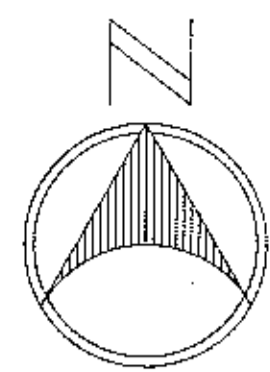


CENTER POINTE CONDOMINIUM OFFICE COMPLEX (PHASE I)

CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO
PART of ORIGINAL RIDGEVILLE TOWNSHIP LOT No. 21



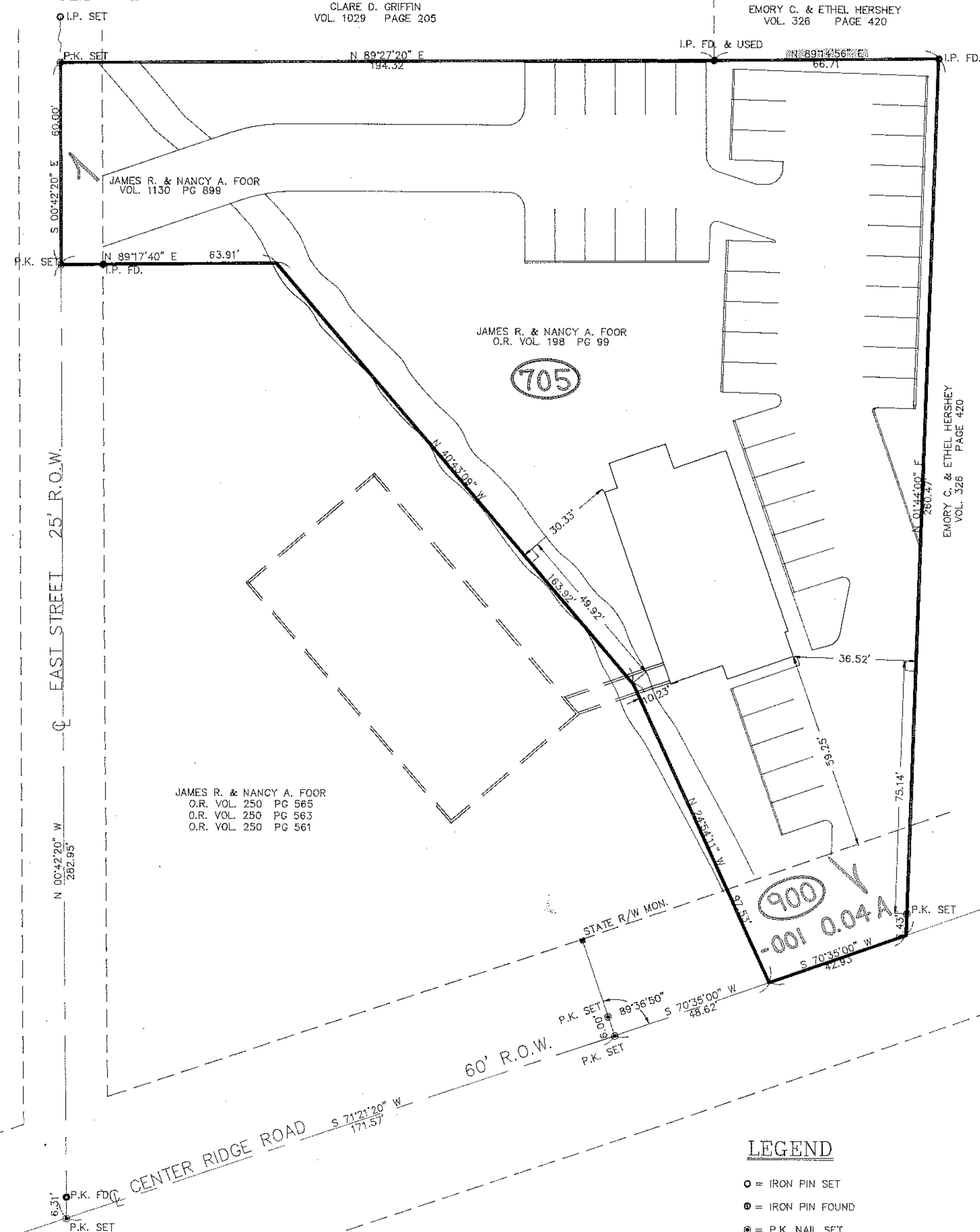
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CLARE D. GRIFFIN
VOL. 1029 PAGE 205

