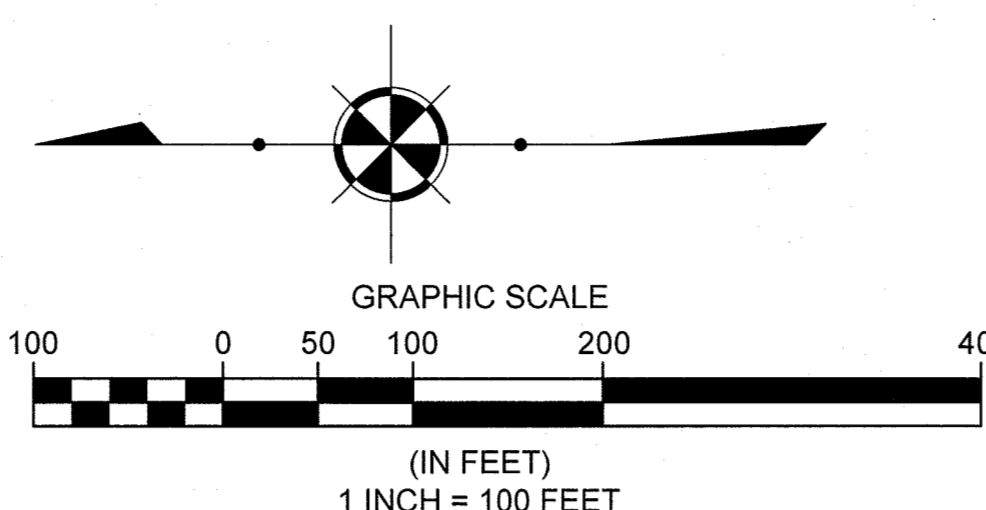


ALTA / NSPS LAND TITLE SURVEY

SITUATED IN THE CITY OF AVON,
COUNTY OF LORAIN, AND STATE OF OHIO
BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 9
AUGUST 16, 2022 SCALE: 1 INCH = 100 FEET

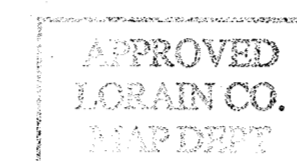
SYMBOL LEGEND	
⊙	Ex. Clean Out
■	Ex. Catch Basin
▣	Ex. Curb Inlet
■	Ex. Headwall
○	Ex. Yard Drain
○	Ex. Manhole
○	Ex. Sanitary Manhole
○	Ex. Storm Manhole
⊙	Storm Inlet MH
⊗	Ex. Water Valve
⊙	Ex. Fire Hydrant



BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE
BASED ON AN ASSUMED
MERIDIAN AND ARE USED TO
INDICATE ANGLES ONLY

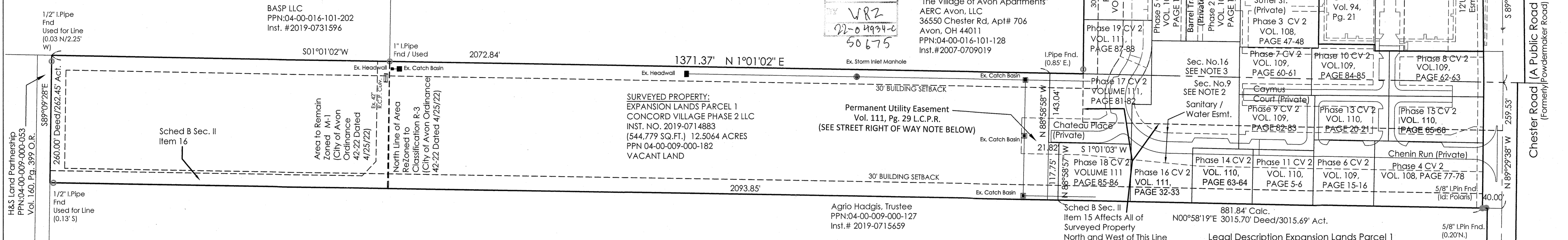
Boundary Survey Legend

- 5/8" X 30" IRON PIN (ID: POLARIS) SET
- IRON PIN FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED



6/19/22
04-00-067
VRZ
20-04934-0
50675

'The Village of Avon Apartments'
AERC Avon, LLC
36550 Chester Rd, Apt# 706
Avon, OH 44011
PPN:04-00-016-101-128
Inst.#2007-0709019



