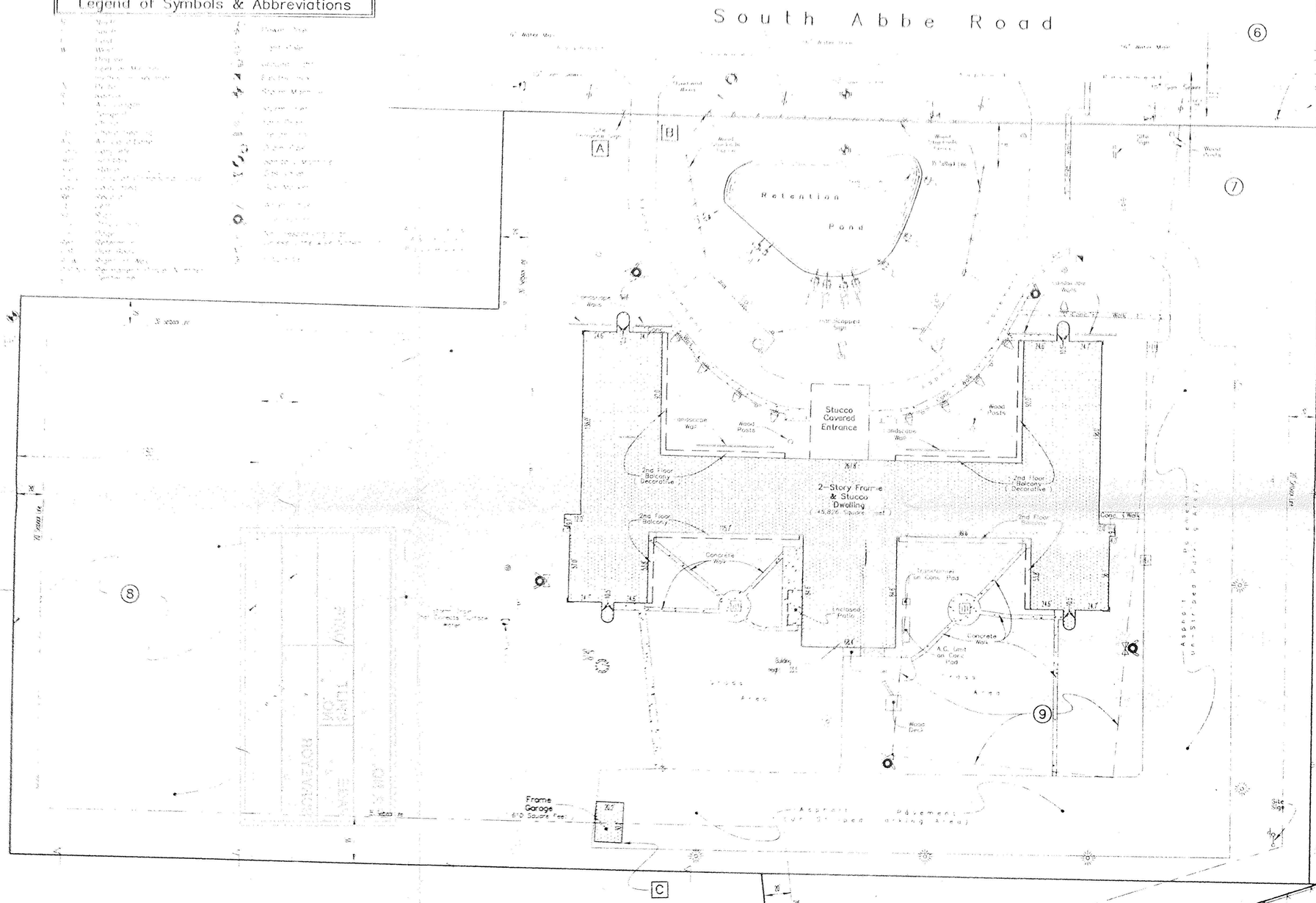
Legend of Symbols & Abbreviations



SCALE : 1" = 40'

0' 20' 40' 80'

Miscellaneous Notes

MN1 Some features shown on this plat may be shown out of scale for clarity

MN2 Dimensions on this plat are expressed feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

● - indicates iron pin or pipe as noted
○ - indicates iron pin set unless otherwise noted

Note: All iron pins set are 5/8 inch diameter x 30 inches in length rebar with a plastic cap bearing the name of the company that prepared this plat.

MN3 Bearings are referred to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is N.01°-30'-40" E. as the easterly right-of-way line of Abbe Road, as evidenced by monuments found, and is the same bearing as found in Deed Volume 1389, Page 73 of the Lorain County Records of Deeds.

MN4 The parcel described in Deed Volume 1389, Page 73 is on a different bearing system then the parcel described in Deed Volume 1410, Page 886.

MN5 The posted address of the subject property is 1210 S. Abbe Road.

MN6 The maximum building height is 33.5 feet observed at the easterly building entrance.

MN7 According to Mukund R. Moghe, Project Engineer for the City of Elyria, the subject property is not located in an area subject to a moratorium or rationing of water or sewer or other utility services, and is not located within a historical, restricted parking or other special district.

Zoning Information

According to Mukund R. Mogher, Project Engineer for the City of Elyria (216) 322-5464, on June 24, 1996, the subject property is Zoned MR-1 Multi-Family Residential District and is subject to the following restrictions

PERMITTED USES	Multi-Family residential dwellings, Accessory uses, Planned Unit Developments.
MINIMUM LOT AREA	2 Acres
MINIMUM FRONTAGE	200 feet
MINIMUM FRONT YARD	50 feet
MINIMUM SIDE YARD	20 feet.
MINIMUM REAR YARD	35 feet
BULK RESTRICTIONS	
Maximum Total Gross Floor Area	9,000 sq. ft. per net acre (20.6% of net land area)
Minimum Livable Open Space	50% of net land area
MAXIMUM BUILDING HEIGHT	3 stories or 40 feet
PARKING REQUIREMENTS	(1) one and one-half parking spaces shall be provided for each efficiency suite. (2) one and three-quarters parking spaces shall be provided for each one bed-room unit (3) Two parking spaces shall be provided for each two or more bedroom units

Because there may be a need for an interpretation of the applicable zoning codes, we refer you to the City of Elyria and the applicable codes.

Statement of Encroachments

A Subjects entrance sign encroaches into the right of way of Abbe Road a maximum distance of 2.6 feet.

B Subjects wood stockade fence encroaches into the right of way of Abbe Road a maximum distance of 3.5 feet.

C Subjects frame, pole garage encroaches over the minimum rear setback line a maximum distance of 14.6 feet.

D Subjects no trespassing sign encroaches into the right of way of Abbe Road a maximum distance of 4.6 feet.

Parking Information

Regular Striped Parking Spaces = 11
Handicapped Striped Parking Spaces = 2

Total Striped Parking Spaces = 13

Using the City of Elyria's Requirement of 9' x 18' per Parking Space, There is an Estimated 164 Spaces Available in Unmarked Parking Areas.

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR:

Life Care Centers of America

DATE: JUNE 24, 1996 — REVISED JULY 11, 1996

B. & C. Project No.96162 — Sheet 2 of 2

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