ALTA/ACSM LAND TITLE SURVEY

OF

29.1902 ACRES

PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 3
IN THE CITY OF
AVON
LORAIN COUNTY, OHIO
FOR
FIFTH THIRD BANK
AND
STONEBRIDGE VILLAGE OF KJ RESIDENTIAL, LLC
AND
FIRST AMERICAN TITLE INSURANCE COMPANY
BY
THE HENRY G. REITZ ENGINEERING CO.
4214 ROCKY RIVER DRIVE, CLEVELAND, OHIO, 44135
(216) 251-3033, FAX (216) 251-5149
reitz@reitzeng.com
SCALE AS NOTED

SURVEYOR'S CERTIFICATION

TO: LENDER, OWNER AND UNDERWRITER; THE UNDERSIGNED HEREBY CERTIFIES THAT ON THE 7TH DAY OF

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH "MINIMUM STANDARD DETAILED REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" (2005) AND MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR A CATEGORY I URBAN LAND SURVEY AND WAS PREPARED BY THE UNDERSIGNED OR UNDER THE UNDERSIGNED'S SUPERVISION AND WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THIS SURVEY AND CORRECTLY SHOWS (i) THE COURSES AND MEASURED DISTANCES OF THE EXTERIOR PROPERTY LINES, ALL DISCREPANCIES BETWEEN THE PROPERTY LINES OF THE PREMISES AS SHOWN ON THE SURVEY AND AS DESCRIBED IN THE LEGAL DESCRIPTION AND INCLUDES THE STREET ADDRESS AND LEGAL DESCRIPTION OF THE PREMISES; (ii) ENCROACHMENTS FROM THE PREMISES ONTO ADJOINING PROPERTIES, AS WELL AS ANY ENCROACHMENTS ONTO THE PREMISES AND THE EXTENT OF SUCH ENCROACHMENTS IN FEET AND DECIMAL PARTS THEREOF; (iii) THE LOCATION AND IDENTIFICATION OF ALL EASEMENTS, ROADWAYS, RIGHTS-OF-WAY AND FENCES (WHICH ARE VISIBLE THROUGH AN INSPECTION OF THE PREMISES OR OF RECORD IN LORAIN COUNTY) AFFECTING THE PREMISES AND THAT, IF APPLICABLE, THE EASEMENTS SHOWN ON THE SURVEY PERMIT THE PREMISES UNENCUMBERED ACCESS TO PUBLIC ROADWAYS ; (iv) THAT THE PREMISES HAVE ADEQUATE ACCESS (INGRESS AND EGRESS) TO A PUBLICLY DEDICATED ROADWAY AND FURTHER SHOWS THE LINES OF THE PUBLIC STREETS ABUTTING THE PREMISES; (v) THAT NECESSARY UTILITIES ARE AVAILABLE AT THE PERIMETER IN ORDER TO SERVE THE PREMISES; IDENTIFYING THE LOCATION OF ALL NECESSARY UTILITIES LINES AS THEY SERVE THE PREMISES AND THEIR CONNECTIONS TO PUBLIC/PRIVATE UTILITY SYSTEMS LOCATED OFF-SITE; (vi) THE ACREAGE OF LAND; (vii) THAT THE ENTIRE SITE LIES IN UNSHADED ZONE X, (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) PER THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP, COMMUNITY NO. 390348, MAP NO. 3909360133D, EFFECTIVE DATE AUGUST 19, 2008. (ix) THAT THE PREMISES DOES SERVE ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS; (x) THE SCALE, THE NORTH DIRECTION, THE BEGINNING POINT, POINT OF REFERENCE FROM WHICH THE PREMISES ARE MEASURED, THE WIDTH OF THE STREET ON WHICH THE PREMISES ABUT; (xii) THAT THE PROPERTY LINES OF THE PREMISES ARE CONTIGUOUS WITH THE PROPERTY LINES OF ALL ADJOINING PARCELS, ROADS, HIGHWAYS OR STREETS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD; AND (xiii) OTHER PHYSICAL MATTERS ON THE GROUND WHICH MAY AFFECT THE PREMISES OR TITLE THEREOF OR USE THEREOF:

THE HENRY G. REITZ ENGINEERING CO.
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
(216) 251-3033

