SURVEYOR'S NOTES

1. The basis of bearings for this survey is the centerline of Oak Point Road as shown on Deerfield Estates Subdivision No. 1 recorded in Volume 84, Pages 60–62 of the Lorain County Plat Records.

2. Vertical datum is NAVD 1988 based on Lorain County Auditor's Monument 99–48.

3. Pertinent records used are as shown hereon and include Lorain County Tax Maps and an ALTA Survey prepared by Suhail & Suhail Consulting Engineers & Surveyors dated March 19, 2004.

4. This map and the survey on which it is based have been prepared with the benefit of a Title Report prepared by Fidelity National Title Insurance Company, Commitment No. 106–1847 having an effective date of August 2, 2006. This survey is intended to depict only those easements and rights–of–way identified in said report to the extent they can be shown.

5. Underground utilities are shown from plans and field markings provided by utility companies and agencies. Actual locations may vary. Contact Ohio Utilities Protection Service (OUPS) at 1–800–362–2764 prior to excavation.

6. As of August 28, 2006, the following companies have responded to the initial OUPS request (Reference Nos. 0804–062–112, –113, –114) for utility plans: CenturyTel (Cooper Foster Park clear), City of Amherst, City of Lorain, Columbia Gas, Level 3 Communications (clear), Ohio Edison (Cooper Foster Park clear)

7. The survey shown hereon lies within Zone C (areas of minimal flooding) according to the Flood Insurance Rate Map (FIRM) for the City of Amherst, Ohio Community Panel No. 390347 0005B issued by the Federal Emergency Management Agency (FEMA), and having a map revision date of August 1, 1980.

8. The property shown in the City of Amherst lies within Zone I–1. Under City of Amherst Codified Ordinances the following would apply to new construction:

Zone I–1 Industrial District
Maximum building height: 40 feet

Front yard setback: 60 feet

Side yard setback: 25 feet

Rear yard setback: 25 feet

Minimum lot area and width: 150 feet frontage

9. Positional tolerance noted in Surveyor's Certification pertains to property corner.

10. Visible surface utilities have been field located.

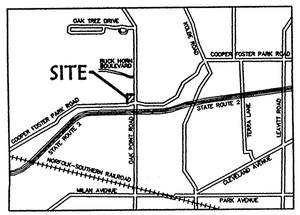
LEGEND

- MONUMENT BOX
- IRON PIN/PIPE FOUND
- 5/8" X 30" REBAR SET WITH YELLOW CAP MARKED "KS ASSOC INC PROP MARKER"
- FIRE HYDRANT
- GUTTER CATCH BASIN
- WATER VALVE
- GAS LINE MARKER
- CLEAN OUT
- SANITARY MANHOLE
- GUY ANCHOR
- SQUARE CATCH BASIN
- TREE
- TITLE EXCEPTION LABEL
- TELEPHONE POWER POLE
- TELEPHONE POLE
- POWER POLE
- LIGHT POLE
- BENCH MARK
- POST
- ROCK
- TRAFFIC SIGN

- STORM SEWER
- SANITARY SEWER
- GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- OVERHEAD ELECTRIC/TELEPHONE LINE
- RIGHT OF WAY
- CENTERLINE
- DITCH
- WOODS

