LEGAL DESCRIPTION

PARCEL 04-00-003-104-026

Situated in the City of Avon, County of Lorain and State of Ohio and known as being part of Original Avon Township Section No. 3. Also being the land conveyed to Gerald A. & Mary M. Shumaker, Trustees as recorded in Instrument No. 20060134529 (1/3 interest), Joanne B. Damasin, Trustee as recorded in Instrument No. 20070190372 (1/9 interest), James R. Shumaker, Trustee as recorded in Instrument No. 20070190373 (2/9 interest) and Barbara A. Rich, Trustee as recorded in Instrument Nos. 20060134529 and 20080237634 (1/3 interest) of the Lorain County Records, being more definitely described as follows;

Commencing at the intersection of the centerlines of Interstate 90 (width varies) and Colorado Avenue State Route 611 (width varies), said point being North 62° 29' 09" West, 209.33 feet from a 1" iron pin in a monument box found in the centerline of Colorado Avenue;

Thence, along the centerline of Colorado Avenue, South 62° 29' 09" East, 168.23 feet to the northeasterly corner of land conveyed to State of Ohio as recorded in Deed Volume 939, Page 215 of the Lorain County Records;

Thence, leaving said centerline along State of Ohio's easterly line, South 00° 05' 39" West, 417.39 feet to an iron pin set at the northwesterly corner of land conveyed to Warner Realty Company Ltd. as recorded in Instrument No. 19980584859 of the Lorain County Records and the True Point of Beginning for the parcel herein described;

Thence, along Warner Realty Company Ltd's westerly line, continuing South 00° 05' 39" West, 741.23 feet to the northeasterly corner of Stonebridge Creek Subdivision No. 6 as recorded in Volume 80, Page 4 of the Lorain County Plat Records and passing through a "KS ASSOCS INC REFERENCE" capped iron pin set at 691.23 feet;

Thence, along the northerly line of Stonebridge Creek Subdivision No. 6 and along the northerly line of land conveyed to Gerald A. and Mary M. Shumaker, Trustees as recorded in Instrument No. 20000684407 and Barbara A. Rich, Trustee as recorded in Instrument Nos. 20010732162 and 20080237634 of the Lorain County Records, North 71° 52' 44" West, 672.69 feet to the easterly line of Carmel at Stonebridge Condominium No. 1 Phase 5 as recorded in Volume 94, Page 35 of the Lorain County Plat Records;

Thence, along said westerly line, North 00° 08' 15" West, 245.39 feet to an iron pin set at the southwesterly corner of said land conveyed to State of Ohio and passing through a "KS ASSOCS INC REFERENCE" capped iron pin set at 50.00 feet;

Thence along said State of Ohio's southerly line the following four courses;

North 48° 40' 41" East, 200.97 feet to an iron pin set;

Thence North 58° 59' 26" East, 175.86 feet to an iron pin set;

Thence North 73° 49' 49" East, 202.04 feet to an iron pin set;

Thence North 87° 13' 19" East, 145.60 feet to the point of beginning.

Containing within said bounds 8.0519 acres (350,740 square feet) of land as surveyed by KS Associates, Inc. under the supervision of Trevor A. Bixler, Professional Surveyor, No. 7730 in March of 2009.

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

Bearings are based on the Ohio State Plane, North Zone NAD83 (2007) Grid North based on GPS observations performed on March 9, 2009.

LEGAL DESCRIPTION

PARCEL 04-00-003-101-054

Situated in the City of Avon, County of Lorain and State of Ohio and known as being part of Original Avon Township Section No. 3. Also being the land conveyed to Warner Realty Company Ltd. as recorded in Instrument No. 19980584859 of the Lorain County Records, being more definitely described as follows;

Commencing at the intersection of the centerlines of Interstate 90 (width varies) and Colorado Avenue State Route 611 (width varies), said point being North 62° 29' 09" West, 209.33 feet from a 1" iron pin in a monument box found in the centerline of Colorado Avenue;

Thence, along the centerline of Colorado Avenue, South 62° 29' 09" East, 168.23 feet to the northwesterly corner of land conveyed to State of Ohio as recorded in Deed Volume 983, Page 471 of the Lorain County Records;

Thence, leaving said centerline along State of Ohio's westerly line, South 00° 05' 39" West, 417.39 feet to an iron pin set at the True Point of Beginning for the parcel herein described;

Thence, along State of Ohio's southerly line the following four courses;

North 87° 13' 19" East, 136.79 feet, said point being referenced by a 1" iron pipe found 0.19 feet North and 0.61 feet West;

