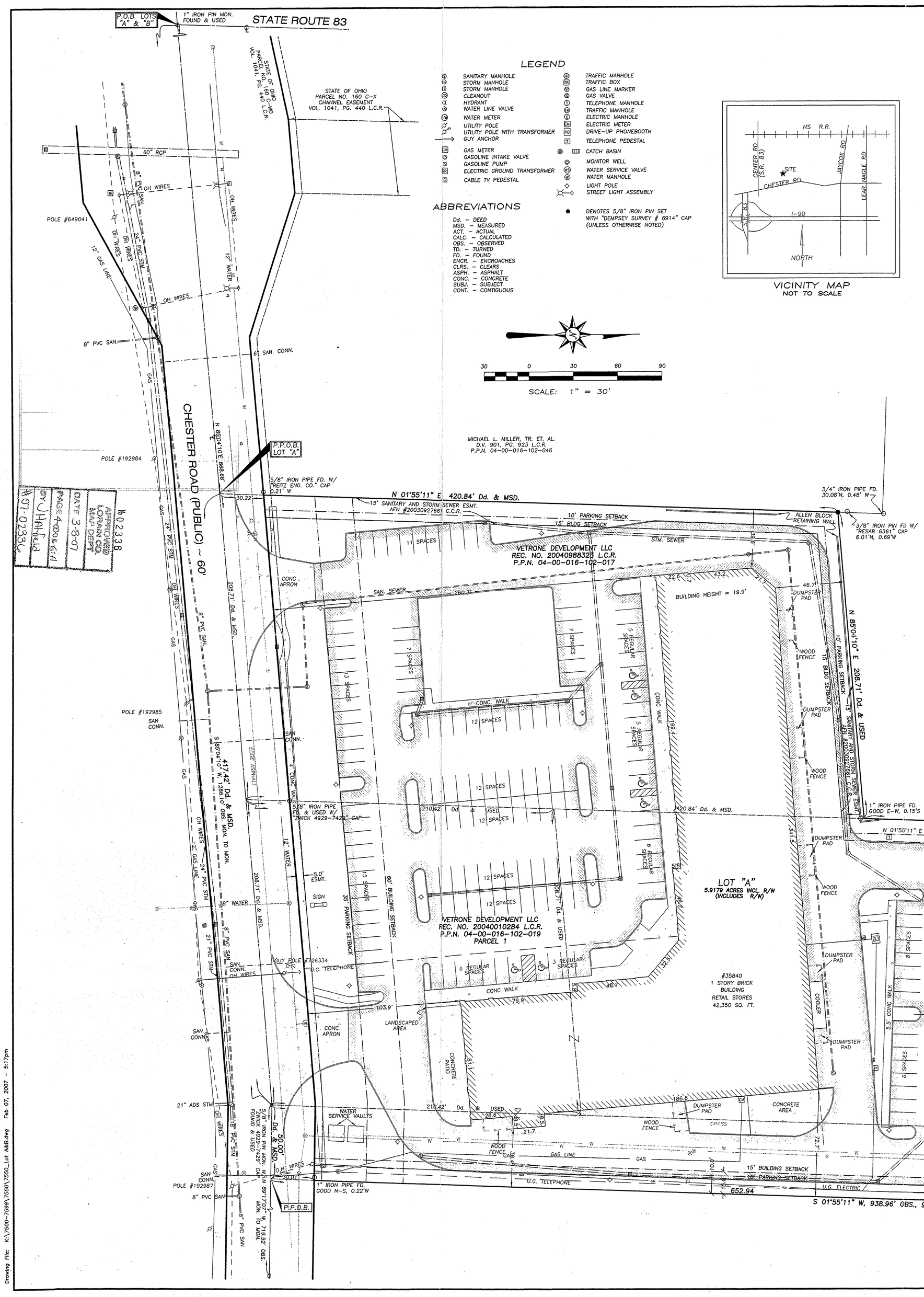
SURETY TITLE AGENCY INC.
1010 Leader Building
526 Superior Avenue East
Cleveland, Ohio 44114-1491
216-589-8399 800-443-8399 Fax 216-589-4824
www.suretytitle.com email: info@suretytitle.com

ST 30515

ALTA/ACSM LAND TITLE SURVEY OF LOTS "A" AND "B" FOR CHESTER SQUARE, LTD.; VETRONE DEVELOPMENT, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY, AND SURETY TITLE AGENCY INC.



