

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES TO SKYMAR CAPITAL CORPORATION, AND COBLESTONE SQUARE COMPANY LTD. AS OF MARCH 10TH, 2000, THAT (a) THIS SURVEY WAS MADE ON THE GROUND, (b) IN RELIANCE UPON THE COMMITMENT FOR TITLE INSURANCE NO. 00-02134, DATED MARCH 9TH, 2000, ISSUED BY INDEPENDENCE TITLE AGENCY, COVERING THE PREMISES DESCRIBED HEREIN (THE "COMMITMENT") AS TO THE MATTERS OF RECORD AND EXCEPT AS SHOWN HEREOF, THERE ARE NO VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, AND THERE ARE NO ENCROACHMENTS ON, ABOVE OR UNDER SAID PREMISES, STRUCTURES OR ALLEYS BY ANY OF THE BUILDINGS, STRUCTURES OR IMPROVEMENTS LOCATED ON THE HEREIN DESCRIBED PREMISES, AND THERE NO ENCROACHMENTS ON, ABOVE, AND UNDER SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, OR BOUNDARY LINE CONFLICTS, (c) THIS DRAWING CORRECTLY SHOWS (i) THE FACTS FOUND AT THE TIME OF THE SURVEY, (ii) THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES, (iii) THE COURSES AND MEASURED DISTANCES ON OR AFFECTING THE SAID PREMISES, (iv) THE SCALE, THE NORTH DIRECTION, POINT OF REFERENCE FROM WHICH THE PREMISES ARE MEASURED, THE WIDTH OF THE STREET OR STREETS ON WHICH THE SAID PREMISES ABUT, THE LOT AND BLOCK NUMBER SHOWN ON ANY MAP OR PLAT TO WHICH REFERENCE IS MADE IN THE LEGAL DESCRIPTION OF THE PREMISES, TOGETHER WITH THE RECORDING REFERENCES FOR SAID MAP OR PLAT, (v) THE LOCATION AND NUMBER OF PARKING SPACES AND THE TOTAL SQUARE FOOT AREA OF THE PREMISES AND ANY EASEMENTS LOCATED ON OR AFFECTING THE PREMISES, (vi) THE DIMENSIONS OF ALL IMPROVEMENTS ON SAID PREMISES AT GROUND SURFACE LEVEL AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF SAID PREMISES, TO ALL APPLICABLE BUILDING SETBACK LINES, AND TO OTHER IMPROVEMENTS ON SAID PREMISES AND (vii) BASED UPON THE COMMITMENT, AN ACCURATE REFERENCE TO THE REAL ESTATE RECORDS OF LORAIN COUNTY, IDENTIFYING ALL EASEMENTS OF RECORD CROSSING OR AFFECTING THE SAID PREMISES AND (d) THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS INCLUDING "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS". THE UNDERSIGNED FURTHER CERTIFIES THAT (i) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY AND ALL STREETS ABUTTING THE SAID PREMISES AND ALL MEANS OF INGRESS AND EGRESS FOR SAID PREMISES HAVE BEEN COMPLETED, DEDICATED AND ACCEPTED FOR PUBLIC MAINTENANCE BY THE VILLAGE OF SHEFFIELD (ii) THE PREMISES ARE LOCATED IN ZONE "C" (AREAS OF MINIMAL FLOODING), AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 390354 0005 B, HAVING AN EFFECTIVE DATE OF JUNE 18TH, 1980.

FURTHERMORE, THE UNDERSIGNED CERTIFIES THAT THIS SURVEY WAS MADE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, (ii) AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10 AND 11 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

THE HENRY G. REITZ ENGINEERING COMPANY
Donald E. Woke
 DONALD E. WOKÉ, REG. PUBLIC SURVEYOR NO. 5547

DIMENSIONS FOR ACCESS EASEMENT TO PARCEL 1

PARKING SPACES: 1074 REGULAR STRIPED SPACES + 20 HANDICAPPED SPACES = 1094 TOTAL SPACES

EASEMENTS:

TO: OHIO EDISON, VOLUME 1323, PAGE 61 & VOLUME 1330, PAGE 451 CLEARANCE EASEMENT & RIGHT OF WAY, - ALONG SOUTHERLY LINE OF O.L. 11

TO: OHIO FUEL GAS COMPANY, VOLUME 442, PAGE 243 INGRESS, EGRESS, INSTALL, MAINTAIN AND OPERATE (BLANKET EASEMENT FOR PARCELS 03-00-011-102-029 & 03-00-011-102-47)

