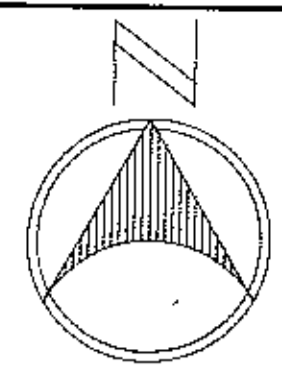


CENTER POINTE CONDOMINIUM OFFICE COMPLEX (PHASE II)

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



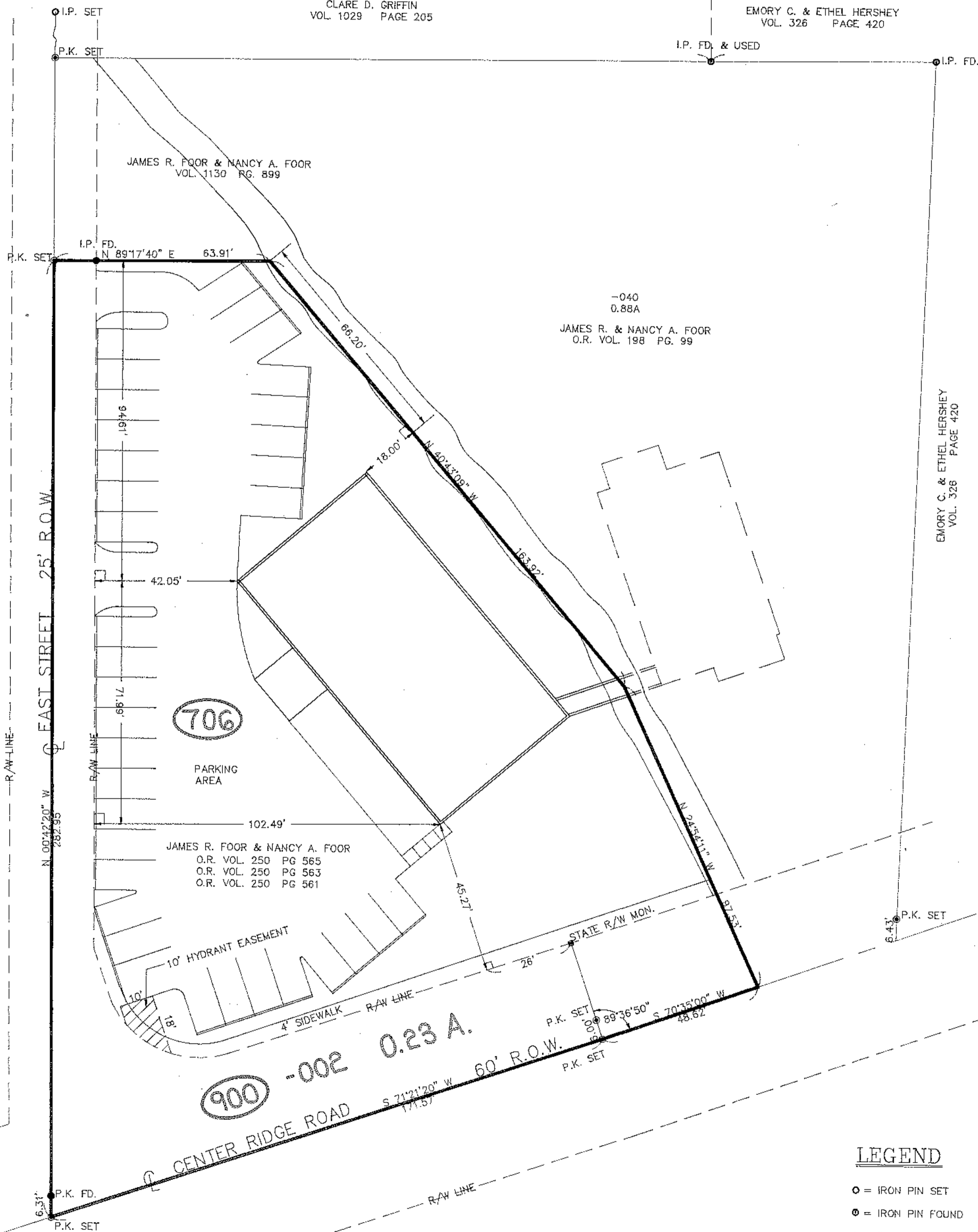
GRAPHIC SCALE



(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 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 48.52 feet to a point in the centerline of Center Ridge Road.