Legal Description

Situated in the City of Avon, County of Lorain, and State of Ohio, known as being part of Original Avon Township Sections No. 9 and 16, further known as being a consolidation of all of land conveyed to Schafer Development Company by Instrument No. 20060163727 of Lorain County Records (P.P.N. 04-00-016-101-067 & -068), Instrument No. 20060163729 of Lorain County Records (P.P.N. 04-00-016-101-053), Instrument No. 20060163725 of Lorain County Records (P.P.N. 04-00-016-101-057), Instrument No. 20050087914 of Lorain County Records (P.P.N. 04-00-016-101-059), Instrument No. 20060163731 of Lorain County Records (P.P.N. 04-00-009-000-032), and Instrument No. 20060163733 of Lorain County Records (P.P.N. 04-00-009-000-031);

Beginning at a 1 inch iron pin in a monument box at the intersection of the centerline of Center Road (60 feet wide) with the centerline of Chester Road (Formerly Powdermaker Road -60 feet wide)

Thence North 89° 29' 38" West, along the centerline of said Chester Road, 1903.02 feet to a point therein said point also being the Southwesterly corner of land conveyed to AERC Avon LLC by Instrument No.20000709019 of Lorain County Records (P.P.N. 04-00-016-101-128) and the Principal Place of Beginning;

COURSE 1: North 89° 29' 38" West, continuing along the centerline of said Chester Road, 661.29 feet to a point therein, said point also being the southeasterly corner of land conveyed to Sidor and Agrio Hadgis by Instrument No. 19980578171 of Lorain County Records (P.P.N. 04-00-009-000-127);

COURSE 2: Thence North 00° 58' 19" East, along the Easterly line of said Hadgis, at 30.00 feet passing through the existing Northerly sideline of said Chester Road, (witness: a 5/8 inch iron pin found 0.20 feet Northerly), and at 40.00 feet passing through a 5/8 inch iron pin (Id: Polaris) set in the proposed Northerly sideline of said Chester Road, 3015.69 feet to the Northeasterly corner thereof (witness: a 1/2 inch iron pipe found 0.13' South), said point also being in the Southerly line of land conveyed to H & S Land Partnership by deed recorded in Volume 160, Page 399 of Lorain County Official Records. (P.P.N. 04-00-009-000-053);

COURSE 3: Thence South 89° 09' 28" East, along the Southerly line of said H & S Land Partnership, at 260.20 feet passing through a 1/2 inch iron pipe, 262.45 feet to a 5/8 inch iron pin (Id: Polaris) set at the Southeasterly corner thereof, said point also being in line between Original Avon Township Sections No. 9 and 16, and the Westerly line of land conveyed to Reseal Enterprise by deed recorded in volume 524, Page 580, of Lorain County Official Records (P.P.N. 04-00-016-101-066);

COURSE 4: Thence South 01° 01' 02" West, along the Westerly line of said Reseal Enterprise, at 700.45 feet passing through a 1 inch iron pipe found at the Southwesterly corner thereof, and along a Westerly line of said AERC Avon LLC, 2141.95 feet to a Southwesterly corner thereof (witness: a 1 inch iron pipe found 0.85 feet Easterly);

COURSE 5: Thence South 89° 29' 38" East, along a Southerly line of said AERC Avon LLC, 355.12 feet to a Southwesterly corner thereof (witnessed a 1 inch iron pipe found 0.37 feet Northerly and 0.13 feet Westerly);

COURSE 6: Thence South 03° 38' 14" East, along a Westerly line of said AERC Avon LLC 539.61 feet to a 5/8 inch iron pin (Id: Polaris) set at an angle point therein;

Legal Description Cont.

COURSE 7: Thence South 00° 37' 16" West, continuing along said Westerly line, at 293.99 feet passing through a 5/8 inch iron pin (Id: Polaris) set in the proposed Northerly sideline of said Chester Road, and at 303.99 feet passing through a 5/8 inch iron pin (Id: Polaris) set in the existing Northerly sideline of said Chester Road, 333.99 feet to the PRINCIPAL PLACE OF BEGINNING and containing 25.8079 acres of land (1,124,192 square feet), 25.2008 acres (1,097,745 square feet) excluding the Northerly 40.00 feet of the right of way of Chester Road, as surveyed and described in September, 2007 by Michael P. Spellacy P.S. No. 8169 of Polaris Engineering and Surveying, Inc. be the same more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are used to indicate angles only. Being 18.08 acres in Original Lot 9 and 7.13 acres in Original Lot 16 excepting therefrom Concord Village Condominiums Phase I, II, III and IV recorded in plat volumes 93-15, 94-21, 94-36 and 96-45 Lorain County Records.