Thence North 56° 42' 13" East, 180.21 feet and passing through a "KS ASSOCS INC REFERENCE" capped iron pin set at 179.21 feet;

Thence South 62° 29' 09" East, 200.00 feet, said point being referenced by a 1" iron pipe found 0.09 feet North and 0.06' East and passing through a "KS ASSOCS INC REFERENCE" capped iron pin set at 1.00 feet;

Thence South 69° 36' 39" East, 161.25 feet to a 1" iron pipe found;

Thence, continuing along State of Ohio's southerly line and the easterly extension thereof, South 80° 29' 24" East, 113.65 feet to an iron pin set at the northwesterly corner of land conveyed to Warner Realty Company Ltd. as recorded in Instrument No. 19980584860 of the Lorain County Records;

Thence, along Warner Realty Company Ltd's westerly line, South 00° 20' 35" West, 1355.48 feet to an iron pin set in the northerly line of Stonebridge Creek Subdivision No. 4 as recorded in Volume 75, Page 10 of the Lorain County Plat Records;

Thence, along said northerly line, South 88° 38' 05" West, 760.28 feet to the easterly line of Stonebridge Creek Subdivision No. 6 as recorded in Volume 80, Page 4 of the Lorain County Plat Records;

Thence, along said easterly line and along the easterly line of land conveyed to Gerald A. & Mary M. Shumaker, Trustees as recorded in Instrument No. 20060134529 (1/3 interest), Joanne B. Damasin, Trustee as recorded in Instrument No. 20070190372 (1/9 interest), James R. Shumaker, Trustee as recorded in Instrument No. 20070190373 (2/9 interest) and Barbara A. Rich, Trustee as recorded in Instrument Nos. 20060134529 and 20080237634 (1/3 interest) of the Lorain County Records, North 00° 05' 39" East, 1433.51 feet to the point of beginning.

Containing within said bounds 25.2446 acres (1,099,654 square feet) of land as surveyed by KS Associates, Inc. under the supervision of Trevor A. Bixler, Professional Surveyor, No. 7730 in March of 2009.

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

Bearings are based on the Ohio State Plane, North Zone NAD83 (2007) Grid North based on GPS observations performed on March 9, 2009.

LEGAL DESCRIPTION

PARCEL 04-00-003-101-111

Situated in the City of Avon, County of Lorain and State of Ohio and known as being part of Original Avon Township Section No. 3. Also being the land conveyed to Warner Realty Company Ltd. as recorded in Instrument No. 19980584860 of the Lorain County Records, being more definitely described as follows;

Commencing at the intersection of the centerlines of Interstate 90 (width varies) and Colorado Avenue State Route 611 (width varies), said point being North 62° 29' 09" West, 209.33 feet from a 1" iron pin in a monument box found in the centerline of Colorado Avenue;

Thence, along the centerline of Colorado Avenue, South 62° 29' 09" East, 1159.25 feet to the True Point of Beginning for the parcel herein described;

Thence, continuing along the centerline of Colorado Avenue, South 62° 29' 09" East, 690.54 feet to the northwesterly corner of land conveyed to RJG Properties, LLC as recorded in Instrument No. 20030894629 of the Lorain County Records;

Thence, leaving said centerline, along RJG Properties, LLC's westerly and southerly lines the following two courses;

South 00° 18' 51" West, 910.00 feet and passing through a 5/8" iron pin found 45.32 feet southerly of said centerline and passing through a "KS ASSOCS INC REFERENCE" capped iron pin set at 840.00 feet;

Thence South 62° 29' 09" East, 181.11 feet to the easterly line of Original Avon Township Section No. 3;

Thence, along said easterly line, South 00° 10' 03" East, 613.37 feet to the northeasterly corner of Stonebridge Creek Subdivision No. 3 as recorded in Volume 75, Page 5 of the Lorain County Plat Records, said point being referenced by a "Weilert" capped iron pin found 0.07 feet East and passing through a "KS ASSOCS INC REFERENCE" capped iron pin set at 100.00 feet;

Thence, along the northerly line of said Stonebridge Creek Subdivision No. 3, South 89° 50' 41" West, 530.15 feet to a "Weilert" capped iron pin found at the southeasterly corner of Stonebridge Creek Subdivision No. 4 as recorded in Volume 75, Page 10 of the Lorain County Plat Records

Thence, along the easterly and northerly lines of said Stonebridge Creek Subdivision No. 4 the following two courses;

North 00° 10' 07" West, 561.09 feet to a "Weilert" capped iron pin found;

Thence South 88° 38' 05" West, 360.08 feet to an iron pin set at the southeasterly corner of land conveyed to Warner Realty Company Ltd. as recorded in Instrument No. 19980584859 of the Lorain County Records;

Thence, along Warner Realty Company Ltd's easterly line, North 00° 20' 35" East, 1355.48 feet to an iron pin set at the southwesterly corner of land conveyed to State of Ohio as recorded in Deed Volume 938, Page 481 of the Lorain County Records;

Thence along State of Ohio's southerly and easterly lines the following two courses;

South 80° 29' 24" East, 96.65 feet, said point being referenced by a 1" iron pipe found 0.05 feet North;

Thence North 27° 30' 51" East, 40.00 feet to the point of beginning.