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 South 00°42'20" East along the centerline of East Street a distance of 282.95 feet to the centerline of Center Ridge Road and the place of beginning.

Containing within said bounds 0.888 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
JAMES R. FOOR P.L.S. #5876
REGISTERED OHIO LAND SURVEYOR

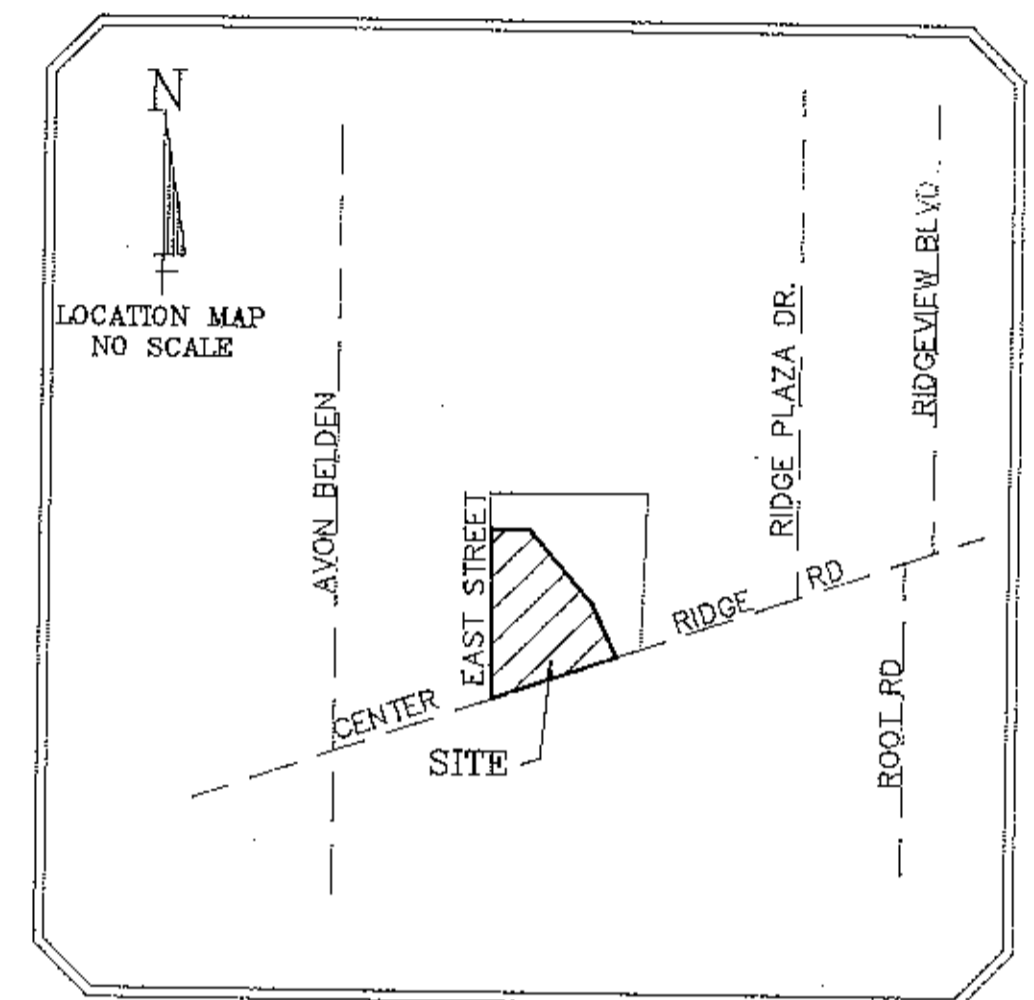
4/12/90
DATE OF SURVEY

NOTES:

- 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.
- 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.
- 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.
- 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.
- Present and additional right-of-way acreage to be 0.230 acres of total 0.888 acres.

LEGEND

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



#19198

APPROVED
LORAIN CO.
MAP DEPT.
DATE 10/30/90
PAGE 7-00-021-A
BY T. HOLLIS
VOID AFTER 1998

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 0.888 acres, and being the same tract as conveyed to James R. Foor and Nancy A. Foor and described in deeds recorded in deeds O.R. Volume 250, Pages 561, 563, & 565 in the office of the recorder, Lorain County, Ohio.

