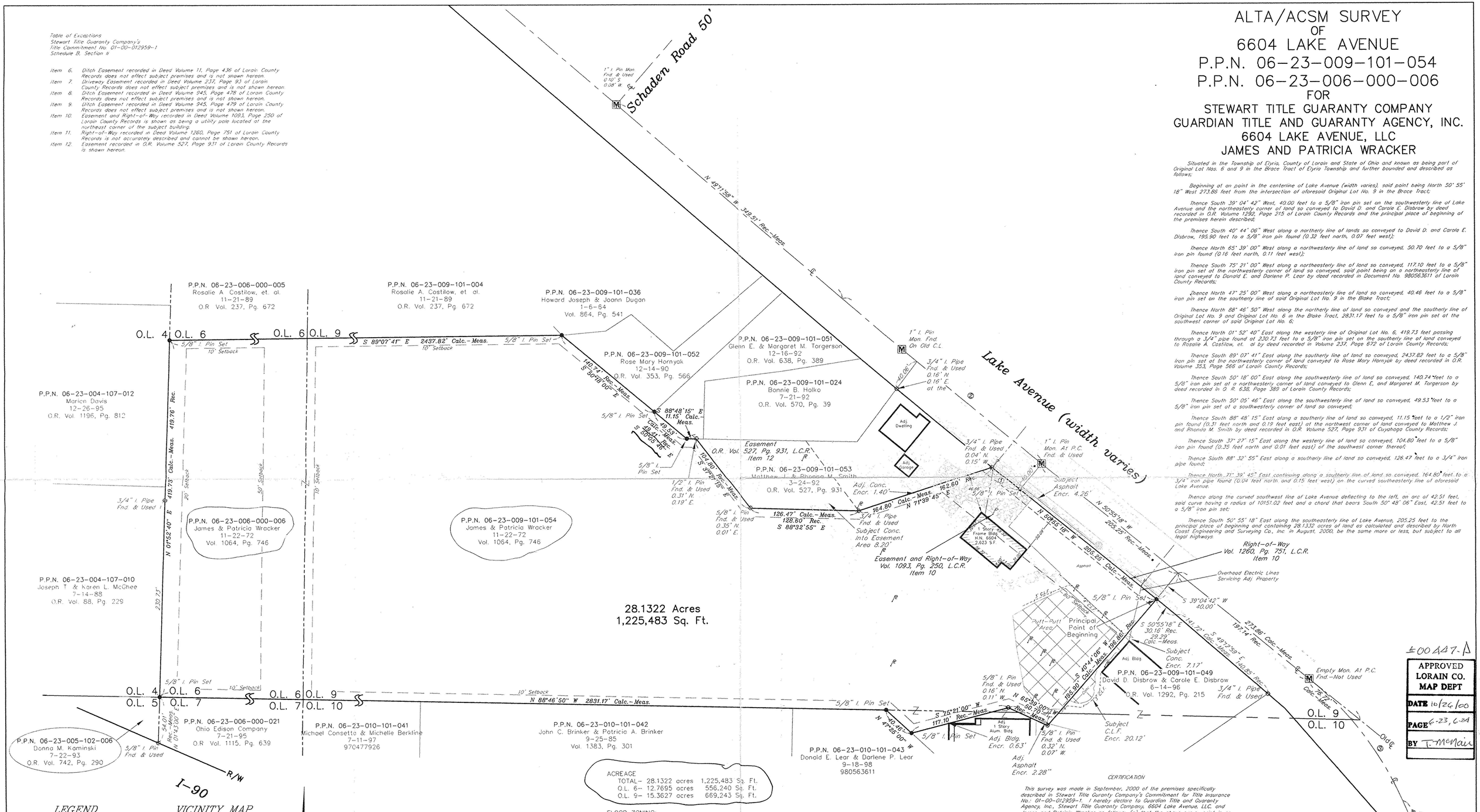
ALTA/ACSM SURVEY
OF
6604 LAKE AVENUE
P.P.N. 06-23-009-101-054
P.P.N. 06-23-006-000-006
FOR
STEWART TITLE GUARANTY COMPANY
GUARDIAN TITLE AND GUARANTY AGENCY, INC.
6604 LAKE AVENUE, LLC
JAMES AND PATRICIA WRACKER

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 232, 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

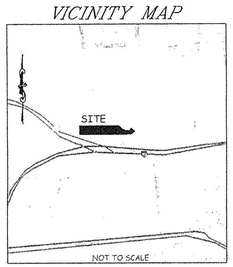
①	②	③
R=10151.02'	R=10111.02'	R=384.54'
L=42.51'	L=303.92'	L=181.62'
D=00°14'24"	D=01°43'20"	D=14°54'00"
T=21.255'	T=151.97'	T=92.54'
C=42.51' *	C=303.91'	C=179.94'
S 50°48'06" E	S 50°03'38" E	N 37°23'28" W

LEGEND

STORM MANHOLE	WATER METER MANHOLE
SANITARY MANHOLE	HYDRANT
CURB INLET	WATER VALVE
CATCH BASIN	UTILITY POLE
GAS METER	LIGHT POLE
MONUMENT BOX	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	CON.	CONNECTION
ENCR.	ENCROACHES	AC.	ACRES
EX.	EXISTING	S.F.	SQUARE FEET
ADJ.	ADJACENT	L.C.R.	LORAIN COUNTY
ASP.	ASPHALT		RECORDS
CONC.	CONCRETE	P.P.N.	PERMANENT PARCEL NUMBER

VICINITY MAP



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

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

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.

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

#00A47-A

APPROVED
LORAIN CO.
MAP DEPT
DATE 10/26/00
PAGE 6-23, 6-24
BY T. McNair

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

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