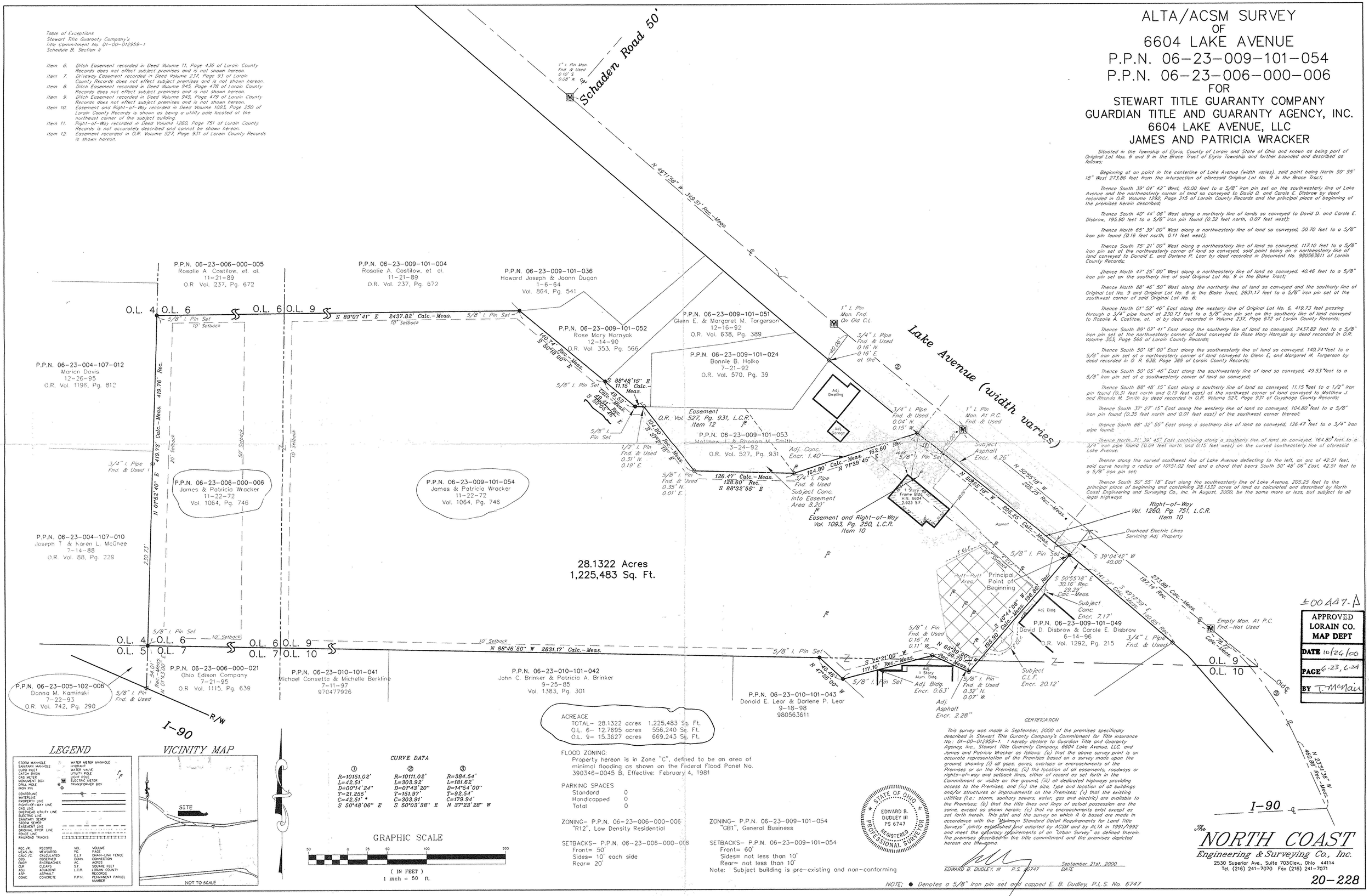
ALTA/ACSM SURVEY
OF
6604 LAKE AVENUE
P.P.N. 06-23-009-101-054
P.P.N. 06-23-006-000-006
FOR
STEWART TITLE GUARANTY COMPANY
GUARDIAN TITLE AND GUARANTY AGENCY, INC.
6604 LAKE AVENUE, LLC
JAMES AND PATRICIA WRACKER

Table of Exceptions
Stewart Title Guaranty Company's
Title Commitment No. 01-00-012959-1
Schedule B, Section II

Item 6. Ditch Easement recorded in Deed Volume 11, Page 436 of Lorain County Records does not effect subject premises and is not shown hereon.
Item 7. Driveway Easement recorded in Deed Volume 237, Page 93 of Lorain County Records does not effect subject premises and is not shown hereon.
Item 8. Ditch Easement recorded in Deed Volume 945, Page 478 of Lorain County Records does not effect subject premises and is not shown hereon.
Item 9. Ditch Easement recorded in Deed Volume 945, Page 479 of Lorain County Records does not effect subject premises and is not shown hereon.
Item 10. Easement and Right-of-Way recorded in Deed Volume 1093, Page 250 of Lorain County Records is shown as being a utility pole located at the northeast corner of the subject building.
Item 11. Right-of-Way recorded in Deed Volume 1260, Page 751 of Lorain County Records is not accurately described and cannot be shown hereon.
Item 12. Easement recorded in O.R. Volume 527, Page 931 of Lorain County Records is shown hereon.