VICINITY MAP

NO SCALE



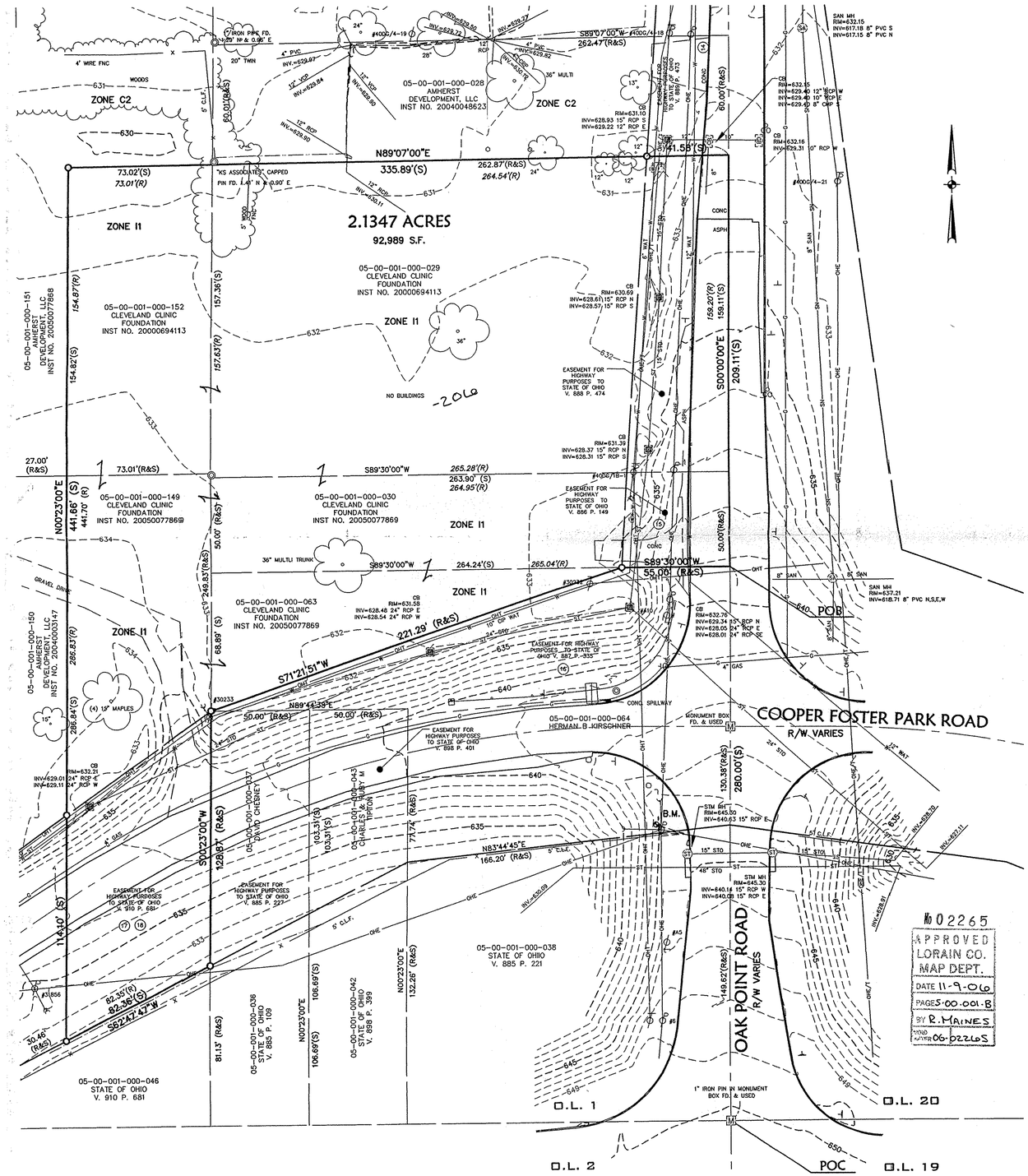
BENCH MARK

BENCH MARK:
RAILROAD SPIKE SET IN N. FACE OF POWER POLE AT SW CORNER OF COOPER FOSTER PARK RD. AND OAK POINT RD.
ELEV=646.39

ABBREVIATIONS

C = CALCULATED
R = RECORD
S = SURVEYED
FD = FOUND
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CPP = CORRUGATED PLASTIC PIPE
VCP = VITRIFIED CLAY PIPE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

30 0 30 60
SCALE IN FEET
SCALE 1"=30'



LEGAL DESCRIPTION

Situated in the City of Amherst, County of Lorain, State of Ohio and known as being part of Original Amherst Township Lot No. 1. Also being the land conveyed to The Cleveland Clinic Foundation as recorded in Instrument Nos. 20050077869 and 20000694113 of the Lorain County Land Records being more definitely described as follows;

Commencing at a 1" iron pin found at the southeasterly corner of Original Amherst Township Lot No. 1;

Thence, along the easterly line of Original Amherst Township Lot No.1, also being the centerline of Oak Point Road (width varies), North 00° 00' 00" East, 280.00 feet to the southeasterly corner of land conveyed to The Cleveland Clinic Foundation as recorded in Instrument Nos. 20050077869 of the Lorain County Land Records and the True Point of Beginning for the parcel herein described;

Thence, leaving said centerline, along The Cleveland Clinic Foundation's southerly line, South 89° 30' 00" West, 55.00 feet to an iron pin set in the northerly right of way of Cooper Foster Park Road (width varies);