EMORY C. & ETHEL HERSHEY
VOL. 326 PAGE 420



LEGAL DESCRIPTION

Situated in the City of North Ridgeville, County of Lorain, and State of Ohio; and known as being part of Original Ridgeville Township Lot No. 21 bounded and described as follows:

- Beginning at the intersection of the centerlines of Center Ridge Road and East Street, thence along the centerline of Center Ridge Road, North 71°21'20" East a distance of 171.57 feet to a point in the centerline of Center Ridge Road.
- Thence continuing along the centerline of Center Ridge Road, North 70°35'00" East a distance of 48.62 feet to a point in the centerline of Center Ridge Road, and the principle place of beginning.
- Thence North 24°54'11" West along the centerline of French Creek a distance of 97.53 feet to a point in the centerline of French Creek.
- Thence North 40°43'09" West along the centerline of French Creek a distance of 163.92 feet to a point in the centerline of French Creek.
- Thence South 89°17'40" West passing through an iron pin found on the east right of way line of East Street a distance of 63.91 feet to a point in the centerline of East Street.
- Thence North 00°42'20" West along the centerline of East Street a distance of 60 feet to a point in the centerline of East Street.
- Thence North 89°27'20" East along the south property line conveyed to Clare D. Griffin in Vol. 1029 Page 205 of Lorain County Record of Deeds, a distance of 194.32 feet to an iron pin found.
- Thence North 89°14'56" East along the South property line conveyed to Emory C. & Ethel Hershey in Vol. 326 Page 420 of Lorain County Records of Deeds, a distance of 66.71 feet to an iron pin found.
- Thence South 01°44'00" West along the west property line conveyed to Emory C. & Ethel Hershey in Vol. 326 Page 420 of Lorain County Records of Deeds, a distance of 260.47 feet to a point in the centerline of Center Ridge Road.
- Thence South 70°35'00" West along the centerline of Center Ridge Road a distance of 42.93 feet to the principle place of beginning.

Containing within said bounds 0.877 acres of land more or less and subject to all legal highways.

CERTIFICATE OF SURVEYOR

I, the undersigned registered land surveyor, hereby certify that this plat designated as exhibit "A", consisting of two sheets, is a correct representation of a survey of the land described and shown hereon. The construction of improvements in which units are now located, are now substantially completed. This plat, together with the provisions of the declaration describing the condominium property, is an accurate representation of the location and dimensions of said improvements. The identification, locations and dimensions of the common elements and of each unit can be determined from the plat and provisions of said declaration. All planned improvements, including, but not limited to, landscaping, utility services and access to said units, and common element facilities serving the units have been substantially completed.

