

The observed use, "Restaurant", is permitted in this zoning district.

M Monitoring Well

DESCRIPTION

LLC, and its successors and assigns; Cole CCPT III Acquisitions, LLC, and its successors and assigns; First American Title Insurance Company:

SURVEYOR'S CERTIFICATE

11(a), 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was



P.O.B. P.7

GILBERT M. BARISH, P.S. #8203

LEGAL DESCRIPTION (AS SURVEYED):

Situated in the City of Elyria, County of Lorain, State of Ohio, and known as being part of the Original Elyria Township Lot Number 172, West of Black River, including Sublot Numbers 1 through 3 of the Buckley-Evers Realty Company's Golfview Subdivision as recorded in Plat Volume 13, Page 12, of Lorain County Records, bounded and described as follows:

Commencing at a found 1" steel bar in a monument box located at a point of deflection in the centerline Ford Road (60 feet wide), said point being part of that portion of the vacated portion of The Buckley-Evers Realty Company's Golfview Subdivision per Plat Book Volume 13, Page 12;

thence SOUTH 24°57'31" WEST, a distance of 315.42 feet along the centerline of Ford Road to the TRUE POINT OF BEGINNING of the following described parcel, said point is NORTH 03°46'24"EAST, 1.70 feet from a found MAG Nail;

Thence continuing SOUTH 24°57'31" WEST along said centerline of Ford Road, a distance of 511.29 feet to a point, said point is NORTH 18'22'53" WEST, 2.07 feet from a found MAG nail;

Thence NORTH 87'23'51" WEST, a distance of 32.44 feet to a set 5/8" x 30" Steel bar and cap "GMB 8203' at the Northeast corner of Sublot Number 3 of the Buckley-Evers Realty Company's Golfview Subdivision as recorded in Plat Volume 13, Page 12, of Lorain County Records also being the Westerly Right of Way line of

Ford Road (60 feet wide); Thence SOUTH 24°57'31" WEST along the East line of said Buckley-Evers Realty Company's Golfview Subdivision, also being the West line of said Ford Road, a distance of 201.77 feet to a point of curvature on the East line of Sublot Number 1, (passing the Northeast corner of Sublot Number 2 at 54.05, the Northeast corner of

Sublot Number 1 at 108.10 feet, and a found bent 3/4" steel pipe at 201.06 feet); Thence along a curve to the right along the South line of Sublot No. 1 of said Buckley-Evers Realty Company's Golfview Subdivision a distance of 49.31 feet, said curve having a radius of 20.00 feet, a chord bearing of NORTH 84°24'22" WEST, and a chord length of 37.74 feet to a point on the Easterly line of said

Sublot Number 1 of said Subdivision: thence NORTH 13°46'15" WEST, along the Westerly line of Said Subdivision, said line also being the East line of West River Road, a distance of 192.44 feet to a set 5/8" x 30" steel bar and cap "GMB 8203" at the Northwest corner of Sublot Number 3 (passing the Northwest corner of Sublot Number 1 at 88.24 and the

Northwest corner of Sublot Number 2 at 140.34 feet): Thence NORTH 87°23'51" WEST along the extension of the Northerly line of Sublot Number 3 of the said Buckley-Evers Realty Company's Golfview Subdivision to its intersection with the former centerline of West River Road, a distance of 34.39 feet, said point being 20.00 feet Northeasterly of as measured perpendicular

to the monumented centerline of West River Road: Thence NORTH 13'46'15" WEST along the former centerline of West River Road (said line being 20.00 feet Northeasterly of as measured perpendicular the monumented physical centerline of West River Road) a distance of 212.59 feet to a point on the North line of a parcel deeded to Frisch's Restaurants Inc. in

instrument number 2010-0323878; Thence SOUTH 87'40'06" EAST, a distance of 185.39 feet along the North line of a parcel deeded to Frisch's Restaurants Inc. in instrument number 2010-0323878 to a found 3/4" steel pipe (passing a set 5/8" steel bar and cap "GMB 8203" at 34.35 feet);

Thence NORTH 13'47'26" WEST, a distance of 279.80 feet to a found 3/4" steel pipe;

Thence SOUTH 87°20'13" EAST, a distance of 383.49 feet (passing a found 1" pipe at 56.99 feet and a found I" steel bar in concrete at 351.19 feet) to the TRUE POINT OF BEGINNING containing 3.673 acres of land, more or less, as described in April 2012, by Gilbert M. Barish, Professional Surveyor No. 8203.