Thence, along the northerly right of way of Cooper Foster Park Road, South 71° 21' 51" West, 221.29 feet to an iron pin set;

Thence, leaving said northerly right of way, South 00° 23' 00" West, 128.87 feet to an iron pin set at the northeasterly corner of land conveyed to the State of Ohio as recorded in Volume 910, Page 681 of the Lorain County Land Records;

Thence, along State of Ohio's northerly line, South 62° 47' 47" West, 82.36 feet to an iron pin set in the westerly line of said land conveyed to The Cleveland Clinic Foundation;

Thence along The Cleveland Clinic Foundation's westerly line and an easterly line of land conveyed to Amherst Development, LLC as recorded in Instrument No. 20050077868 of the Lorain County Land Records, North 00° 23' 00" East, 441.66' feet to a iron pin set in a southerly line of said land conveyed to Amherst Development, LLC and passing through an iron pin set at 114.10 feet;

Thence, along Amherst Development, LLC's southerly line and the southerly line of land conveyed to Amherst Development, LLC as recorded in Instrument No. 20040048623 of the Lorain County Land Records, North 89° 07' 00" East, 335.89 feet to the centerline of Oak Point Road and passing through an iron pin set 41.58 feet westerly of said centerline;

Thence, along said centerline, South 00° 00' 00" East, 209.11 feet to the point of beginning.

Containing within said bounds 2.1347 acres (92,989 square feet) of land as surveyed by KS Associates, Inc. under the supervision of Trevor A. Bixler, Professional Surveyor, No. 7730 in August of 2006.

All iron pins set are 5/8" x 30" capped rebar inscribed "KS ASSOCS INC PROP MARKER".

The basis of bearings for this survey is the centerline of Oak Point Road (South 00° 00' 00" East) as shown on Deerfield Estates Subdivision No. 1 recorded in Volume 84, Pages 60–62 of the Lorain County Plat Records.

SURVEY RELATED TITLE EXCEPTIONS

Fidelity National Title Insurance Company
Commitment No. 106–1847
Effective Date: August 2, 2006

13. Oil and Gas Lease recorded in Lease Volume 12, Page 425 of the Lorain County Records affects the subject parcel and is blanket in nature.

14. Easement and Right of Way recorded in Deed Volume 491, Page 355 of the Lorain County Records affects the subject parcel and is blanket in nature.

15. Permanent Easement and Right of Way recorded in Deed Volume 886, Page 149 of the Lorain County Records affects the subject parcel and is shown hereon.

16. Permanent Easement and Right of Way recorded in Deed Volume 887, Page 335 of the Lorain County Records affects the subject parcel and is shown hereon.

17. Abutter's Rights and Perpetual Easement recorded in Deed Volume 910, Page 681 of the Lorain County Records affects the subject parcel and is shown hereon.

18. Permanent Easement and Right of Way cited in deed recorded in Deed Volume 926, Page 278 of the Lorain County Records affects subject parcel and is the same easement as recorded in Deed Volume 910, Page 681 of the Lorain County Records.

Permanent Easement and Right of Way recorded in Deed Volume 888, Page 474 of the Lorain County Records affects the subject parcel and is shown hereon and is not found in the Title Report.

SURVEYOR'S CERTIFICATION

To: Amherst Outlot Development, LLC, Fidelity National Title Insurance Company, and LaSalle Bank National Association:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "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, 5, 6, 7a, 8, 9, 10, 11b and 13 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.

Trevor A. Bixler 10-20-06
Trevor A. Bixler, P.S. Date
Professional Surveyor Ohio Reg. No. 7730

Date of Survey: August 7, 2006 – September 1, 2006

Last Date of Revision: October 20, 2006

STATE OF OHIO
TREVOR A. BIXLER
7730
REGISTERED
PROFESSIONAL SURVEYOR

DATE	DESCRIPTION	BY
10/20/06	REVISED CERTIFICATION	TAB

REVISIONS

DATE: 9-28-06
DRAWN BY: KAR
CH'D BY: TAB
DWG. NAME: D-CC-ALTA01
PATH: L:\DOT/CONTROL/DWG
F.B. 734,752,757,758

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com
KS ASSOCIATES

CLEVELAND CLINIC FOUNDATION
ALTA/ACSM LAND TITLE SURVEY

OF PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 1
CITY OF AMHERST, COUNTY OF LORAIN
STATE OF OHIO

SHEET 1 OF 1

JOB NO. 05067

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