ACREAGE

TOTAL-	28.1322 acres	1,225,483 Sq. Ft.
O.L. 6-	12.7695 acres	556,240 Sq. Ft.
O.L. 9-	15.3627 acres	669,243 Sq. Ft.

FLOOD ZONING:
Property hereon is in Zone "C", defined to be an area of minimal flooding as shown on the Federal Flood Panel No. 390346-0045 B, Effective: February 4, 1981

PARKING SPACES

Standard	0
Handicapped	0
Total	0

ZONING- P.P.N. 06-23-006-000-006
"R12", Low Density Residential

SETBACKS- P.P.N. 06-23-006-000-006
Front= 50'
Sides= 10' each side
Rear= 20'

ZONING- P.P.N. 06-23-009-101-054
"GB1", General Business

SETBACKS- P.P.N. 06-23-009-101-054
Front= 60'
Sides= not less than 10'
Rear= not less than 10'
Note: Subject building is pre-existing and non-conforming

CURVE DATA

①	②	③
R=10151.02'	R=10111.02'	R=384.54'
L=42.51'	L=303.92'	L=181.62'
D=00°14'24"	D=01°43'20"	D=14°54'00"
T=21.255'	T=151.97'	T=92.54'
C=42.51' •	C=303.91'	C=179.94'
S 50°48'06" E	S 50°03'38" E	N 37°23'28" W

LEGEND

STORM MANHOLE		WATER METER MANHOLE	
SANITARY MANHOLE		HYDRANT	
CURB INLET		WATER VALVE	
CATCH BASIN		UTILITY POLE	
GAS METER		LIGHT POLE	
MONUMENT BOX	M	ELECTRIC METER	
DRILL HOLE		TRANSFORMER BOX	
IRON PIN	○		
CENTERLINE			
WATERLINE			
PROPERTY LINE			
RIGHT-OF-WAY LINE			
GAS LINE			
OVERHEAD UTILITY LINE			
ELECTRIC LINE			
SANITARY SEWER			
STORM SEWER			
EASEMENT LINE			
ORIGINAL PROP. LINE			
FENCE LINE			
RAILROAD TRACKS			

REC./R	RECORD	VOL.	VOLUME
MEAS./M	MEASURED	PG.	PAGE
CALC./C	CALCULATED	C.L.F.	CHAIN-LINK FENCE
OBS.	OBSERVED	CONN.	CONNECTION
ENCR.	ENCROACHES	AC.	ACRES
CLR	CLEARS	S.F.	SQUARE FEET
ADJ.	ADJACENT	L.C.R.	LORAIN COUNTY RECORDS
ASP.	ASPHALT	P.P.N.	PERMANENT PARCEL NUMBER
CONC.	CONCRETE		

VICINITY MAP

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

CERTIFICATION

This survey was made in September, 2000 of the premises specifically described in Stewart Title Guranty Company's Commitment for Title Insurance No.: 01-00-012959-1. I hereby declare to Guardian Title and Guaranty Agency, Inc., Stewart Title Guaranty Company, 6604 Lake Avenue, LLC. and James and Patricia Wracker as follows: (a) that the above survey print is an accurate representation of the Premises based on a survey made upon the ground, showing (i) all gaps, gores, overlaps or encroachments of the Premises or on the Premises; (ii) the location of all easements, roadways or rights-of-way and setback lines, either of record as set forth in the Commitment or visible on the ground; (iii) all dedicated highways providing access to the Premises, and (iv) the size, type and location of all buildings and/or structures or improvements on the Premises; (v) that the existing utilities (i.e.: storm, sanitary sewers, water, gas and electric) are available to the Premises; (b) that the title lines and lines of actual possession are the same, except as shown herein; (c) that no encroachments exist except as set forth herein. This plat and the survey on which it is based are made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ACSM and by ALTA in 1991/1992 and meet the accuracy requirements of an "Urban Survey" as defined therein. The premises described in the title commitment and the premises depicted hereon are the same.

STATE OF OHIO
EDWARD B. DUDLEY III
PS 6747
REGISTERED PROFESSIONAL SURVEYOR

EDWARD B. DUDLEY, III P.S. 6747 — September 21st, 2000 DATE

NOTE; ● Denotes a 5/8" iron pin set and capped E. B. Dudley, P.L.S. No. 6747

APPROVED
LORAIN CO.
MAP DEPT
DATE 10/26/00
PAGE 6-23, C-2A
BY T. McNair

#00A47-A

The NORTH COAST
Engineering & Surveying Co., Inc.
2530 Superior Ave., Suite 703 Clev., Ohio 44114
Tel. (216) 241-7070 Fax (216) 241-7071

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