TO: OHIO PUBLIC SERVICE COMPANY, VOLUME 391, PAGE 111 FOR POLE LINE - 370' SOUTH OF NORTH RIDGE RD. ALONG THE WEST LINE OF P.O. 03-00-011-102-029, DOES NOT EFFECT THIS PROPERTY

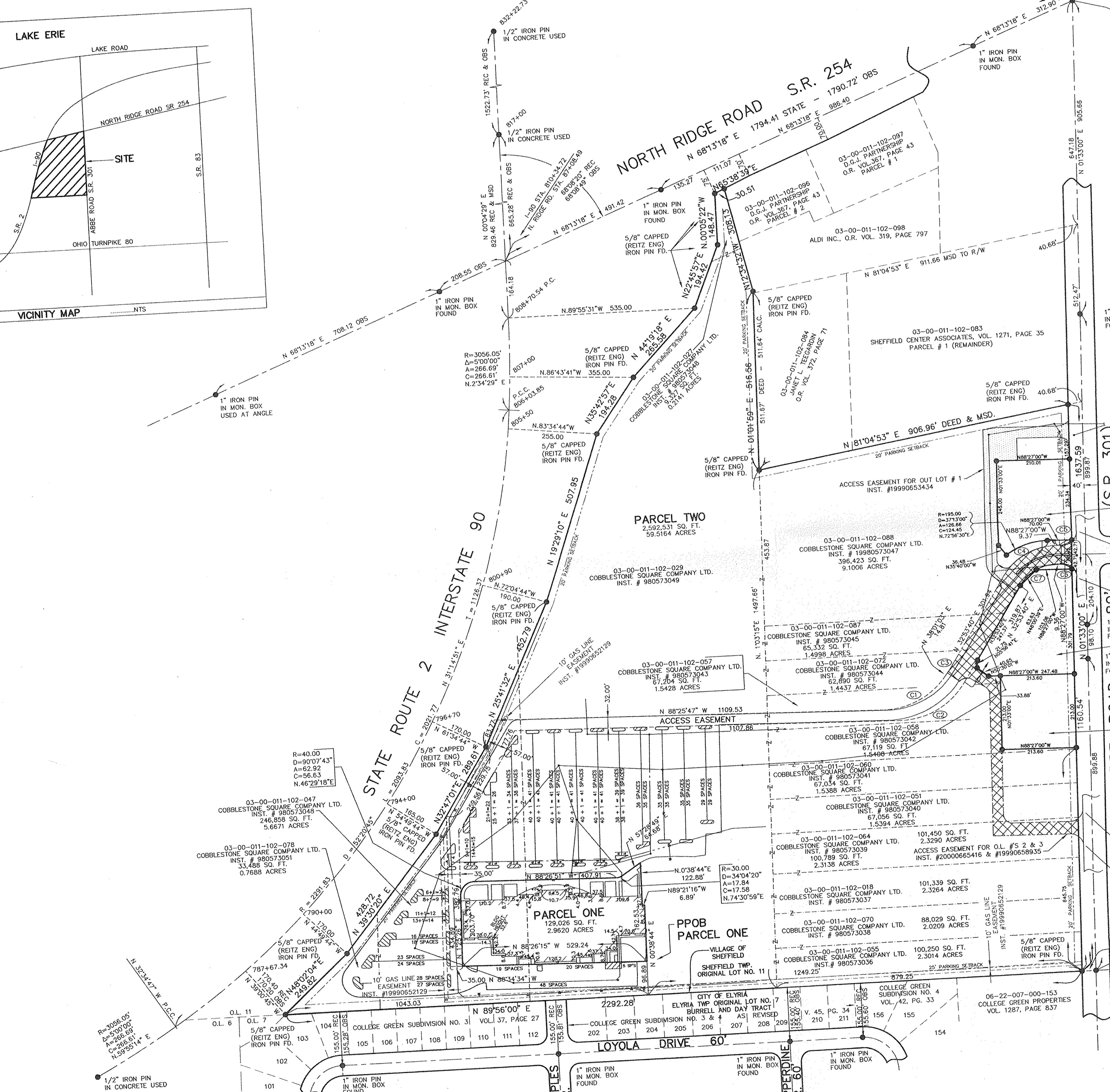
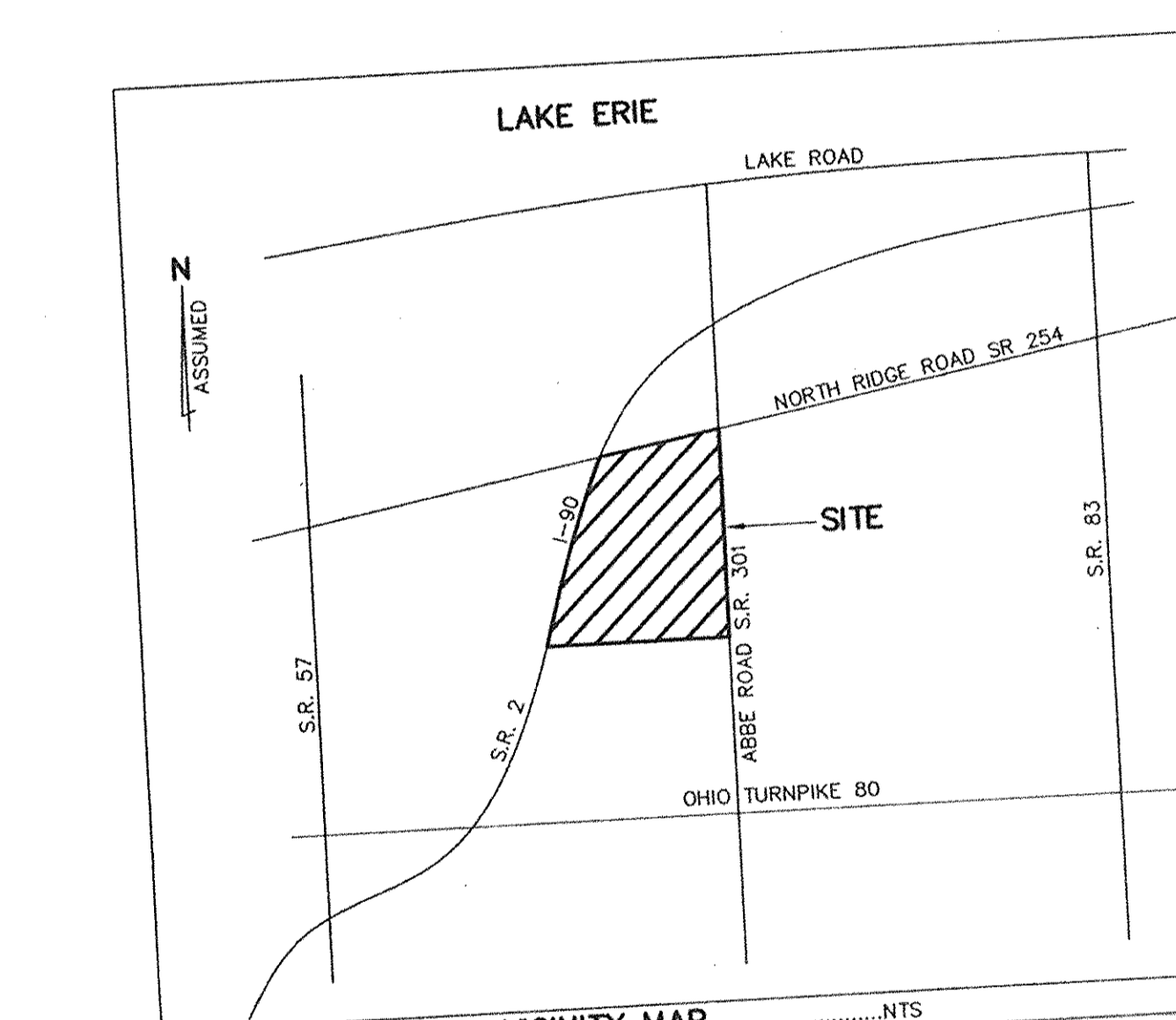
SURVEY OF COBLESTONE SQUARE THEATER AREA
 ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 11
 IN THE VILLAGE OF SHEFFIELD
 COUNTY OF LORAIN, STATE OF OHIO
 FOR CARNEGIE MANAGEMENT & DEVELOPMENT CORPORATION
 BY THE HENRY G. REITZ ENGINEERING COMPANY
 424 ROCKY RIVER DRIVE, CLEVELAND OHIO 44135
 PHONE: (216) 251-3023 FAX: (216) 251-5149

BY: *Donald E. Woke* PRESIDENT
 DONALD E. WOKÉ, REGISTERED SURVEYOR NO. 5547
 MARCH 10, 2000
 REVISED 3-15-2000 - INST. #2

SCALE: 1" = 150'

GRAPHIC SCALE

● DENOTES 5/8" CAPPED (REITZ END) IRON PIN SET (UNLESS NOTED OTHERWISE)



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