

ALTA/ACSM LAND TITLE SURVEY

MADE FOR

Part of Original Dover Township Lot Nos. 53 and 43. Now in the City of Westlake, County of Cuyahoga, State of Ohio

SURVEY REFERENCES

1. Lot Split and Assembly for Westlake Office Park - Vol. 264 Pg. 8 C.C.M.R.
2. Subdivision Plat for Westlake Office Park - Vol. 269 Pg. 18 C.C.M.R.

Order #12-005
F.B. 839
Carney ALTA.dwg
February, 2012

ZONING INFORMATION

All information shown below is a personal opinion of the zoning regulations taken from the City of Westlake Codified Ordinances and is not guaranteed. All setbacks and regulations are subject to interpretation by the City of Westlake zoning officials. Contact Mr. Robert M. Parry, Director of Planning and Economic Development, at (440) 617-4305 for verification of the information provided below or further detail.

ZONING DISTRICT

Business - Executive Office Park (EOP)

LOT REGULATIONS - SECTION 1216.04 and 1216.05

Minimum Lot Size - 4 Acres (Subject Lot = 6.8161 Acres)
Minimum Lot Width - 300' (Subject Lot = 390.87')

YARD REGULATIONS - SECTION 1216.06

Building
Front Yard along major street: 100' min. or 80'+ Bldg Height(31' obs) = 111'
Side Yard adjacent to Residential: 100' min. or 80'+ Bldg Height(31' obs) = 111'
Side Yard adjacent to Non-Residential: 40' min. or 20'+ 1/2 Bldg Height(31' obs) = 40'
Rear Yard adjacent to Residential: 100' min. or 80'+ Bldg Height(31' obs) = 111'
Rear Yard adjacent to Non-Residential: 40' min. or 25'+ 1/2 Bldg Height(31' obs) = 40'

SURVEYORS CERTIFICATE

To Chicago Title Insurance Company, US Title Agency, Inc., FSW Properties LLC, and Westlake Corporate Park, LLC.

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, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13 and 16 of Table A thereof. The field work was completed on February 9, 2012.

HOFMANN-METZKER, INC.

Registered Professional Surveyors
24 Beech St. - P.O. BOX 343
Berea, Ohio 44017
(440) 234-7350 Fax (440) 234-7351
EMAIL: rich_hm@ameritech.net

Registered Surveyor Number 7477

Date

SCHEDULE B - SECTION II EXCEPTION NOTES

The exceptions listed below are based on a title report prepared by Chicago Title Insurance Company, Commitment Number 251852, Commitment Date: December 1, 2011 @ 7:29 a.m.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- (11c) Existing 5' Sanitary Sewer Easement per Westlake Office Park Subd, Plat Vol. 269 Pg. 17 C.C.M.R.
 - Subject Property is not part of this Subdivision
 - Easement is shown across subject property on Plat and could possibly exist through a separate recorded instrument
 - No documentation provided to substantiate easement
- (11d) 5' Sidewalk Easement per Westlake Office Park Subd, Plat Vol. 269 Pg. 17 C.C.M.R.
 - Subject Property is not part of this Subdivision
 - Easement is shown across subject property on Plat and could possibly exist through a separate recorded instrument
 - No documentation provided to substantiate easement
- (11e) 10' CEI Easement per Westlake Office Park Subd, Plat Vol. 269 Pg. 17 C.C.M.R.
 - Subject Property is not part of this Subdivision
 - Easement is shown across subject property on Plat and could possibly exist through a separate recorded instrument
 - No documentation provided to substantiate easement
- (12) Right-of-Way reserved in partial release of Rights-of-Way by Columbia Gas of Ohio, Deed Vol. 90-0114 Pg. 17 C.C.D.R.
 - 15' Easement along R/W of Crocker Rd.
 - Affects Subject property as shown
- (13) Storm Sewer Easement from North Ridge Estates to Shore West Construction Company, Deed Vol. 90-0489 Pg. 43 C.C.D.R.
 - 20' Easement along southerly property line
 - Affects Subject property as shown
- (14) Easement for installation and maintenance of a Water Main, AFN 199910190766 C.C.D.R.
 - Easement within property and shown hatched on map
 - Affects Subject property as shown
- (15) Easement for Water Meter Vault, AFN 200303060284 C.C.D.R.
 - Easement within property and shown hatched on map
 - Affects Subject property as shown
- (16) Permanent Landscaping Easement, AFN 200405130926 C.C.D.R.
 - Easement on adjoiners property and shown hatched on map
 - Affects Subject property as shown
- (17) Permanent Landscaping Easement, AFN 200405130927 C.C.D.R.
 - Easement on adjoiners property and shown hatched on map
 - Affects Subject property as shown

RECORD AND SURVEYED DESCRIPTION

Situated in the City of Westlake, County of Cuyahoga and State of Ohio and known as being Parcel B in the Lot Split and Assembly for Westlake Office Park of part of Original Dover Township Lots Nos. 53 and 43 as shown by the recorded plat in Volume 264 of Maps, Page 8 of Cuyahoga County Records, as appears by said Plat.

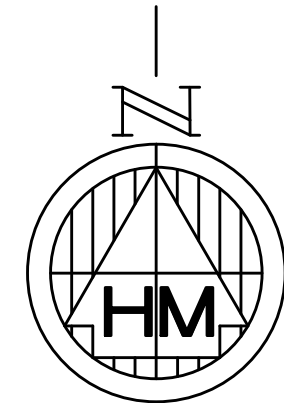
SURVEY LEGEND

- obs Denotes Observed Distance or Angle
- r Denotes Record Distance or Angle
- u Denotes Used Point, Distance or Angle
- R/W Denotes Right of Way
- C Denotes Centerline
- P Denotes Property Line
- Denotes Iron Pipe Found
- Denotes Iron Pin Found
- ⊠ Denotes Existing Iron Pin Monument Found



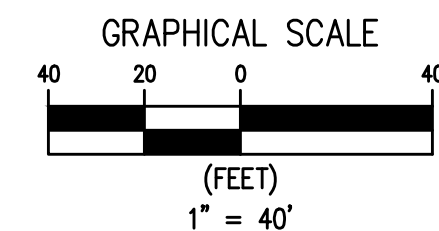
VICINITY MAP

Not to Scale



BASIS OF BEARINGS

North Property Line of Assembly per Lot Split and Assembly N84°14'13"E



Crocker Rd. (80')

O.L. 53
O.L. 43