The undersigned James R. Foor & Nancy A. Foor 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. Foor
WITNESS

James R. Foor
OWNER'S SIGNATURE

Nancy A. Foor
WITNESS

Nancy A. Foor
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. Foor & Nancy A. Foor who acknowledged the signing of this plat to be their own free act and deed for the uses and purposes herein expressed.

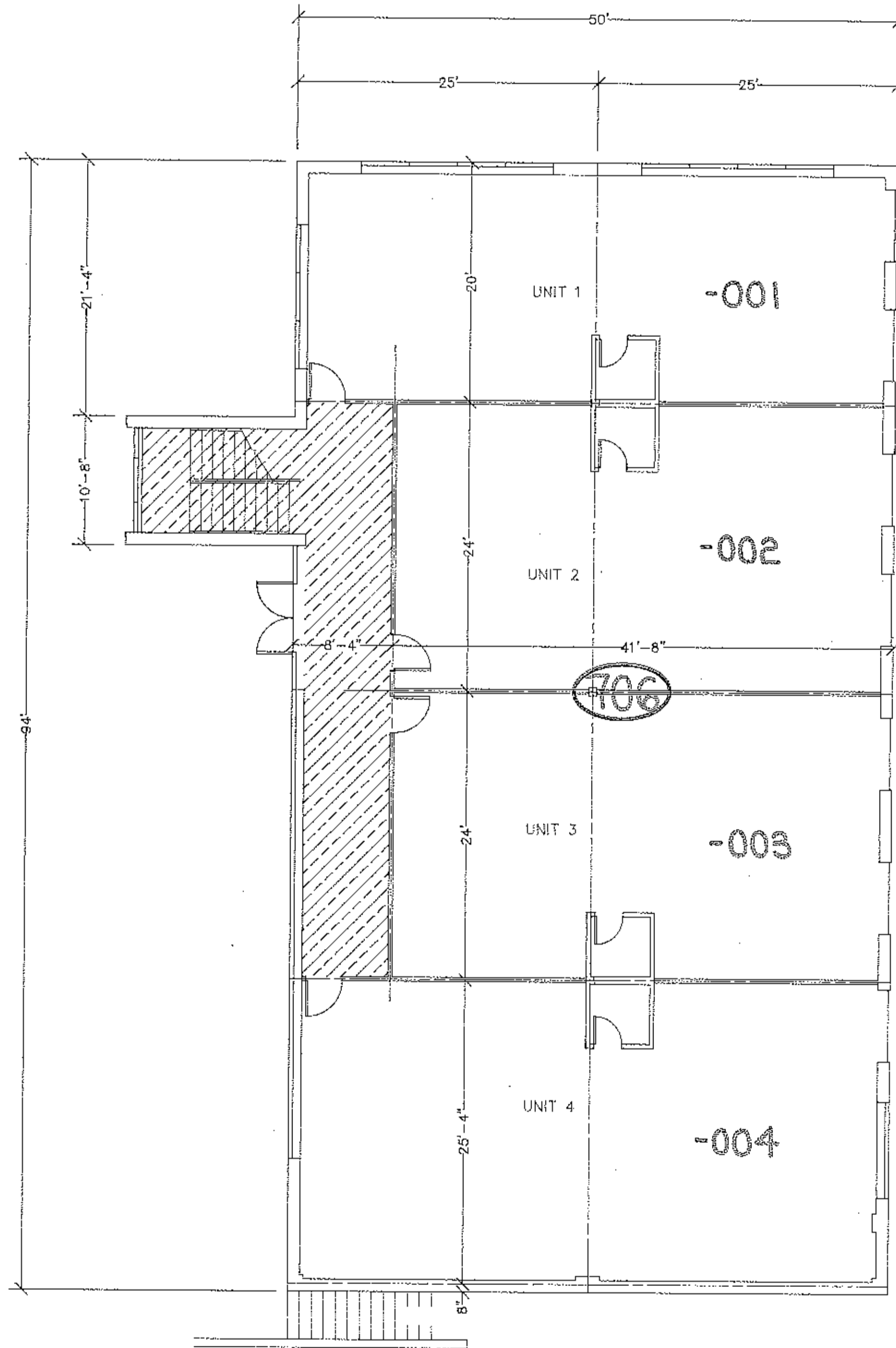
In witness thereof I have hereunto set my hand and affixed my official seal this 29th day of OCT, 1990

