CITY OF AVON LAKE V. 1226 P. 224 GRAVEL PARKING I.P.Fd. 5.87° 52'-11" E. 678.38' (678.35' Deed) GRASS & WOODED AREA BERNADINE JUNCKER MILLS BROS. V. 1345 P. 825 V 43 P 523 GRAVEL AREA - FHYO: N. 87: 52:11" W. 450.58 I.P. Fd. under FRED J ANGOTTI ELYRIA INDUSTRIAL COMPLEX asphalt V. 1413 P. 906 ORV. 31 P. 639 N.87°55'-30"W. 27.00 6.87°47'30" € 25.00 -EXISTING. BUILDING ROPT. K. & DONALD E. MILLS 44,424 SQ. FT. V1412 P777 & SPRINKLER N. 87° 55 · 30 W 25,00 -Orill hole to \_\_ -FLAG POLE EX. 21" 6AN. 6WR. 0 N.87955:30"W. EX CA 67. 6WR.7 CEX. 24" ST. SWR. EX. 24" WM. 7 BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DESCRIBE ANGLES EXISTING GAS WELL PER AGREEMENT IN D.V. 1275 P. 19-26

SITUATED IN THE Township of Avon, City of Avon Lake, County of Lorain and State of Ohio and being a part of Original Section No. 8 of said township, bounded and described as follows:

Beginning at an iron pin found in the Northerly line of Pin Oak Parkway (80.00' in width) at the Southwesterly corner of land conveyed to Fred J. Angotti by deed recorded in Deed Volume 1413, Page 906 of the Lorain County Record of Deeds. Thence in the Northerly line of Pin Oak Parkway, North 87° 55' 30" West, a distance of 200.48 feet to a drill hole found at the Southeasterly corner of land conveyed to Robert K. Mills & Donald E. Mills by deed recorded in Deed Volume 1412, Page 777 of the Lorain County Record of Deeds.

Thence in the Easterly line of said Mills' lands, North 2° 12' 30" East, a distance of 350.40 feet to a drill hole set at an angle therein. Thence continuing in the Easterly line of said Mills' lands, North 87° 55' 30" West,

a distance of 27.00 feet to an iron pin found at an angle therein. Thence continuing in the Easterly line of land conveyed to Robert K. Mills and Donald E. Mills and the Easterly line of land conveyed to Mills Brothers by deed recorded in Deed Volume 1413, Page 523 of the Lorain County Record of Deeds, North 2° 12' 30" East, a distance of 269.00 feet to an iron pin found in the Southerly line of land conveyed to the City of

Avon Lake. Thence in said line, South 87° 52' 11" East, a distance of 678.38 feet to an iron pin found in the Westerly line of land now or formerly conveyed to Bernadine Juncker by deed recorded in Deed Volume 1345, Page 825 of the Lorain County Record of Deeds.

Thence in the Westerly line of said Juncker's land, South 2° 18' 30" West, a distance of 184.00 feet to an iron pin found at the Northeasterly corner of land conveyed to Elyria Industrial Complex as recorded in Official Record Volume 31, Page 639 of the Lorain County Records. Thence in the Northerly line of said land and the Northerly line of land conveyed to Fred J. Angotti as aforesaid, North 87° 52' 11" West, a distance of 450.58 feet to an iron pin found at the Northwesterly corner of land so conveyed to Angotti.

Thence in the Westerly line of said land, South 2° 12' 30" West, a distance of 435.19 feet to the place of beginning of land herein described.

Containing within said bounds 214,351.79 sq. ft. or 4.9208 Acres of land.

Surveyed by Consolidated Engineering, Inc., in June, 1991.

PERMANENT PARCEL NOS. 04-00-008-104-079 and -086.

PREVIOUS DEED REFERENCE: OFFICIAL RECORD VOLUME 21, PAGE 379

CERTIFICATION

WE HEREBY CERTIFY TO: WESTLAKE PROPERTIES, A COLORADO PARTNERSHIP; WIGAND CORPORATION, and COMMONWEALTH LAND TITLE INSURANCE COMPANY that we have surveyed the parcel described hereon; that the survey was made on the ground as shown hereon and is true, correct and accurate as to the boundaries and areas of the development and the location and type of buildings and improvement as shown and noted hereon. This survey locates all improvements and easements of record within the parcel described hereon; there are no apparent encroachments across the boundary lines of the development except as shown hereon; said parcel is served by all utilities including sewer (sanitary and storm), water, gas, electric and telephone.

ZONING: INDUSTRIAL

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT WITHIN THE FLOOD PLAIN AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 390602B, EFFECTIVE NOVEMBER 2, 1977, CONSIDERED "ZONE C", ISSUED BY THE U. S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT.

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 of ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1988; meets the accuracy requirements of a Class "A" Survey, as defined therein, and included all of the Items of Table 3 thereof.

Adopted by the Board of Direction, American Congress on Surveying and Mapping on September 16, 1988.

Adopted by the American land Title Association on October 19, 1988.

PART OF ORIGINAL SECTION HES OF AVON TOWNSHIP city of avoin lake country of lorain state of ohio

6CALE 1": 40

JUNE, 1991

COMSOLIDATED ENGINEERING INC. ENGINEER5 SURVEYORS 106 MIDDLE AVE. ELYRIA, OH. 44035 (214) 322-4455

CE 91-056

33554 PIN OAK PARKWAY AVON LAKE, O. 44012

PROPERTY AODRESS