LEGAL DESCRIPTION

LOT "A"
SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 16 AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE CENTERLINE OF CHESTER ROAD, 60 FEET WIDE AT A 1" IRON PIN MONUMENT FOUND AT AN INTERSECTION WITH THE CENTERLINE OF S.R. 83; THENCE ALONG THE CENTERLINE OF CHESTER ROAD NORTH 85°04'10" EAST, 868.68 FEET TO A POINT, SAID POINT BEING SOUTH 85°04'10" WEST, 208.71 FEET MEASURED ALONG THE CENTERLINE OF CHESTER ROAD FROM AN INTERSECTION WITH THE WESTERLY LINE OF LAND CONVEYED TO MABEL R. CHESTER BY DEED DATED MAY 16, 1935 AND RECORDED IN VOLUME 275, PAGE 331 OF LORAIN COUNTY RECORDS;

COURSE 1: THENCE ALONG A LINE PARALLEL WITH SAID WESTERLY LINE OF MABEL R. CHESTER, NORTH 1°55'11" EAST, 420.84 FEET TO A CAPPED 5/8" IRON PIN SET;

COURSE 2: THENCE NORTH 85°04'10" EAST, 208.71 FEET TO A POINT, WITNESS A 1" IRON PIPE FOUND 0.15 FEET SOUTH THEREFROM;

COURSE 3: THENCE NORTH 1°55'11" EAST, 256.58 FEET TO A CAPPED 5/8" IRON PIN SET;

COURSE 4: THENCE SOUTH 88°24'30" EAST, 257.21 FEET TO A CAPPED 5/8" IRON PIN SET;

COURSE 5: THENCE SOUTH 1°55'11" WEST, 652.94 FEET TO THE CENTERLINE OF CHESTER ROAD;

COURSE 6: THENCE ALONG THE CENTERLINE OF CHESTER ROAD, NORTH 89°17'07" WEST, 50.00 FEET TO A 5/8" IRON PIN MONUMENT (ZWICK) FOUND AT AN ANGLE POINT THEREIN;

COURSE 7: THENCE CONTINUING ALONG THE CENTERLINE OF CHESTER ROAD, SOUTH 85°04'10" WEST, 417.42 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 5.9179 ACRES OF LAND, ACCORDING TO A SURVEY BY CHRISTOPHER J. DEMPSEY, P.S. NO. 6914, OF DEMPSEY SURVEYING COMPANY, DATED AUGUST 29, 2006.

NOTE: BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

LOT "B"

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 16 AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE CENTERLINE OF CHESTER ROAD, 60 FEET WIDE AT A 1" IRON PIN MONUMENT FOUND AT AN INTERSECTION WITH THE CENTERLINE OF S.R. 83; THENCE ALONG THE CENTERLINE OF CHESTER ROAD NORTH 85°04'10" EAST, 868.68 FEET TO A POINT, SAID POINT BEING SOUTH 85°04'10" WEST, 208.71 FEET MEASURED ALONG THE CENTERLINE OF CHESTER ROAD FROM AN INTERSECTION WITH THE WESTERLY LINE OF LAND CONVEYED TO MABEL R. CHESTER BY DEED DATED MAY 16, 1935 AND RECORDED IN VOLUME 275, PAGE 331 OF LORAIN COUNTY RECORDS; THENCE ALONG A LINE PARALLEL WITH SAID WESTERLY LINE OF MABEL R. CHESTER NORTH 01°55'11" E., 420.84 FEET TO A POINT; THENCE NORTH 85°04'10" EAST, 208.71 FEET TO A POINT, WITNESS A 1" IRON PIPE FOUND 0.15 FEET SOUTH THEREFROM; THENCE NORTH 1°55'11" EAST, 256.58 FEET TO A CAPPED 5/8" IRON PIN SET AND THE PRINCIPAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

COURSE 1: THENCE CONTINUING NORTH 1°55'11" EAST, 292.27 FEET TO A CAPPED 5/8" IRON PIN SET;

COURSE 2: THENCE SOUTH 87°00'37" EAST, 207.26 FEET TO A 5/8" IRON PIN FOUND AT THE NORTHWEST CORNER OF LAND CONVEYED TO MABEL R. CHESTER, AS AFORESAID;

COURSE 3: THENCE ALONG THE NORTHERLY LINE OF SAID LAND SO CONVEYED TO MABEL R. CHESTER AND ALSO THE SOUTHERLY LINE OF PARCEL 1 OF LAND CONVEYED TO EDITH CHESTER BY DEED DATED NOVEMBER 9, 1933 AND RECORDED IN VOLUME 288, PAGE 520 OF LORAIN COUNTY RECORD OF DEEDS, SOUTH 87°01'53" EAST, 50.00 FEET TO A 1" IRON PIPE FOUND;

COURSE 4: THENCE SOUTH 1°55'11" WEST, 286.02 FEET TO A CAPPED 5/8" IRON PIN SET;

COURSE 5: THENCE NORTH 88°24'30" WEST, 257.21 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 1.7073 ACRES OF LAND, ACCORDING TO A SURVEY BY CHRISTOPHER J. DEMPSEY, P.S. NO. 6914, OF DEMPSEY SURVEYING COMPANY, DATED AUGUST 29, 2006.