BY: _____ V. PRES. 6-7-2016
JAMES T. SAYLER,
REGISTERED SURVEYOR #S-7425

STATE OF OHIO
JAMES T. SAYLER
S-7425
REGISTERED
PROFESSIONAL SURVEYOR

N — BEARINGS BASED ON STONEBRIDGE PLATS & UNDERLYING DEEDS

GRAPHIC SCALE
0 60 120 240
SCALE: 1" = 120'

NEW PROPERTY DESCRIPTION FOR 29.1902 ACRE COMBINED REMAINDER PARCEL

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, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN IN A MONUMENT BOX FOUND ON THE CENTERLINE OF STONEFIELD PLACE, 60 FEET WIDE, AT ITS INTERSECTION WITH THE CENTERLINE OF SPRINGFIELD DRIVE, 60 FEET WIDE;

THENCE N. 89° 23' 29" E., ALONG THE CENTERLINE OF SPRINGFIELD DRIVE, A DISTANCE OF 210.00 FEET TO THE EASTERLY LINE OF THE FIELDS SUBDIVISION NO. 2, AS SHOWN BY THE RECORDED PLAT IN VOLUME 59 OF PLATS, PAGES 32 AND 33 OF LORAIN COUNTY RECORDS AND THE PRINCIPAL PLACE OF BEGINNING;

THENCE N. 0° 36' 31" W., ALONG THE EASTERLY LINE OF SAID FIELDS SUBDIVISION NO. 2, A DISTANCE OF 793.95 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN SET AT THE SOUTHWESTERLY CORNER OF BLOCK "AA" IN THE STONEBRIDGE CREEK SUBDIVISION NO. 9, AS SHOWN BY THE RECORDED PLAT IN VOLUME 93 OF PLATS, PAGES 48 AND 49 OF LORAIN COUNTY RECORDS;

THENCE N. 87° 52' 14" E., ALONG THE SOUTHERLY LINE OF SAID BLOCK "AA" AND ALONG THE SOUTHERLY LINES OF SUBLOTS NOS. 304, 305 AND 306 IN SAID STONEBRIDGE CREEK SUBDIVISION NO. 9, A DISTANCE OF 393.80 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN SET AT THE SOUTHEASTERLY CORNER THEREOF;

THENCE N. 2° 07' 46" W., ALONG THE EASTERLY LINE OF SAID SUBLOT NO. 306, A DISTANCE OF 50.00 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN SET AT THE SOUTHWESTERLY CORNER OF SUBLOT NO. 307 IN SAID STONEBRIDGE CREEK SUBDIVISION NO. 9;

THENCE N. 87° 52' 14" E., ALONG THE SOUTHERLY LINE OF SAID SUBLOT NO. 307, ALONG THE SOUTHERLY END OF ROXBORO STREET, 60 FEET WIDE, AND ALONG THE SOUTHERLY LINE OF SUBLOT NO. 308 IN SAID STONEBRIDGE CREEK SUBDIVISION NO. 9, A DISTANCE OF 320.00 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN SET AT THE NORTHWESTERLY CORNER OF SUBLOT NO. 310 IN SAID STONEBRIDGE CREEK SUBDIVISION NO. 9;

THENCE S. 2° 07' 46" E., ALONG THE WESTERLY LINE OF SAID SUBLOT NO. 310 AND ALONG THE WESTERLY LINE OF SUBLOTS NOS. 311 THROUGH 317 IN SAID STONEBRIDGE CREEK SUBDIVISION NO. 9, A DISTANCE OF 600.00 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN SET AT THE SOUTHWESTERLY CORNER THEREOF;

THENCE N. 87° 52' 14" E., ALONG THE SOUTHERLY LINE OF SAID SUBLOT NO. 317, A DISTANCE OF 130.00 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN SET AT THE WESTERLY LINE OF BERKSHIRE AVENUE, 60 FEET WIDE;

THENCE S. 2° 07' 46" E., ALONG THE WESTERLY LINE OF BERKSHIRE AVENUE, A DISTANCE OF 19.00 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN SET AT THE SOUTHERLY END THEREOF;

