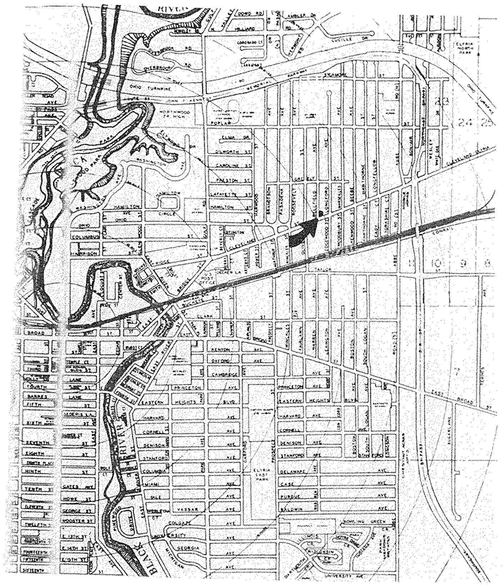
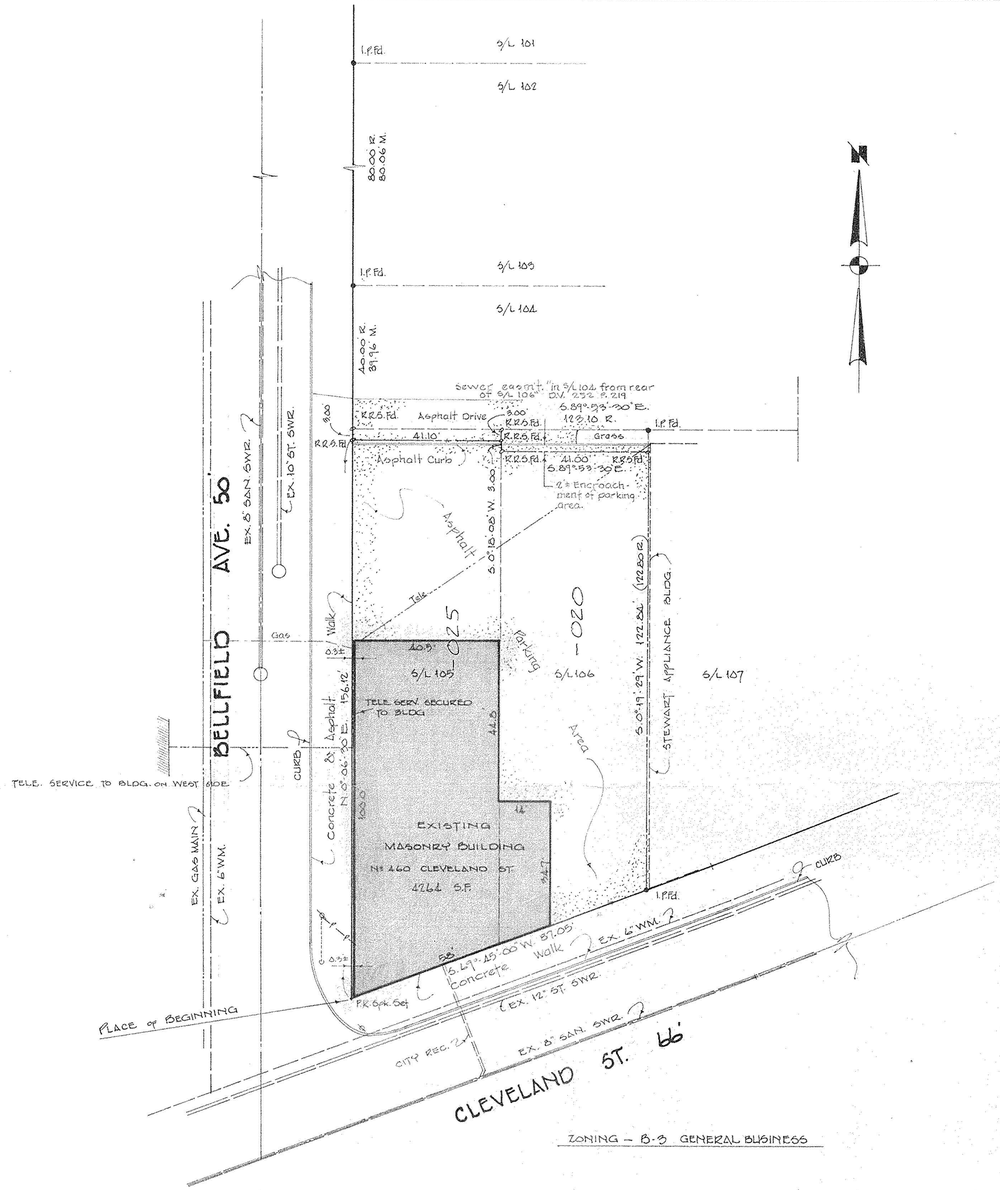


VICINITY MAP

NO SCALE

N



ZONING – B-3 GENERAL BUSINESS

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT WITHIN THE FLOOD PLAIN AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP EFFECTIVE JULY 2, 1980, COMMUNITY PANEL NUMBER 390350 0010 B, ISSUED BY THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT, CONSIDERED "ZONE C".