JAMES R. FOOR P.L.S. #5876
REGISTERED OHIO LAND SURVEYOR

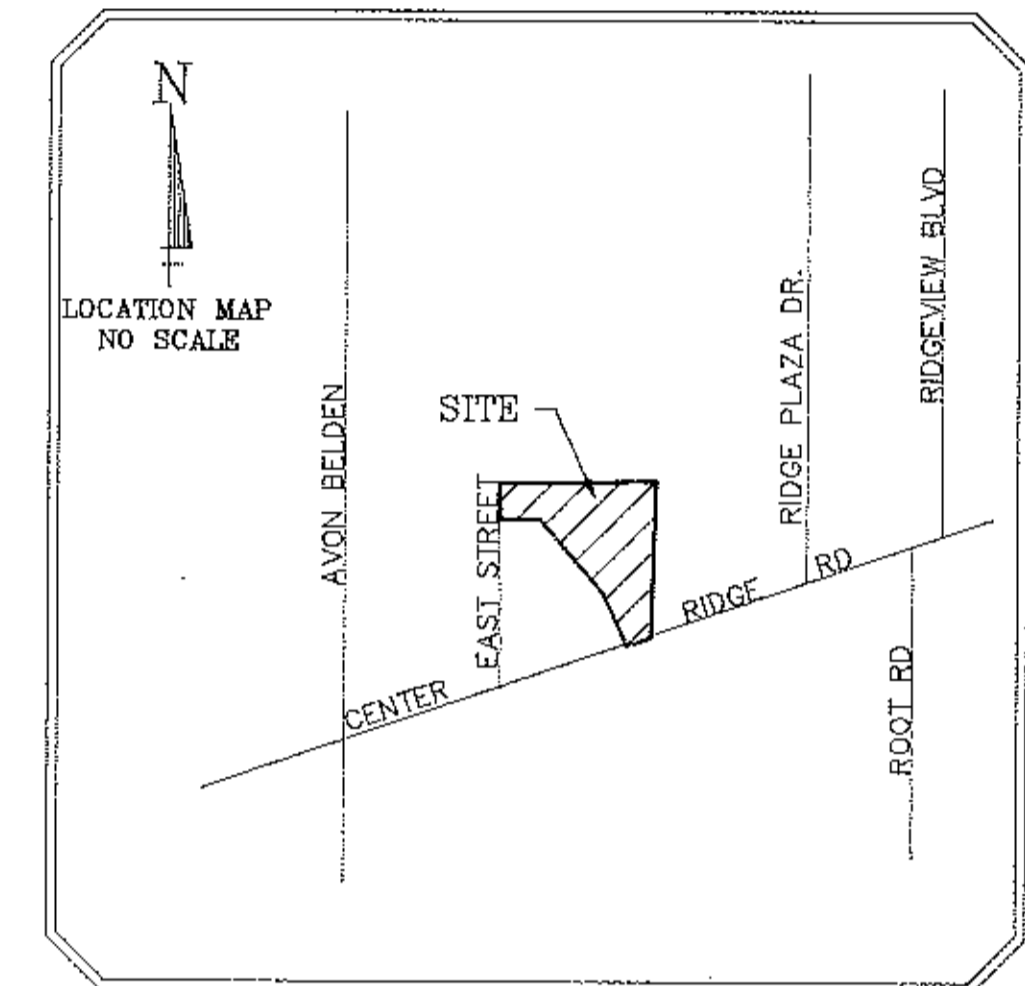
DATE OF SURVEY

NOTES:

1. The dimensions shown hereon are from field verification and from plans and elevations compiled from data supplied by, Davison Krebs, Architects, 24601 Center Ridge Road, Westlake, Ohio 44145.
2. Bearings shown hereon are based on an assumed meridian, centerline of Center Ridge Road as being S 70°35'00" W. Based on a city survey prepared by K.S. & Associates.
3. Refer to declaration of condominium for Center Pointe, a condominium, and any amendments thereto, for definitions and declared explanations of a unit, common elements, limited common elements, office modules, and various other parts of the condominium property.
4. Centerline of Center Ridge Road and centerline of East Street compiled from a centerline survey drawing as furnished to the City Of North Ridgeville by KS Associates Inc., 424 Middle Avenue, Elyria Ohio 44035.
5. Present right-of-way acreage to be 0.035 acres of total 0.877 acres.

LEGEND

- = IRON PIN SET
- = IRON PIN FOUND
- ⊙ = P.K. NAIL SET
- ⊙ = P.K. NAIL FOUND



#19197

APPROVED
LORAIN CO.
MAP DEPT.
DATE 10/30/90
PAGE 7-00-021A
BY T. HOLLIS
VOID AFTER 1997

OWNER'S CERTIFICATE

Situated in the City of North Ridgeville, County of Lorain, State of Ohio, and being a part of Original Ridgeville Township Lot No. 21 containing 0.877 acres, and being the same tract as conveyed to James R. Foore and Nancy A. Foore and described in deed recorded in deed O.R. Volume 198, Page 99, in the office of the recorder, Lorain County, Ohio.

The undersigned James R. Foore & Nancy A. Foore hereby certifies that the attached plat represents their lands, and hereby acknowledge this plat of the same and dedicate to public use as such, all parts of the road, shown herein and not heretofore dedicated.

The dimensions of the lot and streets are shown on the plat in feet and decimal part thereof. Easements are reserved where indicated on the plat for public utility purposes above and beneath the surface of the ground.

In witness thereof the undersigned have hereunto set their hands this 29th day of OCT 1990

James R. Foore
OWNER'S SIGNATURE

Nancy A. Foore
OWNER'S SIGNATURE

NOTARIAL SEAL

State of Ohio
County of Lorain S.S.

Before me, a Notary Public in and for said county and state did personally appear James R. Foore & Nancy A. Foore who acknowledged the signing of this plat to be their own free act and deed for the uses and purposes herein expressed.

