RECORD DESCRIPTION

Situated in the City of Avon Lake, County of Lorain and State of Ohio:

And known as being part of Original Avon Township Section No. 17 and bounded and described as follows:

Beginning in the centerline of Walker Road, 86 feet wide, at its intersection with the centerline of Avon–Belden Road, 60 feet wide;

Thence North 89 deg. 59'00" East, along the centerline of Walker Road, 187.00 feet to a point;

Thence South 0 deg. 18' 30" West, parallel with the centerline of Avon–Belden Road, 200.00 feet to a point;

Thence South 89 deg. 59' 00" West, parallel with the centerline of Walker Road, 187 feet to a point in the centerline of Avon–Belden Road;

Thence North 0 deg. 18' 30" East, along the centerline of Avon–Belden Road 200.00 feet to the place of beginning and containing 0.858 acres of land (37,399.40 sq. ft.) according to the survey of Root & Associates, Civil Engineers and Surveyors.

The courses used in the description are given to an assumed meridian and are used to indicate angles only.

Less and except that portion of the above described premises conveyed to the City of Avon Lake for highway purposes and more particularly described as follows:

Situated in the City of Avon Lake, Township of Avon Lake, County of Lorain, State of Ohio and in Section 17, Town 7 North, Range 162 and bounded and described as: Parcel No. 128wd

Being a parcel of land lying on the right side of the centerline of survey, made for the City of Avon Lake and recorded in Book _____, Page _____, of the Records of Lorain County and being located within the following described points in the boundary thereof:

Beginning at the intersection of the centerline of State Route 83 (Avon–Belden Road) and the centerline of Walker Road, said point being the Northwest corner of the lands of the owner, said point also being in the line common to Sections 17 and 18, said point also being at Station 153+77.70 in the centerline of a survey made by Richland Engineering Limited for the City of Avon Lake on State Route 83, said point also being at Station 131+21.45 in the centerline of Walker Road;

Thence North 89 deg. 56' 28" East, along the centerline of Walker Road and along said section line and along the North line of the lands of the owner, 185.83 feet to the Northeast corner of the lands of the owner, said point being at Walker Road centerline station 133+07.28;

Thence South 0 deg. 18' 30" West, along the East line of the lands of the owner, 43 feet to a point in the South line of the present right of way of Walker Road, said point being 43 feet South of and at right angles to Walker Road centerline Station 133+07;

Thence South 89 deg. 56' 28" West, along the South line of the present right of way of Walker Road, 120.83 feet to a point 43 feet South of and at right angles to Walker Road centerline station 131+86.17, said point also being 65 feet East of and at right angels to S.R. 83 centerline station 153+35.12;

Thence South 45 deg. 07' 29" West, 28.37 feet to a point 63 feet South of and at right angles to Walker Road centerline Station 131+66.05, said point also being 45 feet East of and at right angles to S.R. 83 centerline station 153+14.99;

Thence South 0 deg. 18' 30" West, 138.89 feet to a point in the South line of the lands of the owner, said point being 45 feet East of and at right angles to S.R. 83 centerline Station 151+76.10;

Thence South 89 deg. 56' 28" West, along the South line of the lands of the owner, 45 feet to a point in the centerline of S.R. 83, said point being the Southwest corner of the lands of the owner, said point being at S.R. 83 centerline station 151+75.81;

Thence North 0 deg. 18' 30" East, along the centerline of S.R. 83 and along the West line of the lands of the owner, 201.89 feet to the place of beginning and containing 15,341 square feet, more or less, of which the present road Occupies 12,758 square feet, more or less.

The above description is the same property as described in Title Commitment Number 504100501, as issued by Chicago Title Insurance Company, with an effective date of October 18, 2010

MISCELLANEOUS NOTES

MN1 Some features shown on this plat may be shown out of scale for clarity.

MN2 Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.

MN3 There is no observable evidence of earth moving work, building construction or building additions within recent months.

MN4 There is no observable evidence of recent street or sidewalk construction, or repairs or changes in right–of–way lines either completed or proposed and available from the controlling jurisdiction.

MN5 There is no observable evidence to the site used as a solid waste dump, sump or sanitary landfill.

MN6 There is no observable evidence of the location of a cemeteries or burial ground.

MN7 The subject tract has direct access to Avon–Blenden Road and Walker Road.

MN8 The subject tract has 1 handicap parking space and 6 regualr parking spaces.

MN9 The address for the subject tract was field observed.

MN10 The surveyor's legal description was prepared to show the property as it is with the right of way taken from the original parcel.