Containing within said bounds 27.7349 acres (1,208,133 square feet) of land as surveyed by KS Associates, Inc. under the supervision of Trevor A. Bixler, Professional Surveyor, No. 7730 in March of 2009.

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

Bearings are based on the Ohio State Plane, North Zone NAD83 (2007) Grid North based on GPS observations performed on March 9, 2009.

LEGEND

- MONUMENT BOX FOUND
- IRON PIPE / PIN FOUND AS DESCRIBED
- 5/8" CAPPED REBAR SET LABELED "KS ASSOCS INC PROP MARKER"
- RBF 5/8" CAPPED REBAR SET LABELED "KS ASSOCS INC REFERENCE"
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CLEANOUT
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- SIGNAL POLE
- TRAFFIC PULL BOX
- POWER POLE
- TELEPHONE/POWER POLE
- UTILITY POLE
- GUY ANCHOR
- TELEPHONE PEDESTAL
- STORM MANHOLE
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- UTILITY MANHOLE
- ST — STORM SEWER
- SN — SANITARY SEER
- G — GAS MAIN
- W — WATER MAIN
- ORIGINAL LOT LINE
- EASEMENT LINE
- X — X — FENCE LINE
- FRENCH CREEK
- OHE — OVERHEAD ELECTRIC LINE
- OHE/T — OVERHEAD ELECTRIC/TELEPHONE LINE

SURVEY RELATED TITLE EXCEPTIONS

First American Title Insurance Company
Commitment No. CB-2013
Effective Date: December 19, 2008
Parcel Nos. 04-00-003-101-054 and 04-00-003-104-026

8. Rights of Access as recorded in Deed Volume 937, Page 10 and refiled in Deed Volume 983, Page 471 of the Lorain County Records affect the subject parcel (054) and are shown hereon.

9. Easement disclosed by instrument recorded in Deed Volume 937, Page 15 of the Lorain County Records affects the subject parcel (054) and is shown hereon.

10. Easement disclosed by instrument recorded in Deed Volume 938, Page 722 of the Lorain County Records affects the subject parcel (054) and is shown hereon.

11. Easement Granted to City of North Ridgeville disclosed by instrument recorded in Deed Volume 1075, Page 534 and in Deed Volume 1326, Page 682 of the Lorain County Records affects the subject parcel (054) and is shown hereon.

12. Easement disclosed by instrument recorded in Instrument No. 20020843390 of the Lorain County Records affects the subject parcel (054) and is shown hereon.

13. Easement disclosed by instrument recorded in Instrument No. 20020843391 of the Lorain County Records does not affect the subject parcels and is shown hereon.

14. Rights of Access as recorded in Deed Volume 939, Page 215 of the Lorain County Records affect the subject parcel (026) and are shown hereon.

15. Easement disclosed by instrument recorded in Deed Volume 939, Page 217 of the Lorain County Records affects the subject parcel (026) and is shown hereon.

16. Easement disclosed by instrument recorded in Deed Volume 1077, Page 564 of the Lorain County Records does not affect the subject parcels and is shown hereon.

17. Conservation Easement disclosed by instrument recorded as Instrument No. 20030891909 of the Lorain County Records does not affect the subject parcels.

Storm sewer easement to City of Avon shown on Stonebridge Creek Subdivision No. 6 recorded in Volume 80, Page 4 of the Lorain County Plat Records affects the subject parcel (026) and is shown hereon. Easement is not listed in Title Commitment.

First American Title Insurance Company
Commitment No. CB-2013-A
Effective Date: December 19, 2008
Parcel No. 04-00-003-101-111

8. Easement disclosed by instrument recorded in Miscellaneous Volume 9, Page 129 of the Lorain County Records affects the subject parcel and is shown hereon.

9. Easement disclosed by instrument recorded in Miscellaneous Volume 10, Page 474 of the Lorain County Records affects the subject parcel and is shown hereon.

10. Easement disclosed by instrument recorded in Deed Volume 127, Page 344 of the Lorain County Records affects the subject parcel and is blanket in nature.

