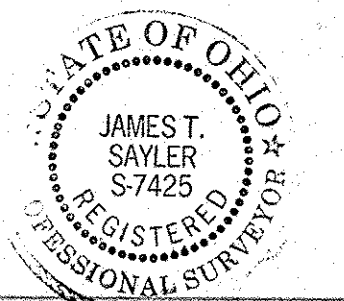


ALTA/ACSM LAND TITLE SURVEY
OF COMBINED PERMANENT PARCEL NUMBERS
04-00-008-104-123 (WASSERMAN PARCEL)
AND
04-00-008-104-121 (HARWIN PARCEL)
COMMITMENT #451-005368
ON WEBBER ROAD
OF PART OF ORIGINAL AVON SECTION NO. 8
NOW IN THE
CITY OF AVON LAKE, LORAIN COUNTY, OHIO
BY
THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OH. 44135
PHONE: (216) 251-3033 reitz@reitzeng.com
SCALE: 1" = 60'
MAY, 2014
REV. 5/22/2014
REV. 6/3/2014

FLOOD ZONE
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION: UNSHADED ZONE X. AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, ON FLOOD INSURANCE RATE MAP NO. 39093C01310, WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 390602, IN LORAIN COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTIES ARE SITUATED.

NOTES
NO BUILDINGS, PARKING LOTS OR PARTY WALL WERE OBSERVED. NO EVIDENCE WAS OBSERVED OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OR USE OF SITE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. WETLAND DELINEATION ON SUBJECT PROPERTY WAS PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., IN CONJUNCTION WITH THEIR DECEMBER 5, 2013 REVISED PRELIMINARY JURISDICTIONAL WATERS DETERMINATION AND PRE-CONSTRUCTION NOTIFICATION TO THE CORPS OF ENGINEERS.

SURVEYOR'S CERTIFICATION
TO: HAMPSHIRE HIGHLANDS ONE LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AMERICA LAND TITLE AFFILIATES, LLC AND FIRST COMMONWEALTH BANK, ITS SUCCESSOR AND ASSIGNS: THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 7, 8, 9, 10, 11a, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 12, 2014.
DATE OF PLAT OR MAP: **7-23-2014**
THE HENRY G. REITZ ENGINEERING CO., 4214 ROCKY RIVER DRIVE, CLEVELAND, OHIO 44135, (216) 251-3033



SCHEDULE BII EXCEPTIONS

EXCEPTION NUMBER	RECORDING INFO.	TO COMMITMENT NUMBER #541-005368 DATED APRIL 24, 2014
15	INSTR. #1999-0602490	DEED RESERVATION GRANTING ACCESS TO PIN OAK PARKWAY FROM ADJACENT PROPERTY FOR THE BENEFIT OF PART OF SUBJECT PARCEL
16	INSTR. #2000-0705144	STORM SEWER EASEMENT TO CITY OF AVON LAKE
17	INSTR. #2004-0045787	DEED RESTRICTION RESERVING CERTAIN RIGHTS TO PURCHASE ANOTHER PARCEL OF LAND TO THE OWNER OF THE SUBJECT PROPERTY (NOT PLOTTABLE)
20	(TO BE RECORDED)	SANITARY SEWER EASEMENT ON ASK LTD. PROPERTY BENEFITING SUBJECT PROPERTY
21	(TO BE RECORDED)	STORM SEWER EASEMENT ON ASK LTD. PROPERTY BENEFITING SUBJECT PROPERTY
22	(TO BE RECORDED)	TEMPORARY EASEMENT ON LNK LTD. PROPERTY BENEFITING SUBJECT PROPERTY (NOT PLOTTABLE ON SURVEY, SEE VICINITY MAP)
23	(TO BE RECORDED)	STORM SEWER EASEMENT ON PIN OAKS HOLDINGS, LLC. PROPERTY BENEFITING SUBJECT PROPERTY (NOT PLOTTABLE ON SURVEY, SEE VICINITY MAP)