AS-SURVEYED DESCRIPTION

Situated in the City of Avon Lake, County of Lorain and State of Ohio, part of Original Avon Township Section No. 17 and bounded and described as follows:

Beginning at the intersection of the centerline of State Route 83 (Avon–Belden Road) (86' R/W) and the centerline of Walker Road (86' R/W), said point also being the northwest corner of the land as conveyed to the City of Avon Lake, by deed of record in Deed Book 1380, Page 512, said point also being in the line common to Sections 17 and 18

Thence North 89 deg. 59'00" East, a distance of 187.00 feet along the centerline of Walker Road, to a point;

Thence South 00 deg. 21' 20" West, a distance of 43.00 feet, parallel with the centerline of Avon–Belden Road, to an iron pin found in the south line of said Walker Road, at the TRUE POINT OF BEGINNING;

Thence South 00 deg. 21' 20" West, a distance of 157.00 feet, along the west line of a tract conveyed to Margam Investment by deed of record in Instrument Number 2002–0825196, to an iron pin found at the northeast corner of a tract conveyed to Margam Investment by deed of record in Instrument Number 2002–0825197;

Thence South 89 deg. 59' 00" West, a distance of 142.00 feet, parallel with the centerline of Walker Road and along the north line of said Margam Tract, to an iron pin found in the easterly line of said Avon–Belden Road;

Thence the following two (2) courses and distances with easterly line of said Avon–Belden Road:

1. North 00 deg. 21' 20" East, along the 137.00 feet to an iron pin found;
2. North 45 deg. 10' 10" East, a distance of 28.38 feet, to an iron pin found (bent) in the southerly line of said Walker Road;

Thence North 89 deg. 59'00" East, a distance of 122.00 feet, along the southerly line of said Walker Road, to the TRUE POINT OF BEGINNING, containing 0.507 acres, more or less.

The above description is the same property as described in Title Commitment Number 504100501, as issued by Chicago Title Insurance Company, with an effective date of October 18, 2010

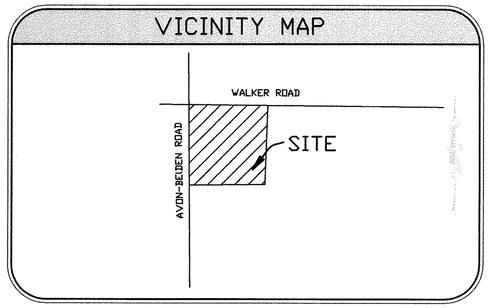
FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 390602 0132 D, which bears an effective date of August 19, 2008 and is not in a Special Flood Hazard Area. As shown on the FEMA website (http://msc.fema.gov) by FIRMette created on March 18, 2011 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