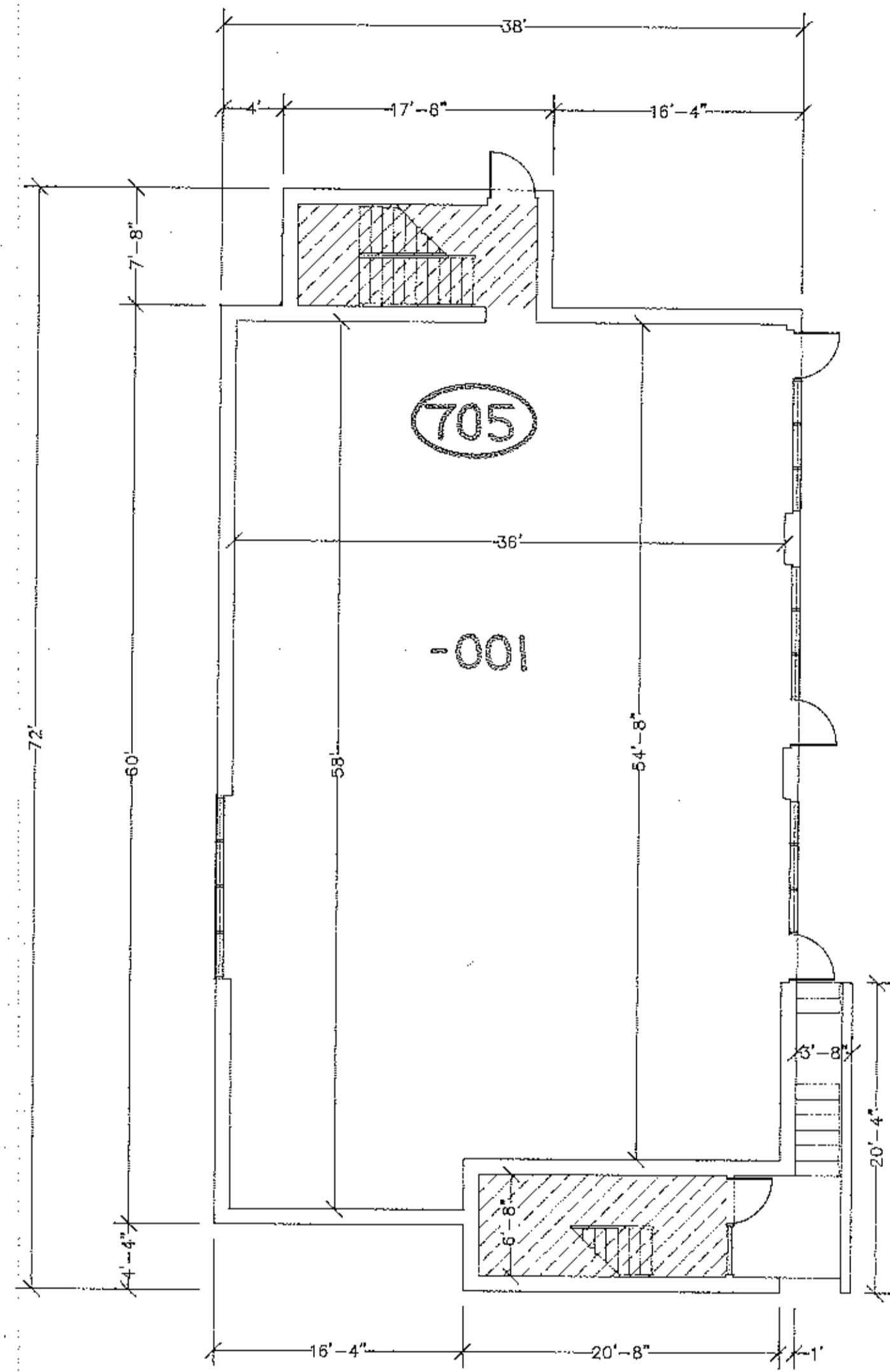
In witness thereof I have hereunto set me hand and affixed my official seal this 29th day of OCT 1990