ZONING INFORMATION TABLE

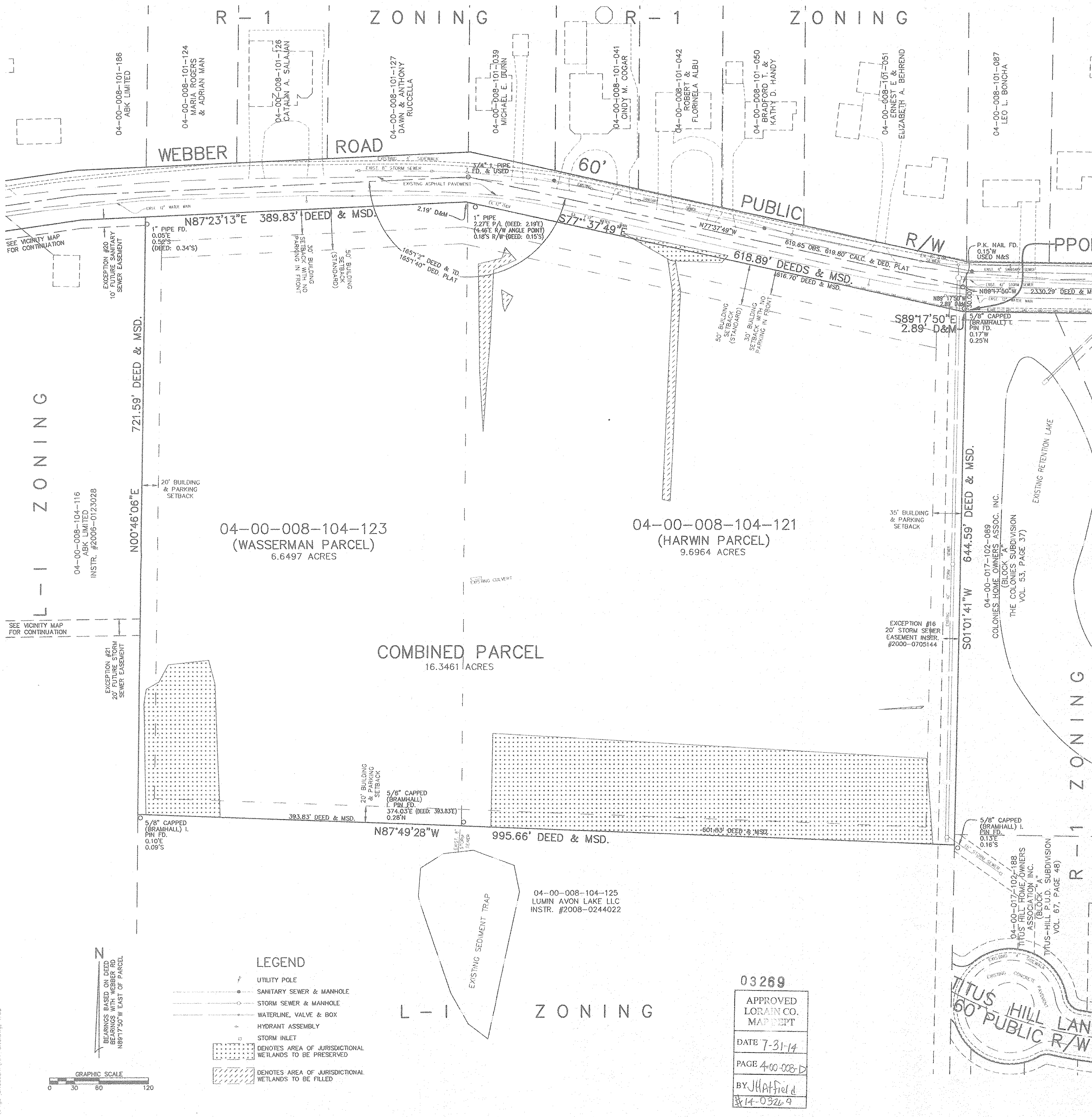
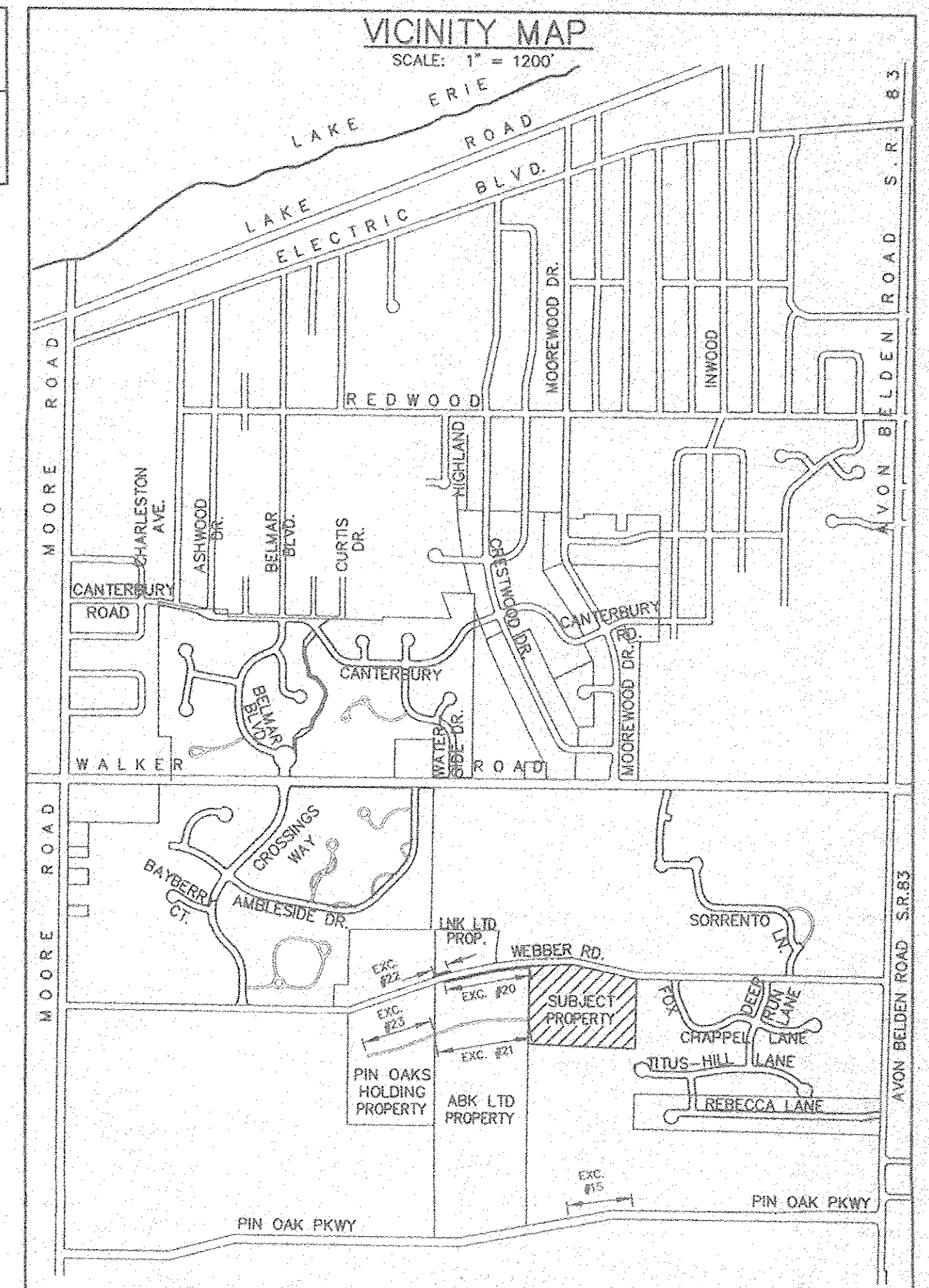
ZONING DISTRICT:	R-2: MULTI-FAMILY RESIDENCE
SOURCE OF BELOW INFORMATION:	(PER ZONING MAP REV. 4/2/2008) AMERICAN LEGAL PUBLISHING WEBSITE: www.amllegal.com/library/oh/avonlake.shtml "LOCAL LEGISLATION CURRENT THROUGH FEBRUARY 28, 2014"
ITEM	CODE SECTION & REQUIREMENT