NOTE: BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. ST 30515-O EFFECTIVE DATE: DECEMBER 20, 2006, AT 7:59 A.M. NOTES REGARDING SCHEDULE B – SECTION 2:

ITEM 5: PLAT EXCEPTION: THE PLAT OF LOT SPLIT FOR VETRONE DEVELOPMENT, LLC (PROPOSED) RECORDED IN VOLUME _____, PAGE _____ OF LORAIN COUNTY RECORDS SHOWS THE FOLLOWING:
–10 FT. PARKING SETBACK
–15 FT. BUILDING SETBACK
–35 FT. PARKING SETBACK ALONG CHESTER ROAD
–60 FT. BUILDING SETBACK ALONG CHESTER ROAD
AFFECTS PERIMETER OF CAPTION, PLATTED HEREON.

ITEM 8: SUBJECT EASEMENT: EASEMENT FOR SANITARY SEWER AND STORM SEWER LINES FROM MARGAM INVESTMENT, LTD. TO PAUL PUSTAY, RECORDED AS LORAIN COUNTY RECORDER'S FILE NUMBER 20030927661. PLATTED HEREON.

TO CHESTER SQUARE, LTD.; VETRONE DEVELOPMENT, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY, AND SURETY TITLE AGENCY INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 10, 11(B), 16, AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OHIO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

ADDITIONALLY, THIS MAP OR PLAT AND THE SURVEY ON WHICH IS WAS BASED WERE MADE (I) IN ACCORDANCE WITH AND SATISFY THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, AS CODIFIED IN CHAPTER 4733 OF THE OHIO ADMINISTRATIVE CODE IN EFFECT AT THE TIME AND (II) THE CURRENT STANDARDS OF CONVEYANCE ADOPTED BY LORAIN COUNTY, IF ANY.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP OR PLAT ABUTS A PUBLICLY DEDICATED STREET AND THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY; THAT THE PROPERTY DESCRIPTION IS THE SAME PROPERTY SPECIFICALLY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. ST 30515-O DATED DECEMBER 20, 2006; THAT EXCEPT AS SHOWN THE PREMISES DOES NOT SERVE ANY OTHER ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE; THAT THE PREMISES IS LOCATED IN A FLOOD ZONE "C" AS SHOWN BY COMMUNITY PANEL NO. 390348 0005B BEARING AN EFFECTIVE DATE OF JUNE 18, 1980; THAT IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS THAT THE PARCELS ARE CONTIGUOUS AND WHEN TAKEN TOGETHER FORM ONE PARCEL WITHOUT ANY GAPS OR GORES; AND THAT EXISTING UTILITIES (I.E., STORM, SANITARY SEWERS, WATER, GAS AND ELECTRIC) ARE AVAILABLE TO THE PROPERTY."

CHRISTOPHER J. DEMPSEY
PROFESSIONAL SURVEYOR NO. 6914
DATE OF SURVEY: JANUARY 18, 2007
DATE OF SIGNATURE ~~FEB 13, 2007~~

STATE OF OHIO CHRISTOPHER J. DEMPSEY S-6914 REGISTERED PROFESSIONAL SURVEYOR

Dempsey Surveying Company
5425 WARNER ROAD, SUITE 1
CLEVELAND, OHIO 44125
(216) 901-1145 FAX: (216) 901-1146
www.dempseysurvey.com

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C", AN AREA OF MINIMAL FLOODING, AS DESIGNATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS REFLECTED BY THE COMMUNITY PANEL NO. 390348 0005B BEARING AN EFFECTIVE DATE OF JUNE 18, 1980.

ZONING CLASSIFICATION

THE SUBJECT PREMISES IS ZONED "GENERAL BUSINESS", AS SHOWN BY THE BUILDING ZONE MAPS OF THE CITY OF AVON. NUMBERS IN PARENTHESIS ARE REFERENCES TO ORDINANCES IN THE ZONING CODE FOR THE CITY OF AVON, OHIO.

MINIMUM LOT AREA: 1 ACRE (1270.04)(a)
MINIMUM LOT WIDTH: 150 FEET AT B/W (1270.04)(a)
BUILDING SETBACK FROM STREET: 60' (1270.05)(e)
BUILDING SETBACK FROM SIDELINE: 15' (1270.05)(e)
BUILDING SETBACK FROM REAR LOT LINE: 15' (1270.05)(e)
PARKING SETBACK FROM RIGHT OF WAY: 35' (1270.06)(a)
PARKING AND DRIVE SETBACK FROM SIDELINE: 10' (1270.06)(a)
PARKING AND DRIVE SETBACK FROM REAR LOT LINE: 10' (1270.06)(a)
MAXIMUM BUILDING HEIGHT: 45 FEET (1270.05)(e)

BASIS OF BEARINGS

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 1-800-362-2764
OHIO UTILITIES PROTECTION SERVICE

PRINTED FEB 12 2007

FILE NO. 7550

Drawing File: K:\7500-7599\7550\7550_Lot A&B.dwg Feb 07, 2007 – 5:17pm