEMENTS, FACTS IN PLACE, OR ALL 205 OF LORAIN COUNTY RECORDS, ALL PROCEDURE, ALL 205 OF LORAIN COUNTY RECORDS, ALL 205 OF LORAIN COUNTY RECORDS, ALL 205 OF LORAIN COUNTY RECORDS.

V. NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON ADJOINING PROPERTIES ONTO THE PROPERTY, NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTIES, NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTIES.

W. THE SURVEY REFLECTS THE PROPERTY TO THE PROPERTY.

X. THE ONLY EXCEPTIONS TO THE FACTS CERTIFIED A, THE SURVEY ARE AS SHOWN ON THE SURVEY, NEIGHBOR WALL EASEMENTS, FACTS IN PLACE, OR ALL 205 OF LORAIN COUNTY RECORDS, ALL PROCEDURE, ALL 205 OF LORAIN COUNTY RECORDS, ALL 205 OF LORAIN COUNTY RECORDS, ALL 205 OF LORAIN COUNTY RECORDS.

Y. NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON ADJOINING PROPERTIES ONTO THE PROPERTY, NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTIES, NO ENCROACHMENTS, OVERLAPS OR OVERHANGS OF ANY IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTIES.

Z. THE SURVEY REFLECTS THE PROPERTY TO THE PROPERTY.

FRONT YARD SET BACK: 50 FEET FROM RIGHT-OF-WAY OF OLD CENTER ROAD
REAR YARD SET BACK: 50 FEET FROM CENTERLINE OF DETROIT ROAD
SIDE YARD SET BACK: 50 FEET
MINIMUM LOT SIZE: 1 ACRE
MAXIMUM BUILDING HEIGHT: 35'
MINIMUM OPEN SPACE: 30%
MAXIMUM LOT COVERAGE: 30%
MAXIMUM BUILDING SIZE: 15,000 SQ. FT. GROSS FLOOR AREA
ON-SITE PARKING REQUIREMENTS: 1 SPACE/100 SQ. FT. GROSS FLOOR AREA

THE UNDERSIGNED HAS EXAMINED THE ABOVE ZONING REGULATIONS AND REQUIREMENTS, STRICTLY IN RELATION TO THOSE TYPES OF RESTRICTIONS AND REQUIREMENTS WHICH RELATE TO THE PROPERTY DESCRIBED ON THE SURVEY, AND HAS FOUND THE PREMISES AND PROPOSED IMPROVEMENTS WHICH RELATE TO THE PROPERTY DESCRIBED ON THE SURVEY TO BE IN COMPLIANCE WITH ALL ZONING REGULATIONS, CODES, AND REQUIREMENTS, EXCEPT AS SHOWN ON THE SURVEY. THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED PUBLIC STREET OR HIGHWAY, AND THE PROPERTY IS NOT LOCATED IN A FLOOD PRONE AREA, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY HAS ACCESS TO AND FROM A