THENCE N. 87° 52' 14" E., ALONG THE SOUTHERLY END OF BERKSHIRE AVENUE AND ALONG THE SOUTHERLY LINE OF SUBLOT NO. 318 IN SAID STONEBRIDGE CREEK SUBDIVISION NO. 9, A DISTANCE OF 190.00 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN SET AT THE WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO NISHA D. ROY, BY DEED RECORDED IN INSTRUMENT NO. 20040033446 OF LORAIN COUNTY RECORDS;

THENCE S. 2° 07' 46" E., ALONG THE WESTERLY LINE OF LAND SO CONVEYED TO NISHA D. ROY, AND ALONG THE WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO NISHA D. ROY, BY DEED RECORDED IN INSTRUMENT NO. 20050072153 OF LORAIN COUNTY RECORDS, A DISTANCE OF 782.49 FEET TO THE CENTERLINE OF SHEFFIELD-FRENCH CREEK ROAD;

THENCE S. 60° 59' 49" W., ALONG THE CENTERLINE OF SHEFFIELD-FRENCH CREEK ROAD, A DISTANCE OF 66.36 FEET TO AN ANGLE POINT THEREIN;

THENCE S. 58° 20' 10" W., ALONG THE CENTERLINE OF SHEFFIELD-FRENCH CREEK ROAD, A DISTANCE OF 188.42 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO THE CITY OF AVON, BY DEED RECORDED IN VOLUME 403, PAGE 882 OF LORAIN COUNTY OFFICIAL RECORDS;

THENCE N. 2° 18' 56" W., ALONG THE EASTERLY LINE OF LAND SO CONVEYED TO THE CITY OF AVON, A DISTANCE OF 45.89 FEET TO THE NORTHEASTERLY CORNER THEREOF, WHICH LINE IS ALSO THE NORTHWESTERLY LINE OF SHEFFIELD-FRENCH CREEK ROAD, AS PROPOSED TO BE WIDENED;

THENCE S. 58° 20' 10" W., ALONG THE NORTHERLY LINE OF LAND SO CONVEYED TO THE CITY OF AVON, WHICH LINE IS ALSO THE NORTHWESTERLY LINE OF SHEFFIELD-FRENCH CREEK ROAD, AS PROPOSED TO BE WIDENED, A DISTANCE OF 116.51 FEET TO THE NORTHEASTERLY LINE OF A PARCEL OF LAND CONVEYED TO E & A PROPERTIES LLC, BY DEED RECORDED IN INSTRUMENT NO. 20020868643 OF LORAIN COUNTY RECORDS;

THENCE N. 23° 09' 50" W., ALONG THE NORTHEASTERLY LINE OF LAND SO CONVEYED TO E & A PROPERTIES LLC, ALONG THE NORTH A DISTANCE OF 249.56 FEET TO THE NORTHEASTERLY CORNER THEREOF;

THENCE S. 85° 50' 10" W., ALONG THE NORTHERLY LINE OF LAND SO CONVEYED TO E & A PROPERTIES LLC, ALONG THE NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO RONALD W. AND SANDRA S. KRYSTOWSKI, BY DEED RECORDED IN VOLUME 403, PAGE 880 OF LORAIN COUNTY OFFICIAL RECORDS, AND ITS WESTERLY PROLONGATION, A DISTANCE OF 437.68 FEET;

THENCE S. 0° 36' 31" E., ALONG THE NORTHERLY PROLONGATION OF LAND CONVEYED TO WILLIAM E. SMITH AND LINDA L. SMITH, BY DEED RECORDED IN VOLUME 938, PAGE 355 OF LORAIN COUNTY OFFICIAL RECORDS A DISTANCE OF 213.92 FEET TO THE NORTHEASTERLY CORNER THEREOF;

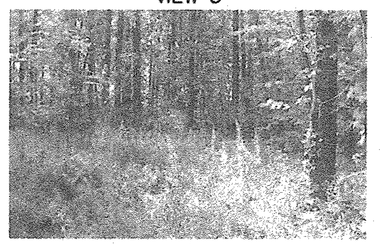
THENCE S. 89° 06' 27" W., ALONG THE NORTHERLY LINE OF LAND SO CONVEYED TO WILLIAM E. AND LINDA L. SMITH, AND ALONG THE NORTHERLY LINE OF A PARCEL OF LAND CONVEYED TO LANCE J. JAMESON, BY DEED RECORDED IN VOLUME 1021, PAGE 908 OF LORAIN COUNTY OFFICIAL RECORDS, A DISTANCE OF 215.78 FEET TO THE EASTERLY LINE OF SAID FIELDS SUBDIVISION NO. 2;