Intending to convey 18.08 acres in Original Section 9 and 3.48 acres in original Section 16.

Excepting therefrom Concord Village Condominiums No. 2, Phase 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19, recorded in Plat Volume 107-35, Plat Volume 108-19, Plat Volume 108-47, Plat Volume 108-77, Plat Volume 109-13, Plat Volume 109-15, Plat Volume 109-60, Plat Volume 109-62, Plat Volume 109-82, Plat Volume 109-84, Plat Volume 110-5, Plat Volume 110-7, Page Volume 110-20, Plat Volume 110-63, Plat Volume 110-65, Page Volume 111-32, Plat Volume 111-81, Plat Volume 111-85, and Plat Volume 111-87, Lorain County Records. Intending to convey 12.5193 acres, all in Original Lot 9.

CERTIFICATION

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, CONCORD VILLAGE PHASE TWO, LLC, AN OHIO LIMITED LIABILITY COMPANY, AND FIRST FINANCIAL BANK AND / OR ITS RESPECTIVE SUCCESSORS OR ASSIGNS AS THEIR INTEREST MAY APPEAR.;

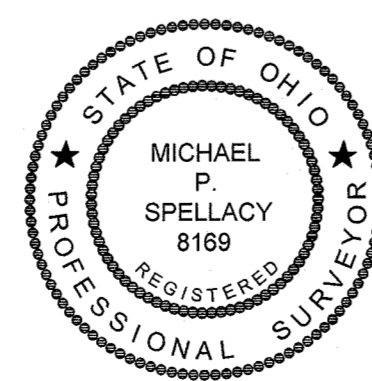
IN REFERENCE TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 813221900, DATED JUNE 24, 2022;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6a, 6b, 7a, 8, 9, 11, 13, 14, 16, 17, 18, AND 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 1, 2022.

DATE: AUGUST 16 2022

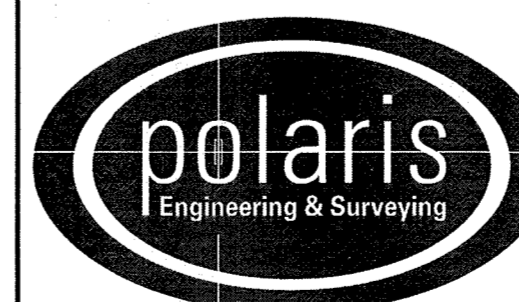
(SIGNED)

REGISTRATION NO. 8169



DATE: 08/16/2022 DRAWN: MPS
SCALE: HOR 1"= 100' VERT. n/a
FOLDER: DWG/Proj. Surveying
FILENAME: Surv_Base/ALTA
TAB: 01-ALTA 813221900
BNDY. CHK: n/a
BASE. CHK: n/a

ALTA / NSPS LAND TITLE SURVEY



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

EXPANSION LAND CONCORD VILLAGE NO. 2 CONDOMINIUMS

City of Avon - Lorain County - Ohio

CONTRACT No.

21245

SHEET OF

1 1

Schedule B, Sec. II - Exceptions

NOTE: ONLY ITEMS WHICH MAY BE GRAPHICALLY DEPICTED ON SURVEY ARE LISTED

- Oil and Gas Lease by and between Elizebeth Linden, Lessor and John L. Dowdell, Lessee, dated January 4, 1930, filed for record May 16, 1930 and recorded in Volume 34, Page 107 of Lorain County Records.
BLANKET GRANT OF LEASE - CANNOT BE PLOTTED
- Restrictions contained in an instrument from Ay-Hill Company to Timothy Loeser and Sharon Loeser, dated February 22, 1984, filed for record March 7, 1994 and recorded in Volume 1336, Page 821 of Lorain County Records.
PLOTTED-AFFECTS SURVEYED PROPERTY AND MORE LAND
- Easement for Storm Sewer Purposes from Timothy and Sharon Loeser to Associated Estates Realty Corporation and the City of Avon dated October 22, 1998 filed for record October 23, 1998, recorded in Instrument Number 98571344 of Lorain County Records.
PLOTTED
- Easement from Schafer Development Company Inc. to Columbia Gas of Ohio, Inc. dated February 17, 2007 filed for record March 23, 2007, recorded in Instrument Number 2007-0195706 of Lorain County Records.
BLANKET GAS LINE EASEMENT - CANNOT BE PLOTTED

