Situated in the City of Sheffield Lake and City of Avon Lake, County of Lorain, State of Ohio, being known as part of Original Sheffield Township Lot No. 32, and part of Avon Township Section No. 6, and more definitely described as follows:

Beginning at a monument box found set at the intersection of the centerline of Miller Road and the centerline of Walker Road:

Thence North 86° 47' 0" West in the centerline of Walker Road, a distance of 430.00 feet to the southwesterly corner of land conveyed to The Lorain National Bank, as recorded in Volume 906, Page 98 of Lorain County Deed Records; said point is the principal place of beginning;

Thence continuing North 86° 47' 0" West in the centerline of Walker Road, a distance of 1003.30 feet to a monument box found set at the intersection of the centerline of Walker Road and the line between Sheffield Township and Avon Township;

Thence North 84° 19' 04" West in the centerline of Walker Road, a distance of 360.32 feet to the southeasterly corner of land conveyed to Kris A. Curby and Melanie F. Fundak, as recorded in Volume 464, Page 440 of Lorain County Official Records;

Thence North 2° 54' 26" East in the Curby/Fundak easterly line, a distance of 255.23 feet to the Curby/Fundak northeasterly corner and a point in the southerly line of Westview Estates Subdivision, as recorded in Volume 20, Page 40 of Lorain County Plat Records;

Thence South 87° 23' 06" East in the southerly line of Westview Estates Subdivision, a distance of 263.45 feet to an iron pin found set in the southeasterly corner of Sublot No. 264 in said subdivision;

Thence North 2° 54' 26" West in the easterly line of Westview Estates Subdivision, a distance of 1810.17 feet to a point in the southerly sideline of Electric Blvd., 40' wide;

Thence North 75° 20' 05" East in the southerly sideline of Electric Blvd., a distance of 101.17 feet to an iron pin found set in a line between Sheffield Township and Avon Township;

Thence North 2° 54' 26" East in said Township line, a distance of 41.92 feet to a point in the northerly sideline of Electric Blvd.;

Thence South 75° 20' 05" West in the northerly sideline of Electric Blvd., a distance of 10.49 feet to an iron pin found set;

Thence North 2° 54' 26" East in a line parallel with and 10' distant westerly from the line between Sheffield Township and Avon Township, a distance of 296.40 feet to a point in the centerline of Lake Road; said line passes through an iron pin found set in the southerly sideline of Lake Road;

Thence North 74° 13' 40" East in the centerline of Lake Road, a distance of 419.80 feet to the northwesterly corner of land conveyed to Janet A. Garrison, as recorded in Volume 163, Page 403 of Lorain County Official Records; said line passes through an iron pin found set in the line between Sheffield Township and Avon Township;

Thence South 3° 04' 20" West in Garrison's westerly line, a distance of 266.20 feet to Garrison's southwesterly corner;

Thence North 74° 08' 20" East in Garrison's southerly line, a distance of 63.69 feet to Garrison's southeasterly corner;

Thence North 2° 15' 40" East in Garrison's easterly line, a distance of 37.00 feet to an iron pin found set in the southwesterly corner of land conveyed to Joseph M. Turner, as recorded in Volume 358, Page 657 of Lorain County Official Records;

Thence North 74° 08' 20" East in Turner's southerly line and in the southerly line of land conveyed to K.D. and M. Forrester, as recorded in Volume 934, Page 516 of Lorain County Deed Records, a distance of 90.00 feet to an iron pin found set in the Forresters' southeasterly corner;

Thence North 2° 15' 40" East in the Forresters' easterly line, a distance of 228.00 feet to a point in the centerline of Lake Road;

Thence North 74° 13' 40" West in the centerline of Lake Road, a distance of 102.66 feet to the southeasterly corner of land conveyed to Thomas L. and Mary Louise Smith, as recorded in Volume 1140, Page 801 of Lorain County Deed Records;

Thence North 1° 45' 0" East in the Smiths' easterly line, a distance of 480 feet to a point in the low water mark of Lake Erie;

Thence North 64° 26' 04" East in the low water mark of Lake Erie, a distance of 80 feet to a point;

Thence South 36° 02' East in the low water mark of Lake Erie, a distance of 45 feet to a point in the westerly line of land conveyed to Geoffrey M. and Theresa E. Smith, Trustees, as recorded in Volume 559, Page 47 of Lorain County Official Records;

Thence North 1° 45' West in the Smiths' westerly line, a distance of 450 feet to a point in the centerline of Lake Road;

Thence North 74° 13' 40" East in the centerline of Lake Road, a distance of 62.31 feet to the northwesterly corner of land conveyed to Richard J. Hemmer, as recorded in Volume 1347, Page 5 of Lorain County Deed Records;

Thence South 2° 0' 40" West in Hemmer's westerly line and in the westerly line of land conveyed to Karen S. Young, as recorded in Volume 1142, Page 632 of Lorain County Deed Records, a distance of 265.88 feet to Young's southwesterly corner;

Thence North 75° 29' 40" East in Young's southerly line, a distance of 144.67 feet to an iron pin found set in the westerly line of Avon Lake Harbor Estates Subdivision, as recorded in Volume 12, Page 24 of Lorain County Plat Records;

Thence South 2° 04' 40" West in the westerly line of Avon Lake Harbor Estates Subdivision and in the westerly line of Smugglers Cove Condominium No. 4, as recorded in Volume 29, Pages 58 thru 68 of Lorain County Plat Records, and in the westerly line of Smugglers Cove Condominium No. 1, as recorded in Volume 26, Pages 75 thru 82 of Lorain County Plat Records, a distance of 1129.59 feet to a stone found set in the southwesterly corner of Smugglers Cove Condominium No. 1, and in the northerly line of land conveyed to Alfred R. Fishel and Henry N. Sciulli, as recorded in Volume 1412, Page 454 of Lorain County Deed Records;