THENCE N. 0° 36' 31" W., ALONG THE EASTERLY LINE OF SAID FIELDS SUBDIVISION NO. 2, A DISTANCE OF 684.27 FEET TO THE PRINCIPAL PLACE OF BEGINNING, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

VIEW 1

VIEW 2

VIEW 3



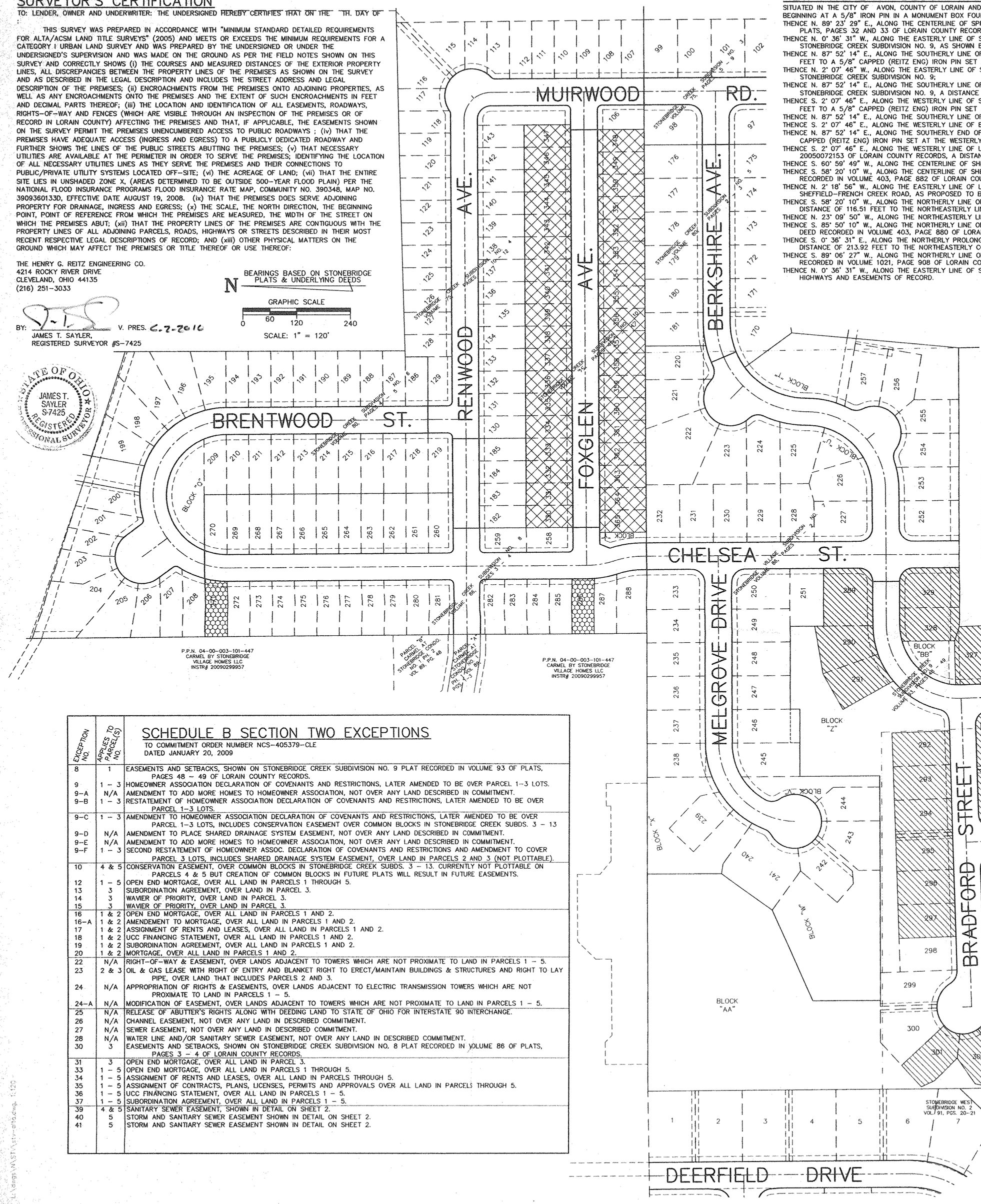
VIEW 4

VIEW 5

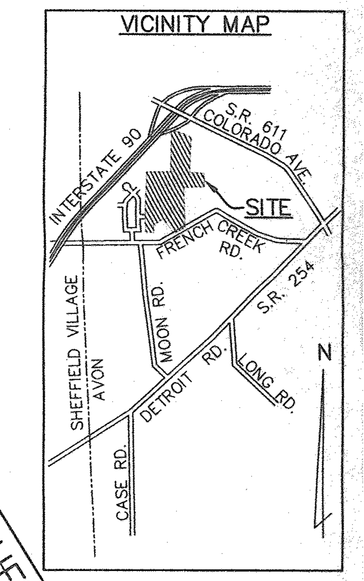
VIEW 6

PARCEL LEGEND

PARCEL 1	8.6327 ACRES	37 SUBDIVIDED LOTS IN STONEBRIDGE CREEK SUBD. #9, VOL. 93, PGS. 48-49
PARCEL 2	4.2975 ACRES	36 SUBDIVIDED LOTS IN STONEBRIDGE CREEK SUBD. #10, VOL. 95, PGS. 46-47
PARCEL 3	0.2874 ACRES	2 SUBDIVIDED LOTS IN STONEBRIDGE CREEK SUBD. #8, VOL. 83, PGS. 3-4
PARCEL 4	0.7191 ACRES	UN-SUBDIVIDED LAND
PARCEL 5	28.4711 ACRES	UN-SUBDIVIDED LAND