ZONING

NO ZONING REPORT HAS BEEN PROVIDED

STREET RIGHT OF WAY NOTE

SURVEYED PROPERTY HAS NO FRONTAGE ON A DEDICATED RIGHT OF WAY, HOWEVER CONDOMINIUM DECLARATION FOR CONCORD VILLAGE PHASE TWO SECTION 11(A)(VI) INCLUDES THE GRANT OF AN ACCESS EASEMENT

WETLANDS

NO WETLANDS HAVE BEEN DELINEATED

UTILITY NOTE:

ALL UTILITY INFORMATION WAS TAKEN FROM PLANS AVAILABLE AT THE TIME OF THE SURVEY AND FIELD OBSERVATION

FLOOD NOTE

SURVEYED PROPERTY IS LOCATED IN ZONE X, "AREA OF MINIMAL FLOOD HAZARD" PER FEMA RATE MAP COMMUNITY PANES 39093C0134D WITH AN EFFECTIVE DATE OF AUGUST 19, 2008

APPARENT ENCROACHMENTS

NOTE: EXISTING STORM SEWER ON SURVEYED PROPERTY DOES NOT LIE WITHIN AN EASEMENT

Legal Description Expansion Lands Parcel 1

Situated in the City of Avon, County of Lorain, and State of Ohio, known as being part of Original Avon Township Section No. 9 further known as being part of land conveyed to Concord Village Phase 2 LLC by instrument number 2019-0714883 of Lorain County Records (PPN 04-00-009-000-182)

Beginning at the Northwest corner of Phase 18 of the Concord Village No.2 Condominiums as shown by plat recorded in volume 111, page 85 of the Lorain County Plat Records;

COURSE 1 Thence North 00°58'19" East, 2093.85' along the Easterly line of land conveyed to Sidor Hadgis, Trustee as shown by Deed Recorded as Instrument Number 2019-0715659 of Lorain County Records (PPN 04-00-009-000-127) to the Northeasterly corner thereof (witness: a 1/2 inch iron pipe found 0.13' South), said point also being in the Southerly line of land conveyed to H & S Land Partnership by deed recorded in volume 160, page 399 of Lorain County Official Records (P.P.N. 04-00-009-000-053);

COURSE 2 Thence South 89°09'28" East, along the Southerly line of said H & S Land Partnership, at 260.20 feet passing by a 1/2 inch iron pipe found 0.03 feet north, 262.45 feet to a 5/8 inch iron pin (Id: Polaris) found at the Southeasterly corner thereof, said point also being in line between Original Avon Township Sections No. 9 and 16, and the Westerly line of land conveyed to BASP LLC, by instrument no. 2019-0731596 of Lorain County Records (P.P.N. 04-00-016-101-202);

COURSE 3 Thence South 01°01'02" West, along the Westerly line of said BASP, LLC, at 700.45 feet passing through a 1 inch iron pipe found at the Southwesterly corner thereof, and along a Westerly line of land conveyed to AERC Avon LLC by instrument no. 2007-0709019 of Lorain County Records (P.P.N. 04-00-016-101-128), a total distance of 2072.84 feet to the northeasterly corner of Phase 17 of Concord Village No. 2 Condominiums as shown by plat recorded in volume 111, pages 81 of Lorain County Plat Records;

COURSE 4 Thence North 88°58'58" West, along the northerly line of Phase 17 of Concord Village No. 2 Condominiums, 143.04 feet;

COURSE 5 Thence South 01°01'03" West, along the westerly line of Phase 17 of Concord Village No. 2 Condominiums, 21.82 feet;

COURSE 6 Thence North 88°58'57" West, 117.75 feet to the PLACE OF BEGINNING and containing 12.5064 acres of land (544,779 square feet) all in Original Avon Township Section 9, as calculated and described in February 2022 by Michael P. Spellacy P.S. No. 8169 of Polaris Engineering and Surveying, Inc., be the same, more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are used to indicate angles only.

Together with appurtenant access rights contained in the Declaration for Concord Village Phase Two Condominium Avon, Ohio recorded as Lorain County Recorder Instrument No. 2019-0738465