David H. Hollis
NOTARY PUBLIC

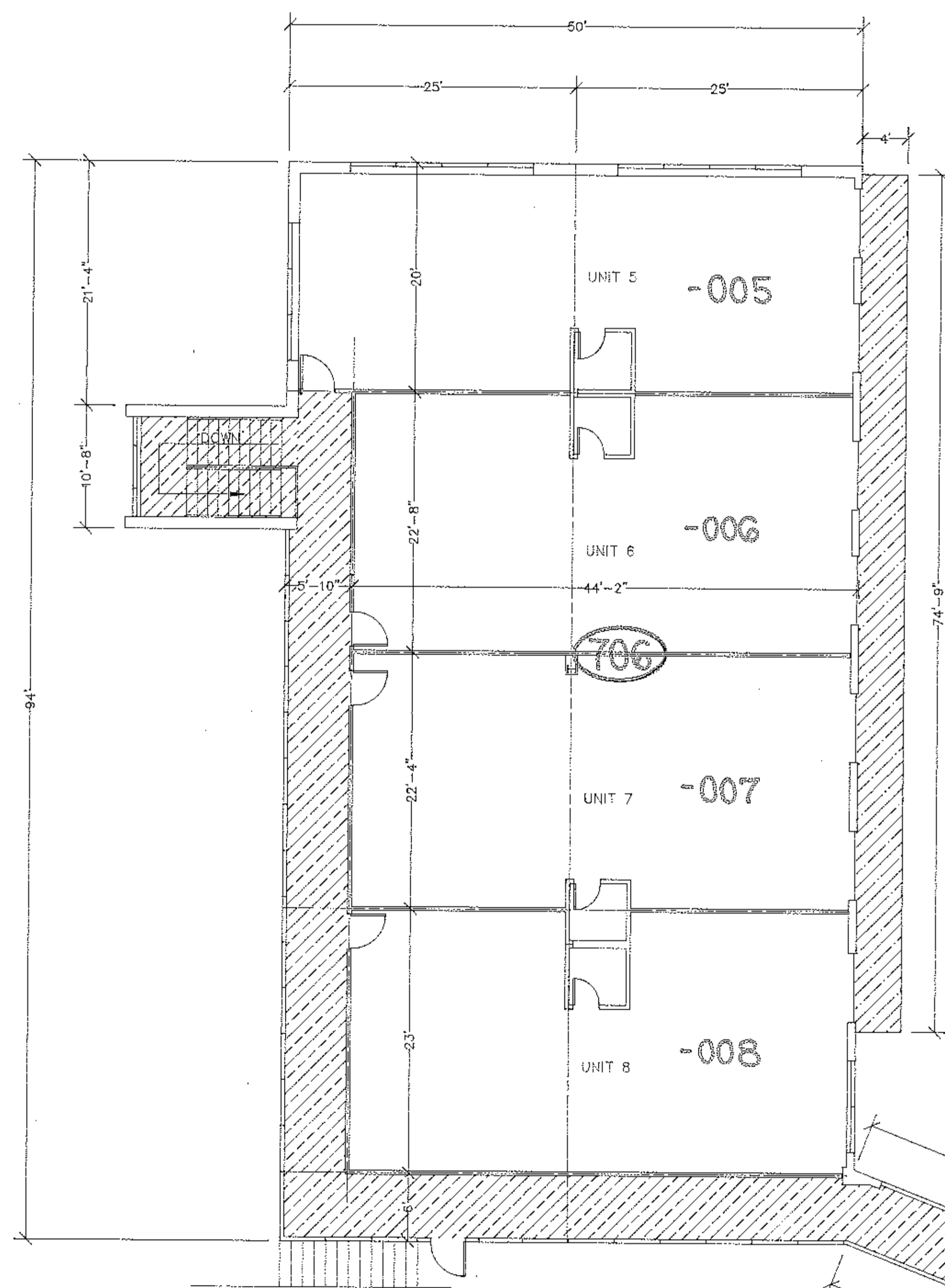
CENTER POINTE CONDOMINIUM OFFICE COMPLEX (PHASE II)