11. Easement disclosed by instrument recorded in Deed Volume 322, Page 439 of the Lorain County Records affects the subject parcel and is shown hereon. Easement is within the existing right of way of Colorado Avenue State Route 611.

12. Easement disclosed by instrument recorded in Deed Volume 429, Page 206 of the Lorain County Records affects the subject parcel and is shown hereon.

13. Warranty Deed disclosed by instrument recorded in Deed Volume 938, Page 481 of the Lorain County Records does not affect the subject parcel and is shown hereon.

14. Easements disclosed by instrument recorded in Deed Volume 938, Page 485 of the Lorain County Records affect the subject parcel and are shown hereon.

15. Easement disclosed by instrument recorded in Deed Volume 1075, Page 534 of the Lorain County Records does not affect the subject parcel and is shown hereon.

16. Easement disclosed by instrument recorded in Deed Volume 1104, Page 72 of the Lorain County Records affects the subject parcel and is shown hereon.

17. Easement disclosed by instrument recorded in Deed Volume 1326, Page 682 of the Lorain County Records affects the subject parcel and is shown hereon.

18. Easement disclosed by instrument recorded in Deed Volume 1384, Page 776 of the Lorain County Records affects the subject parcel and is shown hereon.

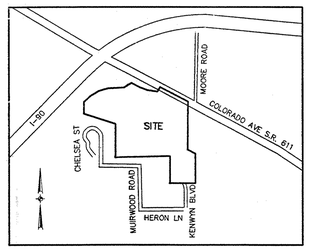
19. Easement disclosed by instrument recorded in Official Record Volume 978, Page 880 of the Lorain County Records affects the subject parcel and is shown hereon.

20. Easement disclosed by instrument recorded as Instrument No. 19980523007 of the Lorain County Records affects the subject parcel and is shown hereon. Instrument is modification of easement listed in Item No. 12.

21. Easement disclosed by instrument recorded as Instrument No. 20000668605 of the Lorain County Records affects the subject parcel and is shown hereon.

22. Easement disclosed by instrument recorded in Instrument No. 20020843390 of the Lorain County Records affects the subject parcel and is shown hereon.

23. Easement disclosed by instrument recorded in Instrument No. 20020843391 of the Lorain County Records affects the subject parcel and is shown hereon.



VICINITY MAP
NO SCALE

SURVEYOR'S NOTES

1. The basis of bearings for this survey is the Ohio State Plane, North Zone NAD83 (2007) Grid North based on GPS observations performed on March 9, 2009.

2. Pertinent records used are as shown hereon and include Lorain County Tax Maps and LOR 90-17.21 right of way plans.

3. This map and the survey on which it is based have been prepared with the benefit of a Title Reports prepared by First American Title Insurance Company, having an effective date of December 19, 2008. This survey is intended to depict only those easements and rights-of-way identified in said report to the extent they can be shown.

4. 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.

5. As of March 20, 2009, the following companies have responded to the initial OUPS request (Ticket NO. A900501223) for utility plans: Avon Municipal Utilities, Centurytel, Columbia Gas, Lorain Rural Water, Illuminating Company, Ohio Edison and Time Warner.

6. The survey shown hereon lies within zones as shown hereon according to the Flood Insurance Rate Map (FIRM) for the County of Lorain, Map Number 39093C0133D issued by the Federal Emergency Management Agency (FEMA), and having an effective date of August 19, 2008.

7. The property shown hereon lies within Zone C-4 General Business District. Under this classification the following would apply to new construction:

1270.04 LOT REQUIREMENTS.

C-4 General Business

(1) Minimum development area: none

(2) Minimum lot size: 1 acre

(3) Minimum lot frontage at right- of-way: 150 feet

(4) Minimum landscaped open space: 25% of lot area

Notes to Schedule 1270.04(a).
(d) Additional Requirements for Large Buildings in C-3 and C-4 Districts. In the C-3 or C-4 district any contiguous structure exceeding 70,000 square feet, cumulative of all floors, shall comply with the following requirements:

(1) The parcel shall have a minimum of 300 feet of contiguous frontage on an arterial street.

(2) All access drives shall be located on an arterial street, and at least one entrance shall be within one-half mile, by way of public roads, of an interstate ramp.

(3) At least 30% of the lot area shall be devoted to landscaped open space to minimize the impact of the structure on the surrounding area.

(4) Prior to approval of the final development plan, the applicant shall provide the City with a financial guarantee in the form of a bond, irrevocable letter of credit or other acceptable financial assurance in an amount to be determined by the Service Director, and adequate to cover the costs of repair and maintenance of the property in the event that the property shall be vacated by the owner, so as to guarantee the maintenance of property in a safe condition free from any hazardous conditions or unsightly appearances.