NOTARY PUBLIC

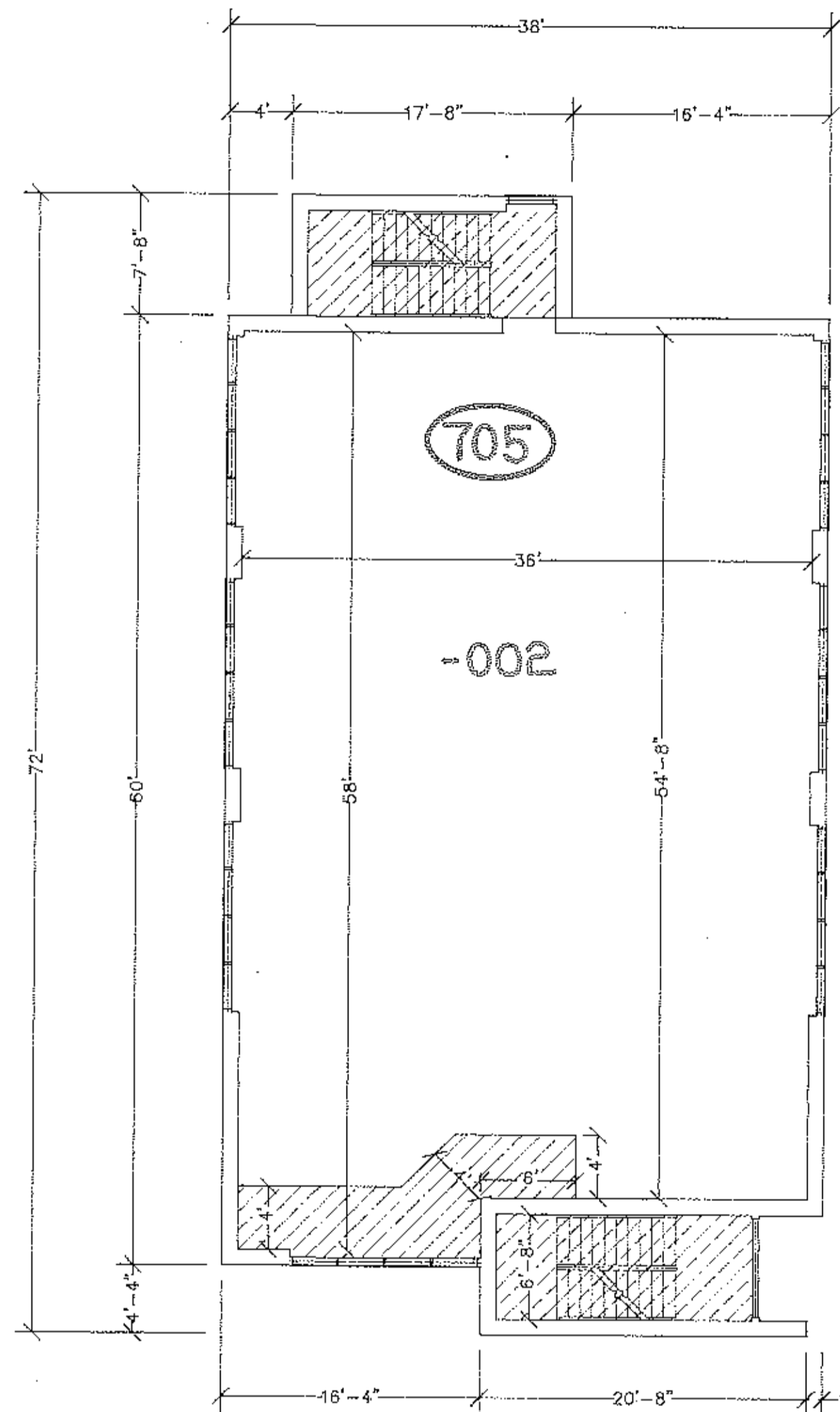
CENTER POINTE CONDOMINIUM OFFICE COMPLEX (PHASE I)

