ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR

BREAKWALL PROPERTIES LLC, HUNTINGTON NATIONAL BANK & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL EATON TOWNSHIP LOT NUMBER 54
PREPARED ON: DECEMBER 10, 2010

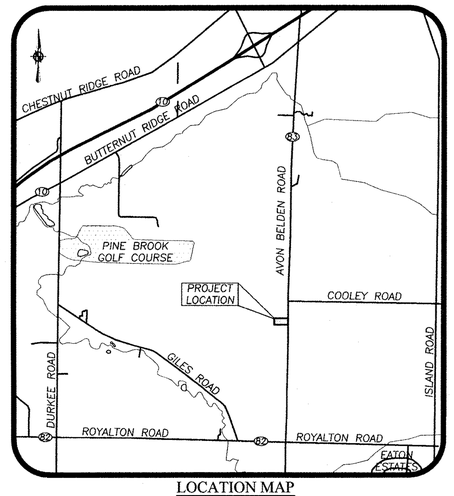
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE NO. CB-2045
EFFECTIVE DATE: OCTOBER 7, 2010 AT 8:00 A.M.
EXHIBIT A - LEGAL DESCRIPTION OF RECORD

SITUATED IN THE TOWNSHIP OF EATON, COUNTY OF LORAIN, AND STATE OF OHIO: AND BEING A PART OF ORIGINAL EATON TOWNSHIP LOT 54, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF AVON–BELDEN ROAD AND EASTERLY LINE OF ORIGINAL LOT 54, DISTANT SOUTH 618.4 FEET AS MEASURED IN THE CENTERLINE OF SAID ROAD FROM THE NORTHERLY LINE OF LOT 54 AND CENTERLINE OF COOLEY ROAD; THENCE SOUTH 89° 42' 50" WEST, 285 FEET TO AN IRON PIN AND PASSING THROUGH AN IRON PIN SET 30 FEET WESTERLY FROM THE CENTERLINE OF AVON–BELDEN ROAD; THENCE SOUTH 101 FEET TO A POINT; THENCE IN THE NORTHERLY LINE OF LANDS CONVEYED TO EMERY F. AND FLORENCE B. COE BY DEED VOLUME 297, PAGE 295, OF LORAIN COUNTY DEED RECORDS, NORTH 89° 41' 50" EAST, A DISTANCE OF 286 FEET TO THE CENTERLINE OF AVON–BELDEN ROAD AND PASSING THROUGH AN IRON PIN SET 30 FEET WESTERLY THEREFROM; THENCE IN THE CENTERLINE OF SAID ROAD, NORTH 101 FEET TO THE PLACE OF BEGINNING OF LANDS HEREIN DESCRIBED, CONTAINING WITHIN SAID BOUNDS .660 ACRES OF LAND, AS SURVEYED BY T. W. LAUNDON, SEPTEMBER, 1955, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE INTENT OF THE ABOVE TEXT IS TO EXACTLY REPRODUCE THE DOCUMENT PROVIDED PER THE ABOVE LISTED TITLE COMMITMENT. THE ERRORS AND OMISSIONS THAT MIGHT HAVE OCCURRED IN THE TITLE COMMITMENT ARE COPIED EXACTLY AS THEY APPEAR.

THE ABOVE DESCRIPTION DOES NOT MATHEMATICALLY CLOSE WITH THE BEARINGS AND DISTANCES PROVIDED. THE SUBJECT PARCEL'S PRIOR DEED VOLUME 698, PAGE 658 OF THE LORAIN COUNTY DEED RECORDS AS RECORDED JULY 3, 1957 SHOWS THE INTENTION WAS THAT THE NORTH AND SOUTH LINES ARE PARALLEL AND 285 FEET IN LENGTH. THE WEST LINE OF THE PARCEL AND THE CENTERLINE OF STATE ROUTE 83 ARE PARALLEL AND 101 FEET IN LENGTH.



LOCATION MAP
-NOT TO SCALE-

REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS
- CODIFIED ORDINANCES OF EATON TOWNSHIP
- TOWNSHIP OF EATON ZONING DISTRICT MAP REVISED 5/4/2009
- FEMA FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL No. 39093C0234D, EFFECTIVE AUGUST 19, 2008.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. CB–2045.
- LOT SPLIT AND CONSOLIDATION SURVEY PREPARED BY L.V. SURVEYING, INC., DATED MAY 11, 2004.
- SURVEY OF WOOSTER–AVON LAKE ROAD PREPARED BY THE DEPARTMENT OF HIGHWAYS, STATE OF OHIO AND RECORDED IN PLAT BOOK 21, PAGE 24, JANUARY 30, 1959 AND IN THE LORAIN COUNTY RECORDS VOLUME 15, PAGE 1–A, JUNE 27, 1950.
- LOR–76–7.92 RIGHT–OF–WAY PLANS, REVISED NOV. 14, 1950.
- BOUNDARY SURVEY AND LOT CONSOLIDATION SURVEY PREPARED BY BRAMHALL ENGINEERING & SURVEYING CO., INC., DATED 3/1/2006.