VICINITY MAP



SCHEDULE B SECTION TWO EXCEPTIONS

TO COMMITMENT ORDER NUMBER NCS-405379-CLE
DATED JANUARY 20, 2009

EXCEPTION NO.	APPLIES TO PARCEL(S) NO.	
8	1	EASEMENTS AND SETBACKS, SHOWN ON STONEBRIDGE CREEK SUBDIVISION NO. 9 PLAT RECORDED IN VOLUME 93 OF PLATS, PAGES 48 – 49 OF LORAIN COUNTY RECORDS.
9	1 – 3	HOMEOWNER ASSOCIATION DECLARATION OF COVENANTS AND RESTRICTIONS, LATER AMENDED TO BE OVER PARCEL 1–3 LOTS.
9–A	N/A	AMENDMENT TO ADD MORE HOMES TO HOMEOWNER ASSOCIATION, NOT OVER ANY LAND DESCRIBED IN COMMITMENT.
9–B	1 – 3	RESTATEMENT OF HOMEOWNER ASSOCIATION DECLARATION OF COVENANTS AND RESTRICTIONS, LATER AMENDED TO BE OVER PARCEL 1–3 LOTS.
9–C	1 – 3	AMENDMENT TO HOMEOWNER ASSOCIATION DECLARATION OF COVENANTS AND RESTRICTIONS, LATER AMENDED TO BE OVER PARCEL 1–3 LOTS, INCLUDES CONSERVATION EASEMENT OVER COMMON BLOCKS IN STONEBRIDGE CREEK SUBDS. 3 – 13
9–D	N/A	AMENDMENT TO PLACE SHARED DRAINAGE SYSTEM EASEMENT, NOT OVER ANY LAND DESCRIBED IN COMMITMENT.
9–E	N/A	AMENDMENT TO ADD MORE HOMES TO HOMEOWNER ASSOCIATION, NOT OVER ANY LAND DESCRIBED IN COMMITMENT.
9–F	1 – 3	SECOND RESTATEMENT OF HOMEOWNER ASSOC. DECLARATION OF COVENANTS AND RESTRICTIONS AND AMENDMENT TO COVER PARCEL 3 LOTS, INCLUDES SHARED DRAINAGE SYSTEM EASEMENT, OVER LAND IN PARCELS 2 AND 3 (NOT PLOTTABLE).
10	4 & 5	CONSERVATION EASEMENT, OVER COMMON BLOCKS IN STONEBRIDGE CREEK SUBDS. 3 – 13. CURRENTLY NOT PLOTTABLE ON PARCELS 4 & 5 BUT CREATION OF COMMON BLOCKS IN FUTURE PLATS WILL RESULT IN FUTURE EASEMENTS.
12	1 – 5	OPEN END MORTGAGE, OVER ALL LAND IN PARCELS 1 THROUGH 5.
13	3	SUBORDINATION AGREEMENT, OVER LAND IN PARCEL 3.
14	3	WAVIER OF PRIORITY, OVER LAND IN PARCEL 3.
15	3	WAVIER OF PRIORITY, OVER LAND IN PARCEL 3.
16	1 & 2	OPEN END MORTGAGE, OVER ALL LAND IN PARCELS 1 AND 2.
16–A	1 & 2	AMENDEMENT TO MORTGAGE, OVER ALL LAND IN PARCELS 1 AND 2.