PLAT BOOK _____ PAGE _____
SHEET 2 OF 2

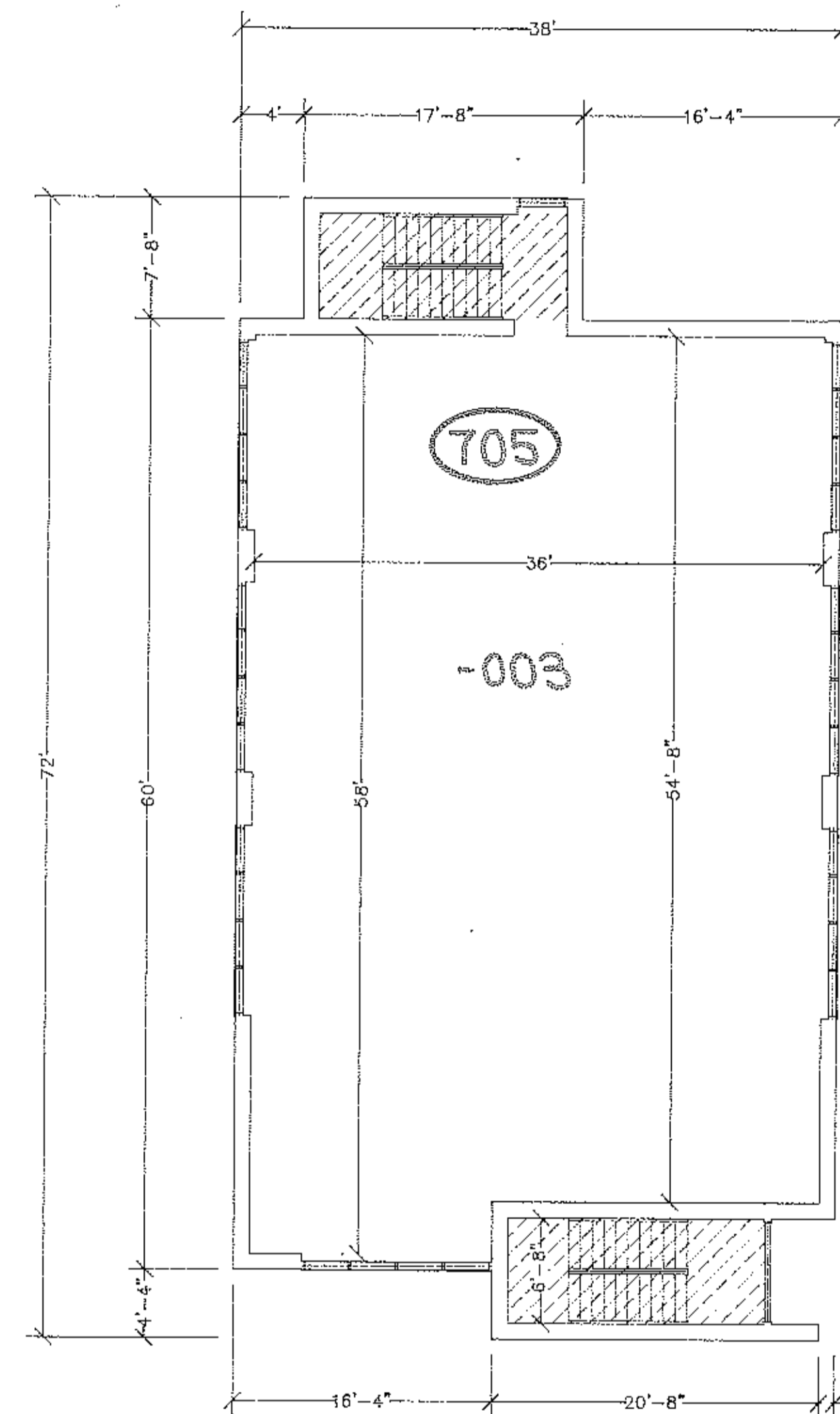
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN STATE OF OHIO
PART of ORIGINAL RIDGEVILLE TOWNSHIP LOT No. 21