DESCRIPTION

Situated in the Township of Elyria, City of Elyria, County of Lorain and State of Ohio and known as being part of Original Lot No. 18, East of the Black River of said township, and also known as being part of Sublot No. 105 and part of Sublot No. 106 in the Bellfield Park Allotment as appears in Plat Volume 8, Page 35 of the Lorain County Record of Plats and further bounded and described as follows:

Beginning at a spike set in the Northerly line of Cleveland Street at its intersection with the Easterly line of Bellfield Avenue; said point also being the Southwesterly corner of Sublot No. 105.

Thence in the Easterly line of Bellfield Avenue, North 0° 06' 30" East, a distance of 156.12 feet to a railroad spike found.

Thence parallel with the Northerly line of Sublot No. 105, South 89° 53' 30" East, a distance of 41.10 feet to a railroad spike found in the Easterly line of Sublot No. 105.

Thence in the Easterly line of Sublot No. 105, South 0° 18' 08" West, a distance of 3.00 feet to a railroad spike found.

Thence South 89° 53' 30" East, parallel with the Northerly line of Sublot No. 106, a distance of 41.00 feet to a railroad spike found in the Easterly line of Sublot No. 106.

Thence in said line, South 0° 19' 29" West, a distance of 122.84 feet to an iron pin found in the Northerly line of Cleveland Street at the Southeasterly corner of Sublot No. 106.

Thence in the Southerly line of Sublot Nos. 106 and 105 and the Northerly line of Cleveland Street, South 69° 45' 00" West, a distance of 87.05 feet to the place of beginning of land herein described.

Containing within said bounds 0.2620 Acres of land and 11,413.455 Square feet.

06-25-018-107-020, 025 026

1. DESCRIPTION COVERS
2. PARCELS

PICWAY SHOES Nº 3012

STATE OF OHIO, COUNTY OF LORAIN, CITY OF ELYRIA, TOWNSHIP OF ELYRIA, PART OF ORIGINAL LOT NO. 18, EAST OF THE BLACK RIVER, ALSO BEING PART OF SUBLOT NO. 105 & PART OF SUBLOT NO. 106 OF BELLFIELD PARK ALLOTMENT

ADDRESS: 460 CLEVELAND STREET, ELYRIA, OHIO

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED hereby certifies to THE KOBACKER COMPANY, AMERICAN REALTY TITLE ASSURANCE COMPANY, and LAND TITLE AGENCY, INC. as of the date hereof, that this survey correctly shows, on the basis of a field transit survey and in accordance with the current "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1988; and meets the accuracy requirements of a Class A survey, as defined therein: (i) a fixed and determinable position and location of the land described thereon (including the position of the point of beginning); (ii) the location of all buildings, structures and other improvements situated on the land; and (iii) all driveways or other cuts in the curbs along any street upon which the land abuts. Except as easements or rights of way affecting the land or other easements or right of way of which the undersigned has been advised or is aware or which are listed in the title insurance commitment, dated October 5, 1989, issued by American Realty Title Assurance Company, with respect to the land nor, except as shown, are there any building restriction or set-back lines, party walls, encroachments or overhangs of any improvements upon any easements, rights of way or adjacent land, or encroachments by improvements located on adjacent land upon the described land. The print of survey reflects boundary lines of the described land which "close" by engineering calculation.

Rodger G. Simon

Rodger G. Simon
Ohio registered Professional Surveyor No. 5101

Dated: 1/8/90

Laundon, Simon, Cahl & Associates, Inc., Project No. 89-1907

Date of Blueprint JAN 26

SURVEY FOR

THE KOBACKER COMPANY

PART of S/L 105 & PART of S/L 106 IN BELLFIELD PARK ALLOTMENT P.V.8 P.35
PART of O.L. 18 EAST of BLACK RIVER TOWNSHIP of ELYRIA
CITY of ELYRIA COUNTY of LORAIN STATE of OHIO

JANUARY, 1990

SCALE 1"=20'

0 10 20 40 50 60 80 100

STATE OF OHIO
RODGER G. SIMON
5101
REGISTERED SURVEYOR

LAUNDON · SIMON · CAHL & ASSOC.
ENGINEERS SURVEYORS
106 MIDDLE AVE. ELYRIA, O. 44035
JOB Nº 89-1907

REV. 1-26-90 Delete N'ly. 3.00' S/L 105

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