17	1 & 2	ASSIGNMENT OF RENTS AND LEASES, OVER ALL LAND IN PARCELS 1 AND 2.
18	1 & 2	UCC FINANCING STATEMENT, OVER ALL LAND IN PARCELS 1 AND 2.
19	1 & 2	SUBORDINATION AGREEMENT, OVER ALL LAND IN PARCELS 1 AND 2.
20	1 & 2	MORTGAGE, OVER ALL LAND IN PARCELS 1 AND 2.
22	N/A	RIGHT-OF-WAY & EASEMENT, OVER LANDS ADJACENT TO TOWERS WHICH ARE NOT PROXIMATE TO LAND IN PARCELS 1 – 5.
23	2 & 3	OIL & GAS LEASE WITH RIGHT OF ENTRY AND BLANKET RIGHT TO ERECT/MAINTAIN BUILDINGS & STRUCTURES AND RIGHT TO LAY PIPE, OVER LAND THAT INCLUDES PARCELS 2 AND 3.
24	N/A	APPROPRIATION OF RIGHTS & EASEMENTS, OVER LANDS ADJACENT TO ELECTRIC TRANSMISSION TOWERS WHICH ARE NOT PROXIMATE TO LAND IN PARCELS 1 – 5.
24–A	N/A	MODIFICATION OF EASEMENT, OVER LANDS ADJACENT TO TOWERS WHICH ARE NOT PROXIMATE TO LAND IN PARCELS 1 – 5.
25	N/A	RELEASE OF ABUTTER'S RIGHTS ALONG WITH DEEDING LAND TO STATE OF OHIO FOR INTERSTATE 90 INTERCHANGE.
26	N/A	CHANNEL EASEMENT, NOT OVER ANY LAND IN DESCRIBED COMMITMENT.
27	N/A	SEWER EASEMENT, NOT OVER ANY LAND IN DESCRIBED COMMITMENT.
28	N/A	WATER LINE AND/OR SANITARY SEWER EASEMENT, NOT OVER ANY LAND IN DESCRIBED COMMITMENT.
30	3	EASEMENTS AND SETBACKS, SHOWN ON STONEBRIDGE CREEK SUBDIVISION NO. 8 PLAT RECORDED IN VOLUME 86 OF PLATS, PAGES 3 – 4 OF LORAIN COUNTY RECORDS.
31	3	OPEN END MORTGAGE, OVER ALL LAND IN PARCEL 3.
33	1 – 5	OPEN END MORTGAGE, OVER ALL LAND IN PARCELS 1 THROUGH 5.
34	1 – 5	ASSIGNMENT OF RENTS AND LEASES, OVER ALL LAND IN PARCELS THROUGH 5.
35	1 – 5	ASSIGNMENT OF CONTRACTS, PLANS, LICENSES, PERMITS AND APPROVALS OVER ALL LAND IN PARCELS THROUGH 5.
36	1 – 5	UCC FINANCING STATEMENT, OVER ALL LAND IN PARCELS 1 – 5.
37	1 – 5	SUBORDINATION AGREEMENT, OVER ALL LAND IN PARCELS 1 – 5.
39	4 & 5	SANITARY SEWER EASEMENT, SHOWN IN DETAIL ON SHEET 2.
40	5	STORM AND SANTIARY SEWER EASEMENT SHOWN IN DETAIL ON SHEET 2.
41	5	STORM AND SANTIARY SEWER EASEMENT SHOWN IN DETAIL ON SHEET 2.