Thence North 87° 23' 20" West in the Fishel/Sciulli northerly line, a distance of 44.26 feet to the northwesterly corner thereof;

Thence South 2° 19' 0" West in the Fishel/Sciulli westerly line, a distance of 400.00 feet to the southwesterly corner thereof;

Thence South 87° 23' 20" East in the Fishel/Sciulli southerly line, a distance of 287.00 feet to an angle point;

Thence South 2° 19' 0" East in the Fishel/Sciulli easterly line, a distance of 150.00 feet to an angle point;

Thence South 87° 23' 20" East in the Fishel/Sciulli southerly line, a distance of 430.00 feet to a point in the centerline of Miller Road;

Thence South 2° 19' 0" West in the centerline of Miller Road, a distance of 618.78 feet to the northeasterly corner of land conveyed to Antoni Trzeciak and Robert Rassie as recorded in Volume 1195, Page 735 of Lorain County Deed Records;

Thence North 86° 47' 0" West in the Trzeciak/Rassie northerly line and in the northerly line of land conveyed to The Lorain National Bank, as recorded in Volume 906, Page 98 of Lorain County Deed Records, a distance of 430.00 feet to an iron pin found set in The Lorain National Bank's northeasterly corner;

Thence South 2° 19' 0" West in The Lorain National Bank's westerly line, a distance of 443.00 feet to a point in the centerline of Walker Road and the principal place of beginning; said line passes through an iron pin found set 43 feet off the centerline of said road.

Enclosing a parcel containing 60.4112 acres, of which 54.3134 acres are within Avon Township, and 6.2978 acres are within Sheffield Township, but subject to all legal highways, as surveyed by KS Associates, Inc., Engineers and Surveyors, in September of 1992.

ALL PARCELS OF LAND CONVEYED TO AQUA MARINE ASSOCIATES LIMITED PARTNERSHIP WERE RECORDED IN VOLUME 1414, PAGE 370 OF LORAIN COUNTY DEED RECORDS.

LEGEND

- HYDRANT
- WATER VALVE
- MANHOLE-WATER
- CATCH BASIN
- MANHOLE (COMBINATION SEWER)
- POWER/TELE. POLES
- MONUMENT BOX
- IRON PINS

THE PARCELS SHOWN HEREON IS CONTAINED WITHIN FLOOD "C" PER FLOOD INSURANCE RATE MAP NO. 390060 B, EXCEPT THE NORTHERLY 50'± OF PARCEL NO. 5.

BUILDING HEIGHT: NO BUILDING SHALL EXCEED 3 STORIES OR 45' IN HEIGHT. (ORDINANCE 133 PASSED 10-13-80)

NOTE: THE 10' CINDER DRIVE TO LAKE ROAD IS USED BY BOTH THE FORRESTER PARCEL TO THE WEST AND BY THE HEMMER PARCEL TO THE EAST.

NOTE: THE EXTERIOR BOUNDARY OF THE SUBJECT PARCEL IS CONTIGUOUS WITH THE ADJOINING PARCELS PER THE SURVEY SHOWN HEREON.

EASEMENT:
DRIVEWAY EASEMENT FROM AQUA MARINE TO KENNETH AND MARGE FORRESTER, ACCESS TO LAKE ROAD: D.V. 1382 P. 965

NOTE: LOW WATER MARK 9-25-92 BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE

SCALE: 1" = 100'

ACREAGE TABULATION

PARCEL N. OF LAKE ROAD	-	1.0937	AVON TWP.
PARCEL BETWEEN LAKE ED & VAC. ST.	-	5.4372	AVON TWP.
VACATED STREET	-	0.7040	AVON TWP.
PARCEL S. OF VAC. ST.	-	49.0765	AVON TWP.
TOTAL AVON TWP.			54.3134 AC.
10' STRIP S. OF LAKE ROAD	-	0.0681	SHEFF. TWP.
FRONTAGE LOTS WALKER ROAD	-	2.1884	SHEFF. TWP.
STRIP E. OF WESTVIEW ESTATES	-	4.0413	SHEFF. TWP.
TOTAL SHEFF TWP.			6.2978 AC.

TOTAL ACREAGE: 60.6112 AC.

SURVEYOR'S CERTIFICATE:

This is to certify that this survey was made for and at the instance of John Graham, Trustee, Midland Title Security, Inc., First American Title Insurance Company, Enterprise Title Agency, Inc., and World Plan Executive Council - U.S., a California Non-Profit Corporation.

I hereby also certify that this survey was prepared in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by The American Land Title Association and American Congress of Surveying and Mapping in 1988 and meets the accuracy requirements of a Class A Survey as defined therein and including Items 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 15 on Table 3 thereof.

David L. Elwell
Registered Surveyor #6333

STATE OF OHIO — DAVID L. ELWELL 6333 REGISTERED SURVEYOR

ALTA / ACSM LAND TITLE SURVEY

PART OF
ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 32
CITY OF SHEFFIELD LAKE
ORIGINAL AVON TOWNSHIP SECTION NO. 6
CITY OF AVON LAKE COUNTY OF LORAIN
STATE OF OHIO

DATE: SEPTEMBER 25, 1992
REVISED 11-4-92.
REVISED FEB. 10, 1993

PREPARED BY:
KS ASSOCIATES INC. 10-06-92
ENGINEERS SURVEYORS
424 MIDDLE AVENUE
P.O. BOX 89
ELYRIA, OHIO 44036
(216)322-6317-(216)236-8279-(216)244-5757

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