1270.05 BUILDING SETBACK, SPACING, SIZE AND HEIGHT REQUIREMENTS.
Buildings in Business Districts shall be located on a lot in compliance with the minimum setback, spacing, size and height requirements set forth below:

(a) Land Adjoining a Residential District. In a C-4 District, lands or parcels adjoining a residential district in which the adjacent lands or parcels are being used for nonresidential purposes under a special use permit shall be governed by the setback requirements for lots adjacent to nonresidential districts.

(b) Waiver of Yard Requirements for Joint Development. The side and/or rear yard requirements, as applicable, may be waived to permit buildings on abutting properties to share a common wall, access drive or parking area, provided that the two or more buildings are approved as a joint development according to the procedures set forth in Chapter 1228.

(c) Maximum Height. All buildings and structures in a Business District shall comply with the maximum height regulations specified in Schedule 1270.05(e).

(d) Minimum Dwelling Unit Size. Dwelling units located on the upper floors of commercial or office buildings shall have a minimum of 600 square feet of floor area per unit plus 200 square feet of floor area for each bedroom. In computing the floor area, areas devoted to hallways, elevators, terraces, open porches and/or garages shall not be included.

BUILDING SETBACK, SPACING AND HEIGHT REGULATIONS Schedule 1270.05(e)

C-4 General Business:

(1) Minimum setback from street right-of-way: 60 feet(a)

(2) Minimum setback from side or rear lot line:

A. Adjacent to non- residential district: 15 feet

B. Adjacent to residential district: 35 feet

(3) Minimum separation between buildings on the same lot: 30 feet

(4) Maximum building height: 45 feet

Notes to Schedule 1270.05(e)

(a) Where a lot fronts on a collector or arterial street as defined in Chapter 1246, the setback shall not be less than 100 feet from the road centerline for collector streets, and not less than 110 feet from the road centerline for arterial streets.

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

9. Visible surface utilities have been field located.

10. There are no recent changes in street right of way lines or observable evidence of recent street or sidewalk construction or repairs. There are no known proposed changes in street right of way lines.

11. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

ABBREVIATIONS

ASPH	ASPHALT
C	CALCULATED
CONC	CONCRETE
D.V.	DEED VOLUME
ELEC	ELECTRIC
FD	FOUND
FEN	FENCE
GRAV	GRAV
INST.	INSTRUMENT
M.V.	MISCELLANEOUS VOLUME
NO.	NUMBER
O.R.V.	OFFICIAL RECORD VOLUME
P.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.V.	PLAT VOLUME
R.	RECORD
RCP	REINFORCED CONCRETE PIPE
S.	SURVEYED
SAN	SANITARY SEWER
STO	STORM SEWER
TEL	TELEPHONE
VCP	VITRIFIED CLAY PIPE
WAT	WATER

UTILITY REFERENCES

1. PLANS PROVIDED BY CITY OF AVON
2. PLANS PROVIDED BY COLUMBIA GAS
3. PLANS PROVIDED BY AVON MUNICIPAL UTILITIES

ALL OTHER UTILITY LOCATIONS PER FIELD OBSERVATION

TITLE EXCEPTION REFERENCES

13. COMMITMENT NO. BC-2013 LABEL
23. COMMITMENT NO. CB-2013-A LABEL

01890-D

APPROVED
LORAIN CO.
MAP DEPT
DATE 10/6/09
PAGE 4-00-003-C
BY JHatfield
09-01890-D

04-00-003-104-026
04-00-003-101-054
04-00-003-101-111

SURVEYOR'S CERTIFICATION

To: First American Title Insurance Company, Marsha L. Collett, Trustee, and/or her nominee:

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, 8, 10, 11b, 13, 14, 17, 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.

4-15-09
Trevor A. Bixler, P.S. Date
Professional Surveyor Ohio Reg. No. 7730

Date of Survey: March 3-13, 2009

Last Date of Revision: April 15, 2009

STATE OF OHIO
TREVOR A. BIXLER
7730
REGISTERED
PROFESSIONAL SURVEYOR

DATE:	3-20-09
DRAWN BY:	MM
CH'D BY:	TAB
DWG. NAME:	C-bound
PATH:	ldot/control
F.B.	819

REVISIONS

DATE	DESCRIPTION	BY
4-15-09	ADDED CHANNEL EASEMENT	MM

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

ALTA / ACSM LAND TITLE SURVEY

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 3
CITY OF AVON, COUNTY OF LORAIN
STATE OF OHIO

SHEET 1 OF 4

JOB NO. 09045

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