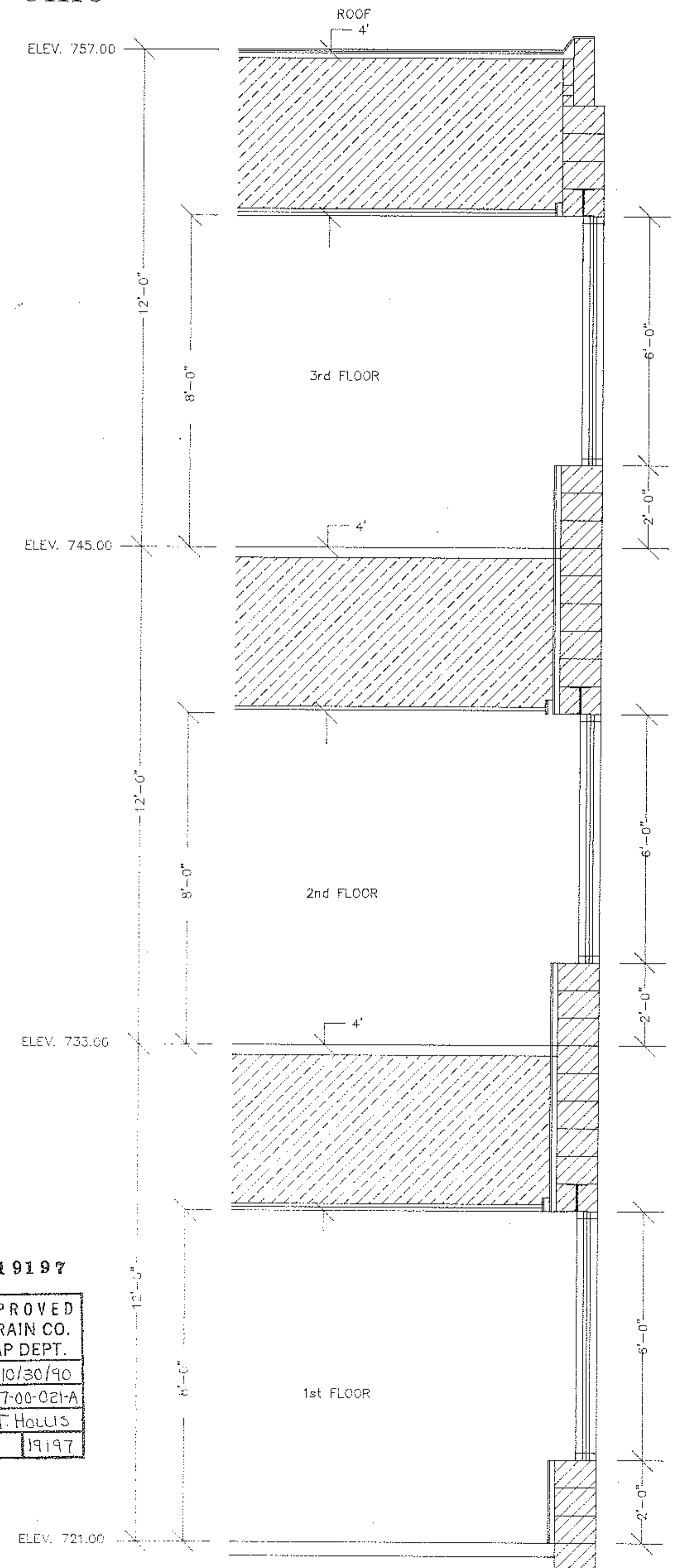
1st FLOOR
SCALE 1/8" = 1'-0"



2nd FLOOR
SCALE 1/8" = 1'-0"



3rd FLOOR
SCALE 1/8" = 1'-0"



WALL SECTION
SCALE = 1/2" = 1'-0"

NOTES:

LEGEND

- = C.E. (AREA)
- = L.C.E. (AREA)

1. C.E. DENOTES COMMON ELEMENTS (AREA).
2. L.C.E. DENOTES LIMITED COMMON ELEMENTS (AREA).
3. THE DIMENSIONS AS SHOWN HEREON ARE FROM FIELD VERIFICATION AND FROM PLANS AND ELEVATIONS COMPILED FROM DATA SUPPLIED BY, DAVIDSON KREBS, ARCHITECTS & FLOOR & ASSOCIATES.
4. STRUCTURAL COLUMNS AND CHASES AS SHOWN ARE DESIGNATED COMMON ELEMENTS (AREA).
5. THE SHADED AREAS REPRESENTS A UTILITY EASEMENT FOR THE USE OF THE UNIT OR UNITS DIRECTLY ABOVE & BELOW. THIS EASEMENT BEING THE SPACE DIRECTLY BELOW AND MEASURED FROM THE UNDERSIDE OF THE FLOOR SLAB ABOVE, SIZE AS NOTED.

19197

APPROVED
LORAIN CO.
MAP DEPT.
DATE 10/30/90
PAGE 7-00-021-A
BY T. HOLLIS
VOID AFTER 1997

OUT OF: 07-00-021-101-040 0.88 A.
INTO PLAT 0.88 A.
REMAINDER NONE