SCHEDULE "B" SECTION II COMMENTS

SURVEY RELATED TITLE EXCEPTIONS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE NO.: CB–2045
EFFECTIVE DATE: OCTOBER 7, 2010 AT 8:00 A.M.

ITEMS OF SAID TITLE COMMITMENT DO NOT RELATE TO SPECIFIC EASEMENTS ON THE SUBJECT PARCEL.

ZONING CLASSIFICATIONS

THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "GB–1" GENERAL BUSINESS DISTRICT, UNDER THIS CLASSIFICATION THE FOLLOWING WOULD APPLY TO NEW CONSTRUCTION:

"GB–1" GENERAL BUSINESS DISTRICT (ARTICLE 9)

BUILDING HEIGHT LIMIT: NO BUILDING OR STRUCTURE SHALL BE ERECTED TO A HEIGHT IN EXCESS OF THIRTY–FIVE (35) FEET OR TO EXCEED TWO (2) STORIES ABOVE GRADE. (904)

REQUIRED LOT ARE: THE LOT AREA SHALL BE NOT LESS THAN TWENTY–FIVE THOUSAND (25,000) SQUARE FEET OF USABLE LAND AND HAVE A LOT WIDTH AND FRONTAGE OF NOT LESS THAN ONE HUNDRED (100) FEET. (905)

YARDS REQUIRED (906):

A. REAR YARDS. ONE–HALF (½) THE BUILDING HEIGHT BUT NOT LESS THAN TEN (10) FEET.

B. MINIMUM SIDE YARDS. TWENTY (20) FEET WHERE THERE IS NO REAR ACCESS, ONE–HALF (½) OF THE HEIGHT BUT NOT LESS THAN TEN (10) FEET.

C. SIDE YARD ABUTTING A STREET. FIFTY (50) FEET FROM ROAD RIGHT–OF–WAY LINE.

D. SIDE YARDS AND REAR YARD ABUTTING A RESIDENTIAL ZONE. A FIFTY– (50) FOOT UNOBSTRUCTED BUFFER STRIP SUITABLY LANDSCAPED.

E. ACCESS WAYS. EACH LOT SHALL HAVE NOT MORE THAN TWO (2) ACCESS WAYS TO ANY ONE (1) STREET OR HIGHWAY WITH A FORTY–FIVE– (45) FOOT SEPARATION BETWEEN CENTERLINES. THE WIDTH OF THE ACCESS WAYS LEADING TO OR FROM A HIGHWAY SHALL BE NOT LESS THAN TWENTY (20) FEET NOR SHALL IT EXCEED THIRTY–SIX (36) FEET. ACCESS WAYS SHALL NOT BE CLOSER THAN SEVENTY (70) FEET TO THE RIGHT–OF–WAY SIDELINE.

F. MINIMUM FRONT YARD. SETBACK OF SIXTY (60) FEET FROM THE ROAD RIGHT–OF–WAY LINE. A TWENTY (20) FOOT DEEP UNOBSTRUCTED OPEN BUFFER STRIP SHALL BE PROVIDED NEXT TO THE RIGHT–OF–WAY AND PARKING IN THIS STRIP SHALL BE PROHIBITED.

PERCENTAGE OF LOT COVERAGE: ALL BUILDINGS, INCLUDING ACCESSORY BUILDING, SHALL NOT COVER MORE THAN THIRTY (30) PERCENT OF THE AREA OF THE LOT. (907)

NOTE: ITEMS WITHIN ( ) REFERENCE THE SECTION FROM THE CODIFIED ORDINANCES OF THE TOWNSHIP OF EATON.

FLOOD ZONE DATA

THE PARCEL SHOWN HEREON IS LIES WITHIN THE FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP PANEL No. 39093C0234D ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAVING AN EFFECTIVE DATE OF AUGUST 19, 2008.

SURVEYOR'S CERTIFICATION

TO BREAKWALL PROPERTIES LLC, HUNTINGTON NATIONAL BANK, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

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 2, 3, 4, 5, 6, 10, 11 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.

AMY M. KELLY, P.S.
REGISTERED OHIO SURVEYOR No. 8469

STATE OF OHIO
AMY M. KELLY
S-8469
REGISTERED
PROFESSIONAL SURVEYOR

Dec 10, 2010
DATE

APPROVED
LORAIN CO.
MAP DEPT.
DATE 12/27/10
TOWNSHIP 11-B
BY T. SPILLMAN
JOB # 10-02170-C

Scan# 45522 45523

11-00-054-000-006
11-18

REVISION		
DATE:	BY:	DESCRIPTION:
12-10-2010	MCB	ISSUE TO CLIENT

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1–800–362–2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON–MEMBERS MUST BE CALLED DIRECTLY
CALL 1–800–925–0988 (TOLL FREE)
OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE

DRAWN BY: AMK
CHECKED BY: MCB, BDA

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 2
JOB NO. 10-3011E