PERMITTED USE:	CHAP. 1242.02, MULTIPLE FAMILY DWELLINGS
MINIMUM LOT SIZE:	CHAP. 1242.03 = 30,000 SQ. FT.
MINIMUM LOT WIDTH:	CHAP. 1242.03 = 100 FT.
SETBACK REQUIREMENTS:	
BLDG. TO STREET R/W:	CHAP. 1242.04 = 50 FT. (STANDARD)
BLDG. TO SIDE/REAR LINE:	CHAP. 1242.04 = 30 FT. (IF NO PARKING IN FRONT OF BUILDING)
PARKING:	CHAP. 1242.04 = 20 FT. (ADJ. TO R-1, R-1A, R-1B DISTRICTS)
MAXIMUM BUILDING HEIGHT:	CHAP. 1242.04 = 35 FT. (ADJ. TO R-1, R-1A, R-1B DISTRICTS)
MINIMUM DISTANCE BETWEEN:	CHAP. 1242.04 = 20 FT. (ADJ. TO ALL OTHER DISTRICTS)
MIN. AREA OF DWELLING UNIT:	CHAP. 1242.05 = 45 SQ. FT. (PRINCIPAL BUILDINGS)
	CHAP. 1242.05 = 15 FT. (ACCESSORY BUILDINGS)
	CHAP. 1242.05 = 40 FT. (PRINCIPAL BUILDINGS)
	CHAP. 1242.05 = 15 FT. (ACCESSORY BLDGS.)
	CHAP. 1242.07 = 1000 SQ. FT. (TOWNHOUSE)
	CHAP. 1242.07 = 700 SQ. FT. (APARTMENT)