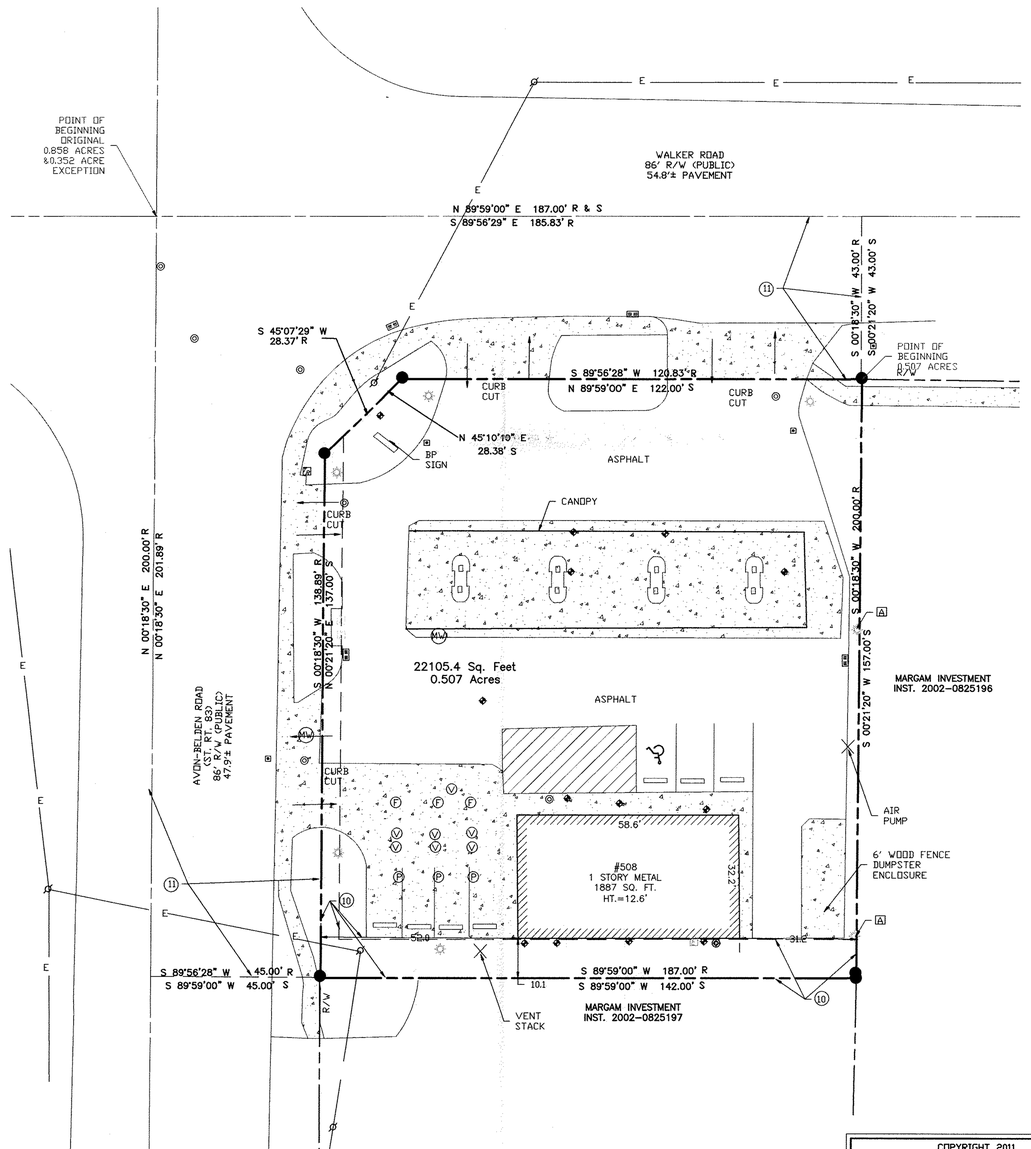
LEGEND OF SYMBOLS & ABBREVIATIONS

N.	North
S.	South
E.	East
W.	West
°	Degrees
'	Feet or Minutes
"	Inches or Seconds
Sq.	Square
Ft.	Feet
Vol.	Volume
Pg.	Page
O.R.	Official Record
Calc.	Calculated
Rec.	Record
R/W	Right of Way
C/L	Centerline

- IRON PIPE SET
- 3/4" IRON PIN FOUND
- TRAFFIC BOX
- PAY PHONE
- ELECTRIC METER
- LIGHT POLE
- UTILITY MANHOLE
- BOLLARD
- CATCH BASIN
- GAS METER
- GAS VALVE
- UTILITY POLE
- CLEAN OUT
- CURB INLET
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SIGN
- FUEL PUMP MANHOLE
- FUEL FILL TANK
- VAPOR RELIEF HOLE
- MOINTORING WELL
- CONCRETE AREA
- SAN — SANITARY SEWER LINE
- E — ELECTRIC LINE
- STM — STORM SEWER LINE

VICINITY MAP





SCALE IN FEET
0 20 40
SCALE: 1" = 20'

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ITEMS CORRESPONDING TO SCHEDULE B

(10) Right–of–Way for Pipeline to Columbia Gas of Ohio, Inc., filed for record June 11, 1985, in Deed Volume 1376, Page 598 of the Lorain County Records, DOES AFFECT the subject tract and is shown on the attached exhibit.

(11) Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record August 12, 1985, in Deed Volume 1380, Page 512, of the Lorain County Records, DOES AFFECT the subject tract and is shown on the attached exhibit.

(12) Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record November 16, 2009, in Instrument No. 2009–0316702, of the Lorain County Records, DOES AFFECT, the subject tract, but is a non–survey related item.

UTILITY NOTES

UN1 The utilities are located by above ground observation only. The local utility protection agency was not contacted for this exhibit.

SIGNIFICANT OBSERVATIONS

A The adjourning property site light is over the east property line by as much as 0.8'±.

ZONING INFORMATION

The subject property is zones "B2" General Business District
Front Setback: 50' with parking in front; 30' without parking
Side Setback: 10'
Rear Setback: 10'
Height Restrictions: 45'
The zoning information shown above was provided to the surveyor by Bock & Clark Zoning on March 17, 2011 pursuant to Item 6b of Table A.

ALTA/ACSM LAND TITLE SURVEY

Lehigh 13 Project
B&C Project No. 201100365, 0011
508 Avon–Belden Road, Avon Lake , OH

Based upon Title Commitment No. 504100501
of Chicago Title Insurance Company
bearing an effective date of October 18, 2010

Surveyor's Certification

To: (i) LG 508 Avon Belden Avon Lake LLC, a Delaware limited liability company, (ii) WELLS FARGO BANK, NATIONAL ASSOCIATION, its successors and assigns; Chicago Title Insurance Company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11a, 13, 16 17, 18 and 21 of Table A thereof. The field work completed on March 9, 2011.

4–8–11

Jennifer L. Blue, P.S.
Registered Surveyor No. 8382
In the State of Ohio
Date of Survey: 3–9–11
Date of Last Revision: 4–8–11
Network Project No. 201100365–0011

STATE OF OHIO
JENNIFER L. BLUE
S-8382
REGISTERED
PROFESSIONAL SURVEYOR

Survey Performed By:
Blue–J Surveying, LLC
6790 Brooksmiller Road
Circleville, OH 43113
Phone: 614–774–8577
Fax: 740–477–9865
Email: bluej21210yahoo.com

National Coordinators of ALTA/ACSM Land Title Surveys
BOCK & CLARK
Corporate Park Center
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