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

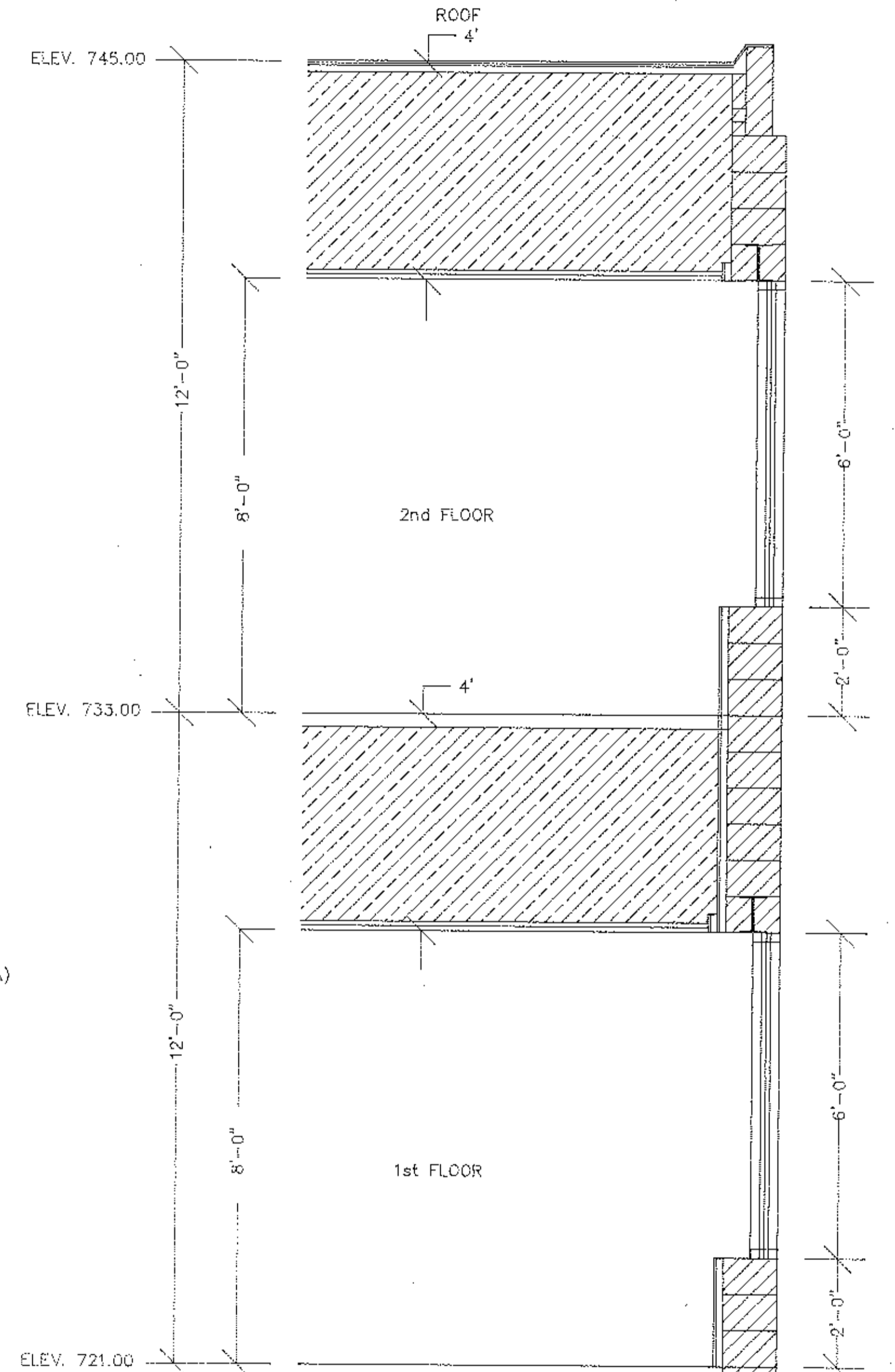


1st FLOOR
SCALE 1/8" = 1'-0"



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

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



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

NOTES:

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, DAVISON 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.

OUT OF:	07-00-021-101-027	0.39 A.	
	" " " " 039	0.37 A.	
	ACREAGE CORRECTION	0.76 A.	
	PER SURVEY: J. R. FLOOR	0.89 A.	
INTO PLAT			
REMAINDER	NONE	0	

#19198
APPROVED
 LORAIN CO.
 MAP DEPT.
 DATE 10/30/90
 PAGE 7-00-021-A
 BY T. HOLUS
 VOID AFTER 11/9/98