LIST OF UTILITIES
(THAT APPEAR TO SERVICE PROPERTY BY OBSERVED EVIDENCE ONLY)

SANITARY SEWERS	MANHOLES ON NORTH SIDE OF WEBBER ROAD
WATER MAINS	HYDRANTS ON SOUTH SIDE OF WEBBER ROAD
POWER LINES	ON POLES ON NORTH SIDE OF WEBBER ROAD
COMMUNICATION LINES	ON POLES ON NORTH SIDE OF WEBBER ROAD

PROPERTY 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. 8, AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A 1 INCH IRON PIN FOUND ON THE CENTERLINE OF WEBBER ROAD, STATE ROUTE 83, AT ITS INTERSECTION WITH THE CENTERLINE OF WEBBER ROAD, 60 FEET WEST;
THENCE N. 89° 17' 50" W., ALONG THE CENTERLINE OF WEBBER ROAD, A DISTANCE OF 2330.29 FEET TO THE EASTERLY LINE OF ORIGINAL AVON SECTION NO. 8, AT WHICH POINT A P.K. NAIL WAS FOUND 0.15 FEET WEST;
THENCE S. 01° 01' 41" W., ALONG THE EASTERLY LINE OF ORIGINAL AVON TOWNSHIP SECTION NO. 8, A DISTANCE OF 30.00 FEET TO THE NORTHWESTERLY CORNER OF BLOCK "A" IN THE COLONIES SUBDIVISION, AS SHOWN BY THE RECORDED PLAT IN VOLUME 53 OF PLATS, PAGE 37 OF LORAIN COUNTY RECORDS ON THE SOUTHERLY LINE OF WEBBER ROAD AND THE PRINCIPAL PLACE OF BEGINNING, AT WHICH POINT A 5/8" CAPPED (BRAMHALL) IRON PIN WAS FOUND 0.25 FEET NORTH AND 0.17 FEET WEST;
THENCE CONTINUING S. 01° 01' 41" W., ALONG THE WESTERLY LINE OF SAID BLOCK "A", A DISTANCE OF 844.59 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO LUMIN AVON LAKE LLC, BY DEED RECORDED IN INSTRUMENT NO. 20080244022 OF LORAIN COUNTY RECORDS, AT WHICH POINT A 5/8" CAPPED (BRAMHALL) IRON PIN WAS FOUND 0.10 FEET SOUTH AND 0.13 FEET EAST;
THENCE N. 87° 49' 28" W., ALONG THE NORTHERLY LINE OF LAND SO CONVEYED TO LUMIN AVON LAKE LLC, PASSING BY A 5/8" CAPPED (BRAMHALL) IRON PIN FOUND AT 621.83 FEET 0.28 FEET NORTH, A DISTANCE OF 995.66 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND CONVEYED TO ASK LIMITED, BY DEED RECORDED IN INSTRUMENT NO. 2008023028 OF LORAIN COUNTY RECORDS, AT WHICH POINT A 5/8" CAPPED (BRAMHALL) IRON PIN WAS FOUND 0.09 FEET SOUTH AND 0.10 FEET EAST;
THENCE N. 00° 46' 06" E., ALONG THE EASTERLY LINE OF LAND SO CONVEYED TO ASK LIMITED, A DISTANCE OF 721.59 FEET TO THE SOUTHERLY LINE OF WEBBER ROAD, AT WHICH POINT A 1" PIPE WAS FOUND 0.52 FEET SOUTH AND 0.05 FEET EAST;
THENCE N. 87° 23' 13" E., ALONG THE SOUTHERLY LINE OF WEBBER ROAD, A DISTANCE OF 389.83 FEET TO AN ANGLE POINT THEREIN;
THENCE S. 77° 37' 49" E., ALONG THE SOUTHERLY LINE OF WEBBER ROAD, PASSING BY A 1" PIPE AT 4.48 FEET 0.18 FEET SOUTH, A DISTANCE OF 618.89 FEET TO AN ANGLE POINT THEREIN;
THENCE S. 89° 17' 50" E., ALONG THE SOUTHERLY LINE OF WEBBER ROAD, A DISTANCE OF 2.89 FEET TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 16.3463 ACRES (712,043 SQUARE FEET) OF LAND, ACCORDING TO A SURVEY BY THE HENRY G. REITZ ENGINEERING COMPANY, JAMES T. SAYLER, REGISTERED SURVEYOR NO. 5-9226, DATED MAY, 2014, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. ALL BEARINGS ARE BASED ON DEED BEARINGS AND ARE USED TO DENOTE ANGLES ONLY.
THE ABOVE DESCRIBED PROPERTY IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE'S COMMITMENT FOR TITLE INSURANCE NUMBER 541-005368 WITH EFFECTIVE DATE OF APRIL 24, 2014.

ENCROACHMENTS
NO ENCROACHMENTS WERE OBSERVED ON THE SUBJECT PROPERTY.



LEGEND

- UTILITY POLE
- SANITARY SEWER & MANHOLE
- STORM SEWER & MANHOLE
- WATERLINE, VALVE & BOX
- HYDRANT ASSEMBLY
- STORM INLET
- DENOTES AREA OF JURISDICTIONAL WETLANDS TO BE PRESERVED
- DENOTES AREA OF JURISDICTIONAL WETLANDS TO BE FILLED

GRAPHIC SCALE
0 30 60 120

03269
APPROVED
LORAIN CO.
MAP DEPT
DATE 7-31-14
PAGE 4-00-008-D
BY JHAtfield
14-03269