Subject, however, to all legal rights-of-way of previous record. The recorded bearing for the centerline of West River Road (NORTH 13°46'15" WEST, per the deed recorded in Instrument number (2010-0232878,) dedicated to Frisch's Restaurant Inc.) is the reference meridian for the

The property described and shown hereon is the same property as described in First American Title Insurance Company commitment number NCS-5384800H8-PHX1, dated April 9, 2012.

> This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Geodetic Designs Incorporated's prior written consent. The Matthews Company, Inc. and Geodetic Designs Incorporated expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

APPROVED

LORAIN CO.

6-47 26-48

T-Spiuman)

LEGAL DESCRIPTION (PER PROVIDED TITLE):

Situated in the City of Elyria, County of Lorain, State of Ohio, described as follows:

1: SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 172, WEST OF BLACK RIVER, AND BOUNDED AND DESCRIBED AS FOLLOWS:

WEST OF BLACK RIVER, ELYRIA TOWNSHIP, LORAIN COUNTY, OHIO, AS RECORDED IN PLAT VOLUME 13, PAGE 12 OF LORAIN COUNTY, OHIO RECORDS OF PLATS.

THE REAR. AN APPEARS BY SAID PLAN.

OF BEGINNING, AND CONTAINING ABOUT 0.905 AN ACRE OF LAND.

3 OF THE BUCKLEY-EVERS REALTY COMPANY'S GOLFVIEW SUBDIVISION SITUATED IN PART OF LOT NO. 173, WEST OF BLACK RIVER, ELYRIA TOWNSHIP, LORAIN COUNTY, OHIO, AND RECORDED IN PLAT VOLUME PAGE 12 OF LORAIN COUNTY RECORDS.

PARCEL NO. 6: SITUATED IN THE CITY OF ELYRIA. COUNTY OF LORAIN AND STATE OF OHIO. AND KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 172, WEST OF BLACK RIVER, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE CENTER LINE OF FORD ROAD. 60 FEET WIDE. AT ITS NORTHERLY LINE OF SUBLOT NO. 3 IN GOLFVIEW SUBDIVISION AS RECORDED IN VOLUME 13 OF MAPS. PAGE 12 OF LORAIN COUNTY DEED RECORDS: 319.65 FEET TO THE CENTER LINE OF FORD ROAD; THENCE SOUTH 24° 52' 15" WEST, ALONG SAID CENTER LINE OF FORD ROAD, 99.17 FEET TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING ABOUT 0.605 O AN ACRE OF LAND.

PARCEL NO. 7: SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO: AND KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 172, WEST OF BLACK RIVER, AND BOUNDED AND DESCRIBED AS FOLLOWS:

NORTH LINE OF SUBLOT NO. 3 IS EXTENDED EASTERLY UNTIL IT INTERSECTS THE CENTER LINE OF FORD ROAD: THE CENTER LINE OF FORD ROAD: THENCE SOUTH 13' 48' 45" EAST. A DISTANCE OF 90.47 FEET TO AN IRON PIN: THENCE SOUTH 87' 23' 45" EAST, A DISTANCE OF 319.65 FEET TO THE PRINCIPAL PLACE OF BEGINNING SAID LINE PASSES THROUGH AN IRON PIN SET 32.41 FEET OFF THE CENTER LINE OF FORD ROAD. INTENDING O CONVEY ABOUT .79 ACRES OF LAND.

PARCEL NO. 8: CHURCH, AS WAS RECORDED IN VOLUME 714, PAGES 3 AND 4 OF THE LORAIN FEET OFF THE CENTERLINE OF THE WEST RIVER ROAD: THENCE SOUTH 2 DEG 53' 45" WEST, A DISTANCE O FEET OFF THE CENTERLINE OF THE WEST RIVER ROAD. ENCLOSING A PARCEL OF LAND CONTAINING 481

NOTE: PARCEL 5 INCORRECTLY REFERENCES THE ORIGINAL ELYRIA LOT NO. 173. THE PARCEL IS IN ORIGINAL ELYRIA LOT NO. 172.

The property described and shown hereon is the same property as described in First American Title Insurance Company commitment number NCS-5384800H8-PHX1, dated April 9, 2012.

"ALTA/ACSM LAND TITLE SURVEY" PREPARED FOR:

THE MATFHEWS COMPANY National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708 Tel: (714)-979-7181 Fax: (714)-641-2840 www.thematthewscompany.com

REVISION

COLE REAL ESTATE INVESTMENTS

1519 West River Road Elyria, OH (Golden Corral)

1" = 40' CHKD./AP'V'D: DJV S046 - 2012CHKD.BY: