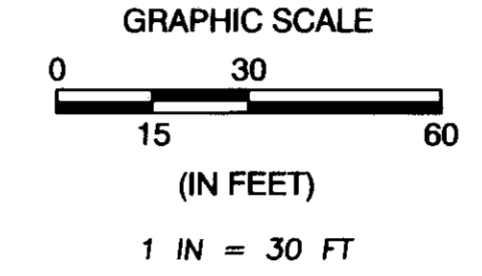


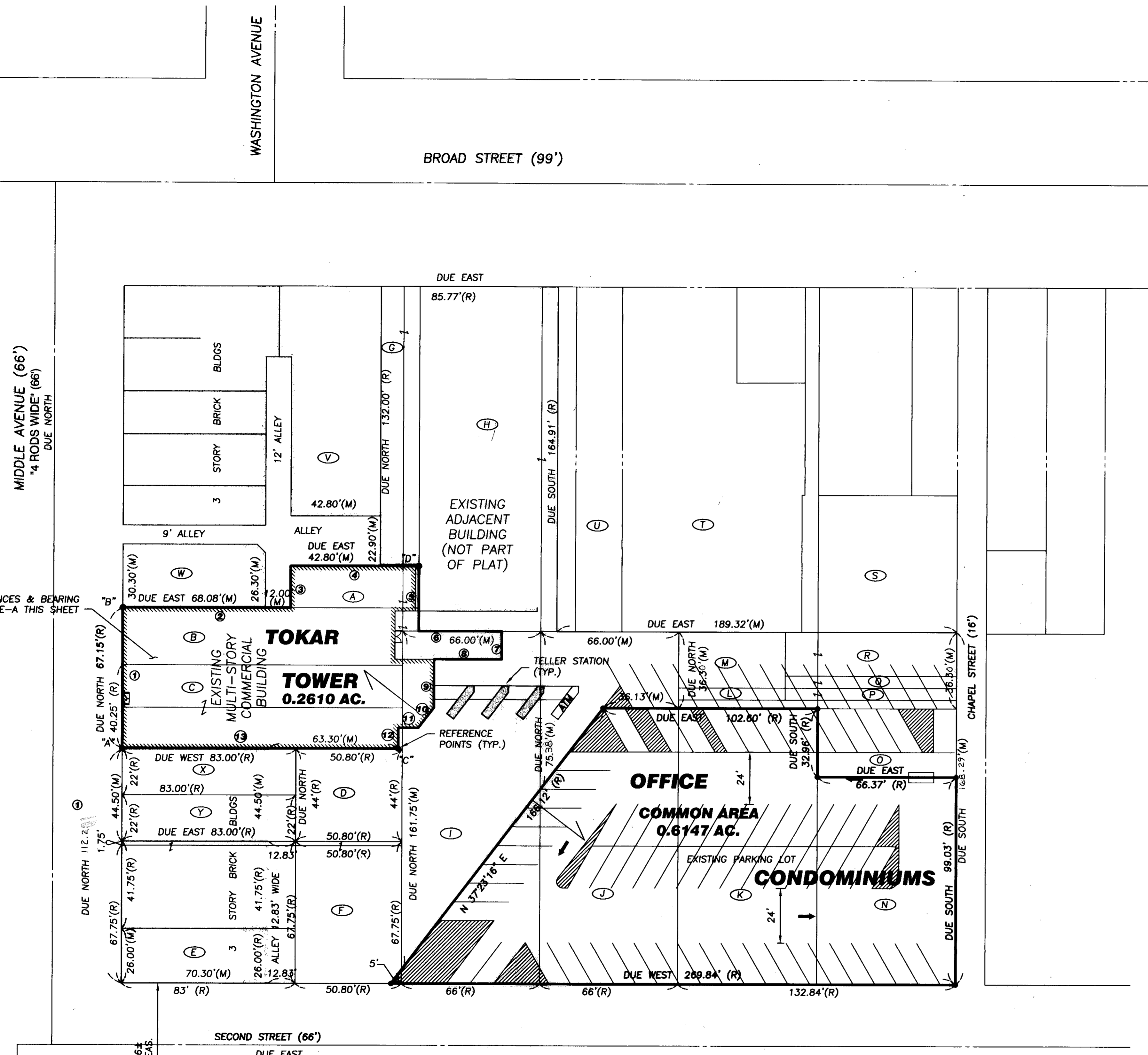


BEARINGS ASSUMED FOR THE PURPOSES OF DESCRIBING ANGLES ONLY. CENTERLINE OF MIDDLE AVENUE ASSUMED DUE NORTH



PARCEL OWNERSHIPS		
Owner	Permanent Parcel Number	Volume / Page / Document Number
(A) TOKAR TOWER, INC.	06-26-063-000-007	Doc # 01-0748990
(B) TOKAR TOWER, INC.	06-26-063-000-008	Doc # 01-0748990
(C) TOKAR TOWER, INC.	06-26-063-000-009	Doc # 01-0748990
(D) TOKAR TOWER, INC.	06-26-063-000-011	Doc # 01-0748990
(E) J.G.T. ENTERPRISES	06-26-063-000-012	O.R. VOL. 1474 PG. 575
(F) TOKAR TOWER, INC.	06-26-063-000-013	Doc # 01-0748990
(G) J.G.T. ENTERPRISES	06-26-063-000-015	Doc # 97-0489330
(H) J.G.T. ENTERPRISES	06-26-063-000-016	Doc # 97-0489330
(I) TOKAR TOWER, INC.	06-26-063-000-035	Doc # 01-0748990
(J) TOKAR TOWER, INC.	06-26-063-000-036	Doc # 01-0748990
(K) TOKAR TOWER, INC.	06-26-063-000-037	Doc # 01-0748990
(L) TOKAR TOWER, INC.	06-26-063-000-038	Doc # 01-0748990
(M) TOKAR TOWER, INC.	06-26-063-000-039	Doc # 01-0748990
(N) TOKAR TOWER, INC.	06-26-063-000-040	Doc # 01-0748990
(O) TOKAR TOWER, INC.	06-26-063-000-041	Doc # 01-0748990
(P) TOKAR TOWER, INC.	06-26-063-000-042	Doc # 01-0748990
(Q) TOKAR TOWER, INC.	06-26-063-000-043	Doc # 01-0748990
(R) TOKAR TOWER, INC.	06-26-063-000-044	Doc # 01-0748990
(S) JANICE HAYWOOD	06-26-063-000-024	O.R. VOL. 1132 PG. 604
(T) JEANETTE EVANICH	06-26-063-000-068 06-26-063-000-069	O.R. VOL. 1157 PG. 779
(U) JEANETTE EVANICH	06-26-063-000-017	O.R. VOL. 1157 PG. 779
(V) DOROTHY ROUNDS ETAL	06-26-063-000-014	O.R. VOL. 1368 PG. 180
(W) LINDA & ANDREW CULBERSON	06-26-063-000-006	O.R. VOL. 494 PG. 402
(X) MICHAEL BECKER & JOHN HAYNES	06-26-063-000-064	O.R. VOL. 230 PG. 40
(Y) MICHAEL BECKER & JOHN HAYNES	06-26-063-000-065	O.R. VOL. 836 PG. 604

BEARING	DISTANCE
① DUE NORTH	67.15'
② DUE EAST	80.08'
③ DUE NORTH	20.08'
④ DUE EAST	61.34'
⑤ DUE SOUTH	31.19'
⑥ DUE EAST	39.75'
⑦ DUE SOUTH	13.39'
⑧ DUE WEST	32.34'
⑨ DUE SOUTH	22.92'
⑩ S 37°24'11" W	12.25'
⑪ DUE WEST	9.56'
⑫ DUE SOUTH	10.00'
⑬ DUE WEST	131.83'



INTO PLAT
 -007 0.0283 AC.
 -008 0.0861 AC.
 -009(PART OF) 0.1466 AC.
 -013(PART OF) 0.0004 AC.
 -035(PART OF) 0.0754 AC.
 -036(PART OF) 0.1866 AC.
 -037(PART OF) 0.2014 AC.
 -040 0.1509 AC.
TOTAL 0.8757 AC.

LEGEND OF SYMBOLS & LINE TYPES

- (R) RECORD
- (M) MEASURED
- "INTO PLAT"
- /////// BUILDING LIMITS
- PINS OR DRILL HOLES SET

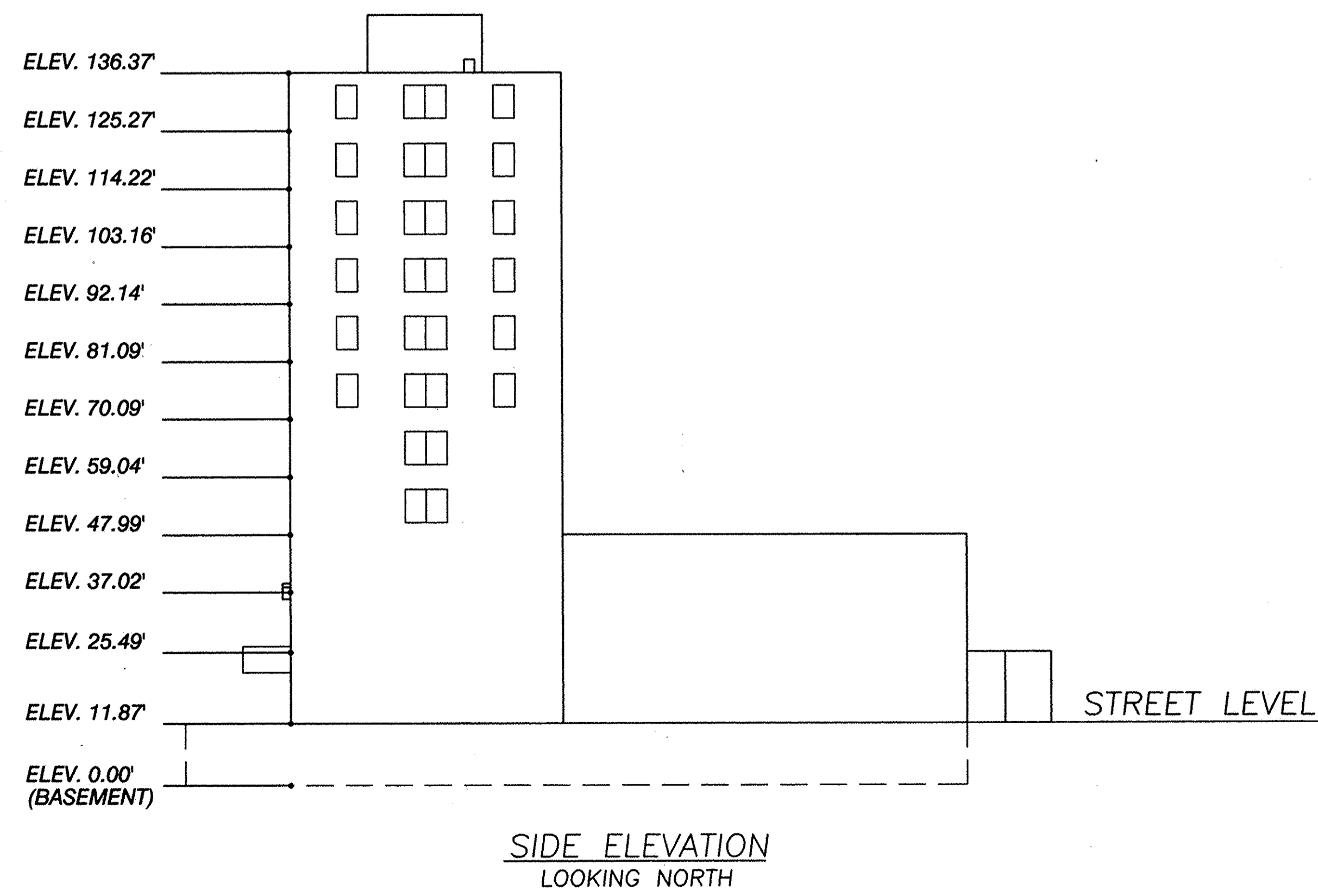
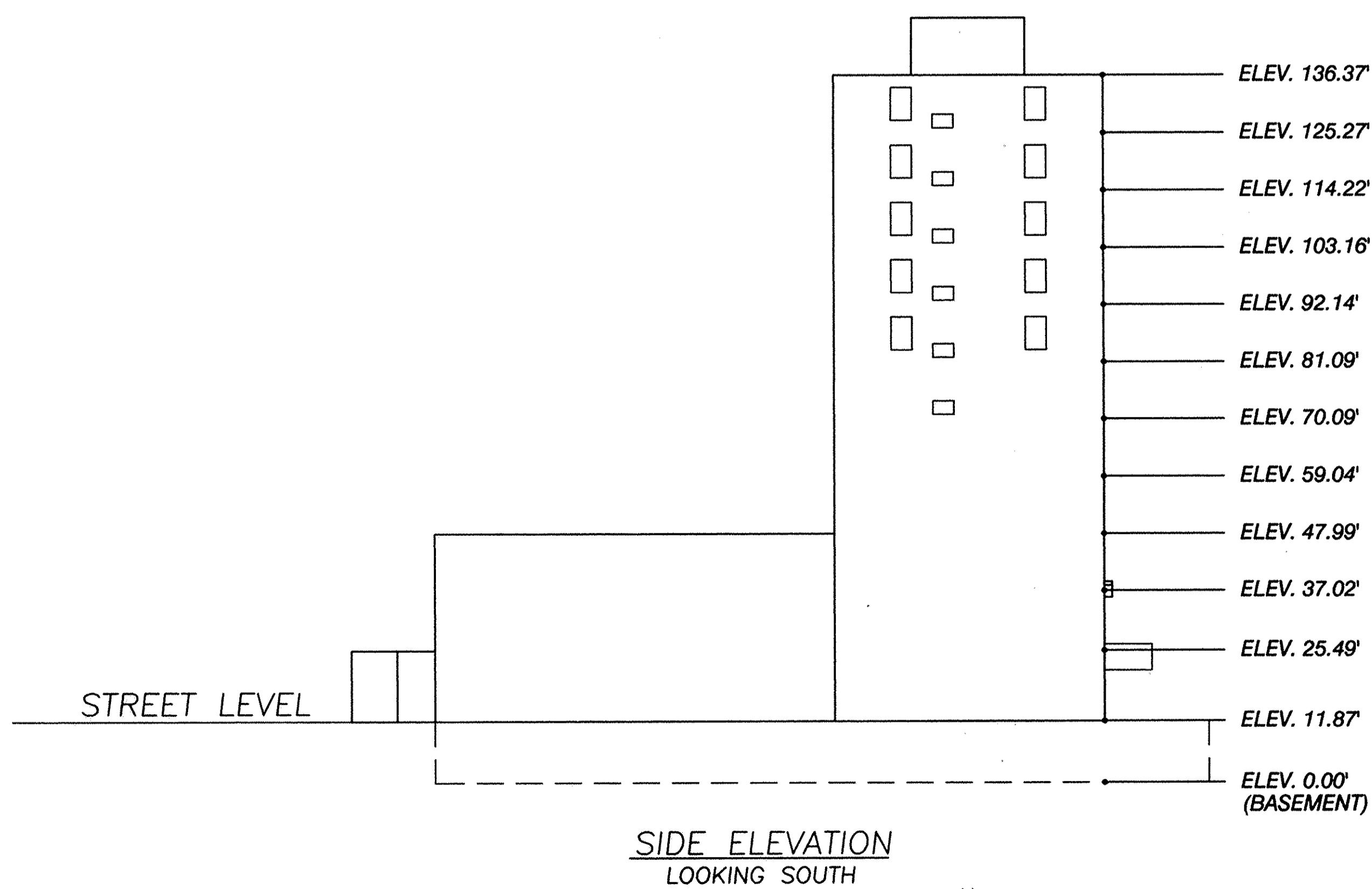
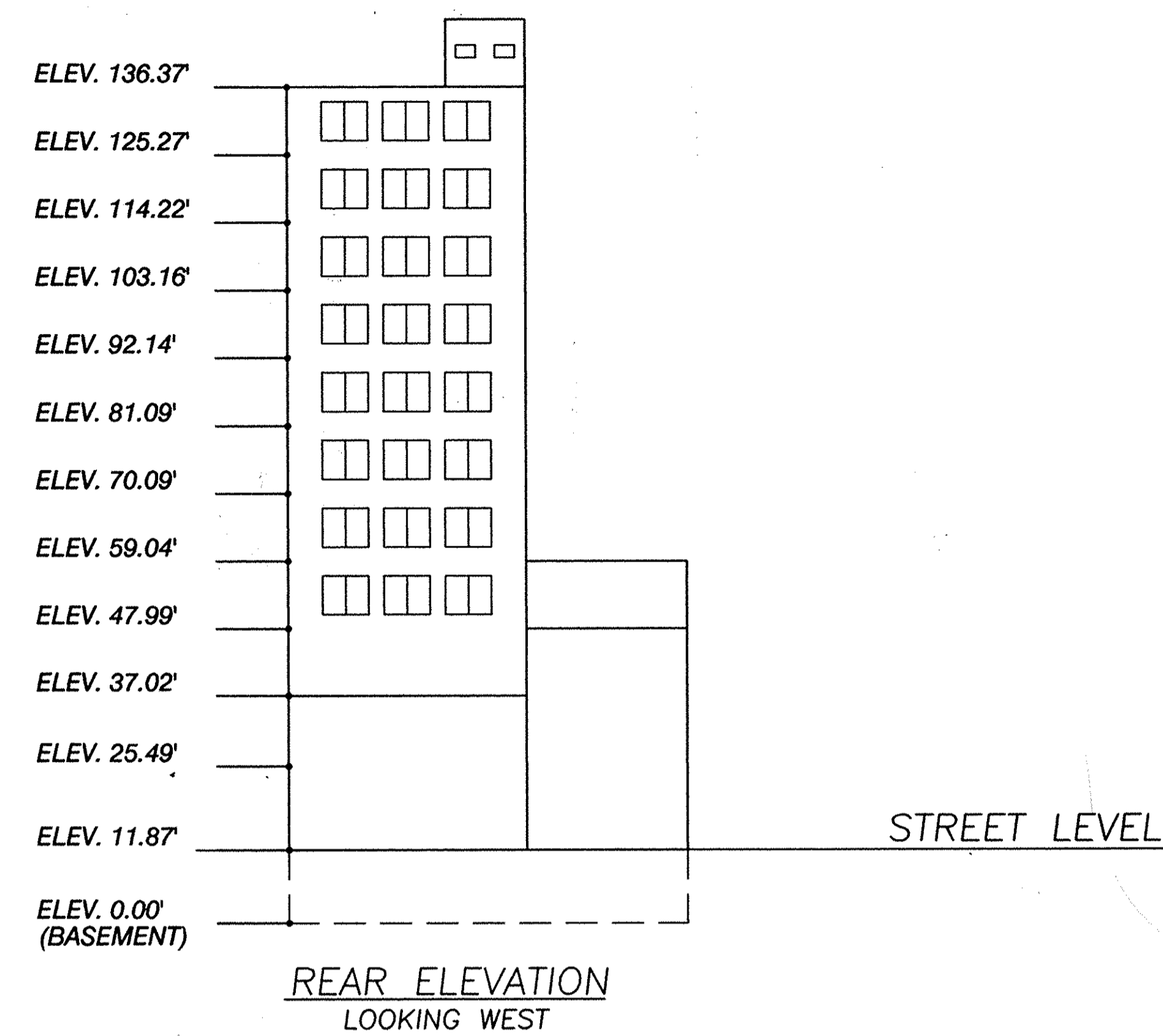
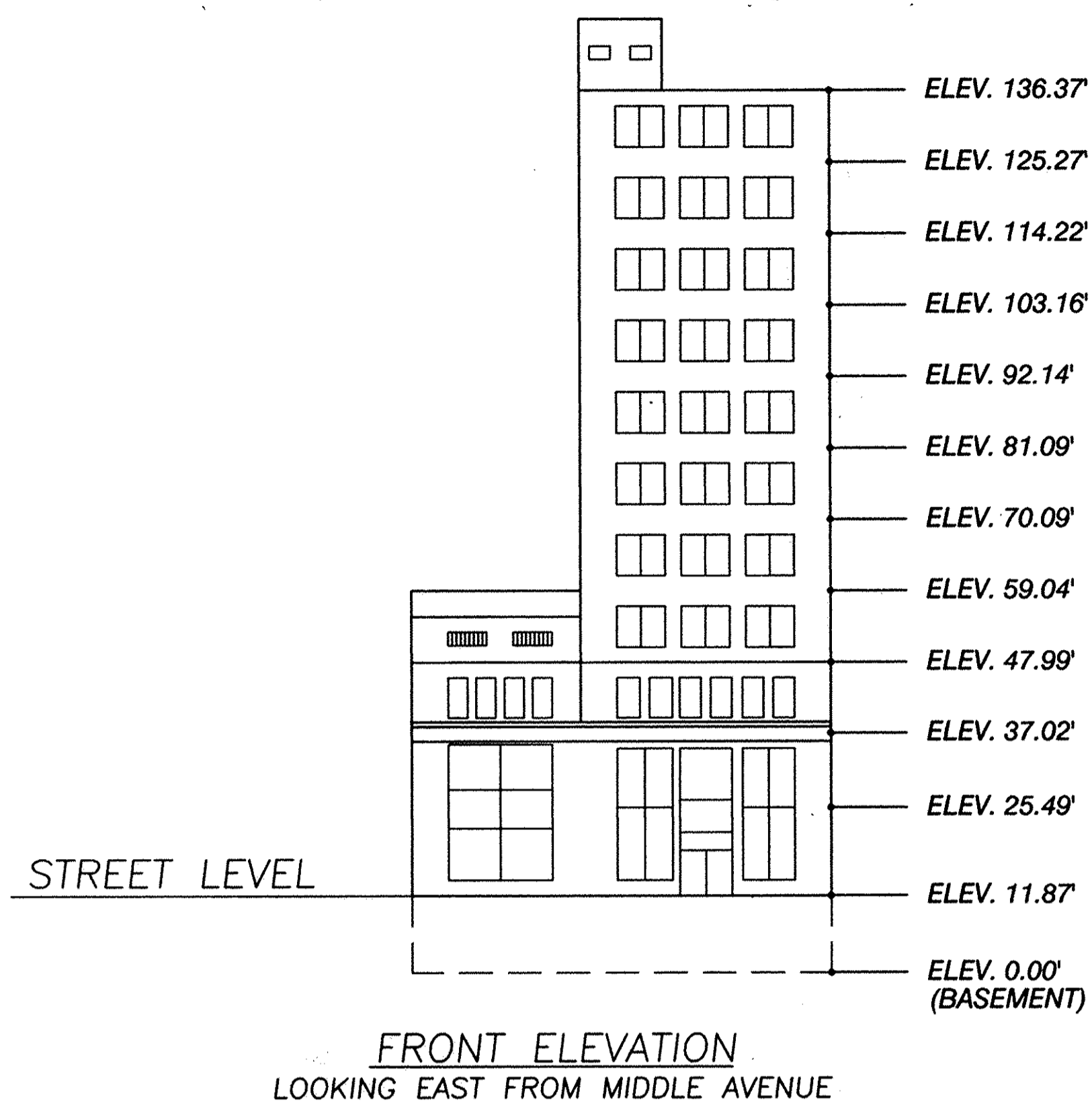
03/22/01	PRELIMINARY
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PREPARED FOR:
JGT ENTERPRISES
 AN OHIO CORPORATION

BRAMHALL
 ENGINEERING AND SURVEYING CO., INC.
 37307 HARVEST DRIVE AVON, OHIO 44011
 (440) 934 - 7878 (440) 934 - 7879 FAX

TOKAR TOWER OFFICE CONDOMINIUMS
BOUNDARY PLAN
 ELYRIA, OHIO

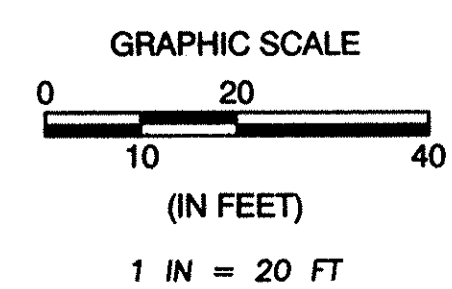
SHEET	2 OF 13
JOB NO.	00-796



V00796 FRONT ELEVATION.DWG

NO.	DATE	REVISIONS

PREPARED FOR:
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AN OHIO CORPORATION



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ELEVATIONS
TOKAR TOWER OFFICE CONDOMINIUMS
MIDDLE AVENUE
ELYRIA, OHIO

SHEET
3 OF
13
JOB NO.
00-796

UNIT	FLOOR	FLOOR ELEVATION	UNIT SQUARE FEET	COMMON AREA SQUARE FEET	PERCENTAGE OF TOTAL (TOTAL BUILDING AREA)	PAGE UNIT IS INDICATED ON
100	FIRST	11.87	7,015		18.32	5 & 6
101	FIRST	11.87	994		2.60	5 & 6
1-COMMON	FIRST	11.87		1,892	4.94	5 & 6
200	MEZZANINE	25.49	841		2.20	5 & 7
201	MEZZANINE	25.49	2,278		5.95	5 & 7
*202	MEZZANINE	25.49	848		2.21	5 & 7
2-COMMON	MEZZANINE	25.49		2,785	7.27	5 & 7
203	SECOND	37.02	1,510		3.94	5 & 8
204	SECOND	37.02	1,439		3.76	5 & 8
*202	SECOND	37.02	879		2.30	5 & 8
2-COMMON	SECOND	37.02		710	1.85	5 & 8
300	THIRD	47.99	1,558		4.07	5 & 9
3-COMMON	THIRD	47.99		580	1.51	5 & 9
400	FOURTH	59.04	1,806		4.72	5 & 9
4-COMMON	FOURTH	59.04		332	0.87	5 & 9
500	FIFTH	70.09	1,816		4.74	5 & 10
5-COMMON	FIFTH	70.09		322	0.84	5 & 10
600	SIXTH	81.04	1,624		4.24	5 & 10
6-COMMON	SIXTH	81.04		514	1.34	5 & 10
700	SEVENTH	92.14	1,828		4.77	5 & 11
7-COMMON	SEVENTH	92.14		310	0.81	5 & 11
800	EIGHTH	103.16	1,833		4.79	5 & 11
8-COMMON	EIGHTH	103.16		305	0.80	5 & 11
900	NINTH	114.22	1,789		4.67	5 & 12
9-COMMON	NINTH	114.22		349	0.91	5 & 12
1000	TENTH	125.27	1,796		4.69	5 & 12
10-COMMON	TENTH	125.27		342	0.89	5 & 12
TOTAL SQ. FT. = 29,854			8,441			
			IN COMMON			
			AREAS			

*NOTE: 202 (MEZZANINE) & 202 (2nd FLOOR) TOTAL SQ. FT. = 1,727
 COMPRISE ONE(1) UNIT % OF TOTAL SQ. FT. = 4.51

*NOTE: BASEMENT AREA NOT INCLUDED IN THIS TABLE

\\00796\PERCENTAGE SHEET.DWG REVISIONS

05/15/01 PRELIMINARY

69/71

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TOKAR TOWER OFFICE CONDOMINIUMS
PERCENTAGES OF OWNERSHIP
ELYRIA, OHIO

SHEET
 4 OF
 13
 JOB NO.
 00-796

Tax MAP DEPT. Copy # 01-00365

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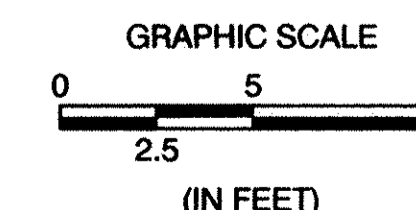
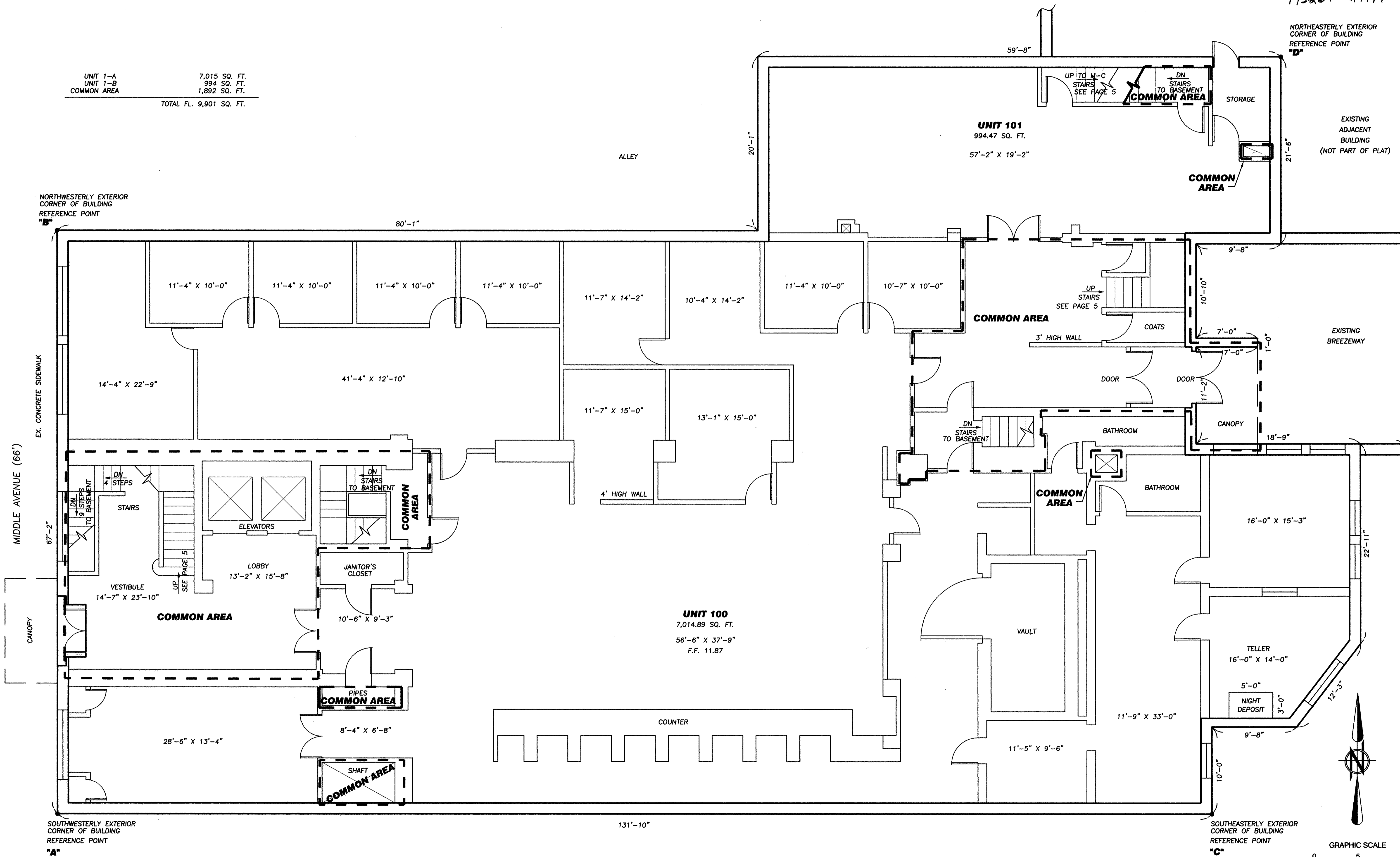
UNIT 1-A 7,015 SQ. FT.
 UNIT 1-B 994 SQ. FT.
 COMMON AREA 1,892 SQ. FT.
 TOTAL FL. 9,901 SQ. FT.

NORTHEASTERLY EXTERIOR
 CORNER OF BUILDING
 REFERENCE POINT
 "D"

EXISTING
 ADJACENT
 BUILDING
 (NOT PART OF PLAT)

NORTHWESTERLY EXTERIOR
 CORNER OF BUILDING
 REFERENCE POINT
 "B"

EXISTING
 BREEZEWAY



100796.FOOTPRINT.DWG (1st FLOOR)
 REVISIONS

03/22/01	PRELIMINARY

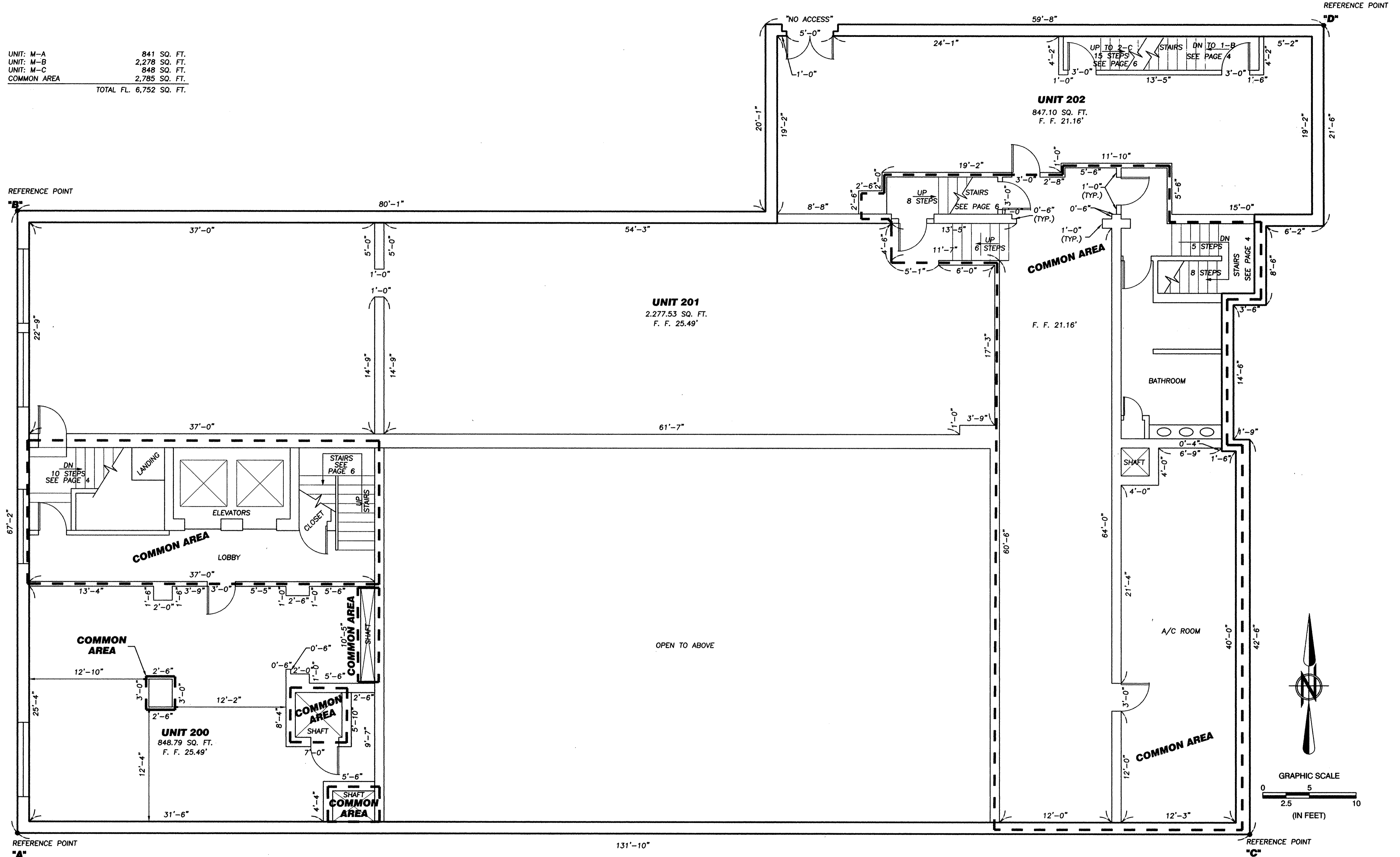
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TOKAR TOWER OFFICE CONDOMINIUMS
1st FLOOR PLAN-ELEVATION 11.87
MIDDLE AVENUE
ELYRIA, OHIO

SHEET	6	OF	13
JOB NO.	00-796		

UNIT: M-A 841 SQ. FT.
 UNIT: M-B 2,278 SQ. FT.
 UNIT: M-C 848 SQ. FT.
 COMMON AREA 2,785 SQ. FT.
 TOTAL FL. 6,752 SQ. FT.



00796\FooterPrint.dwg [MEZZANINE]

NO.	DATE	DESCRIPTION

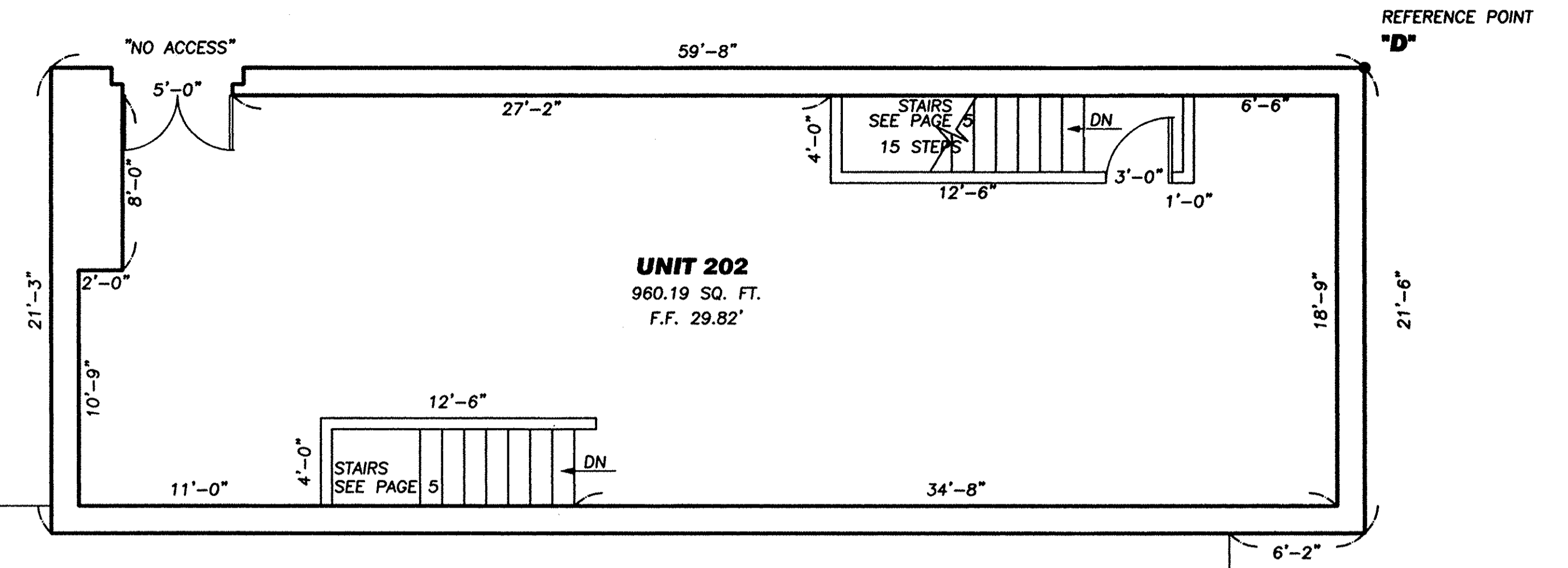
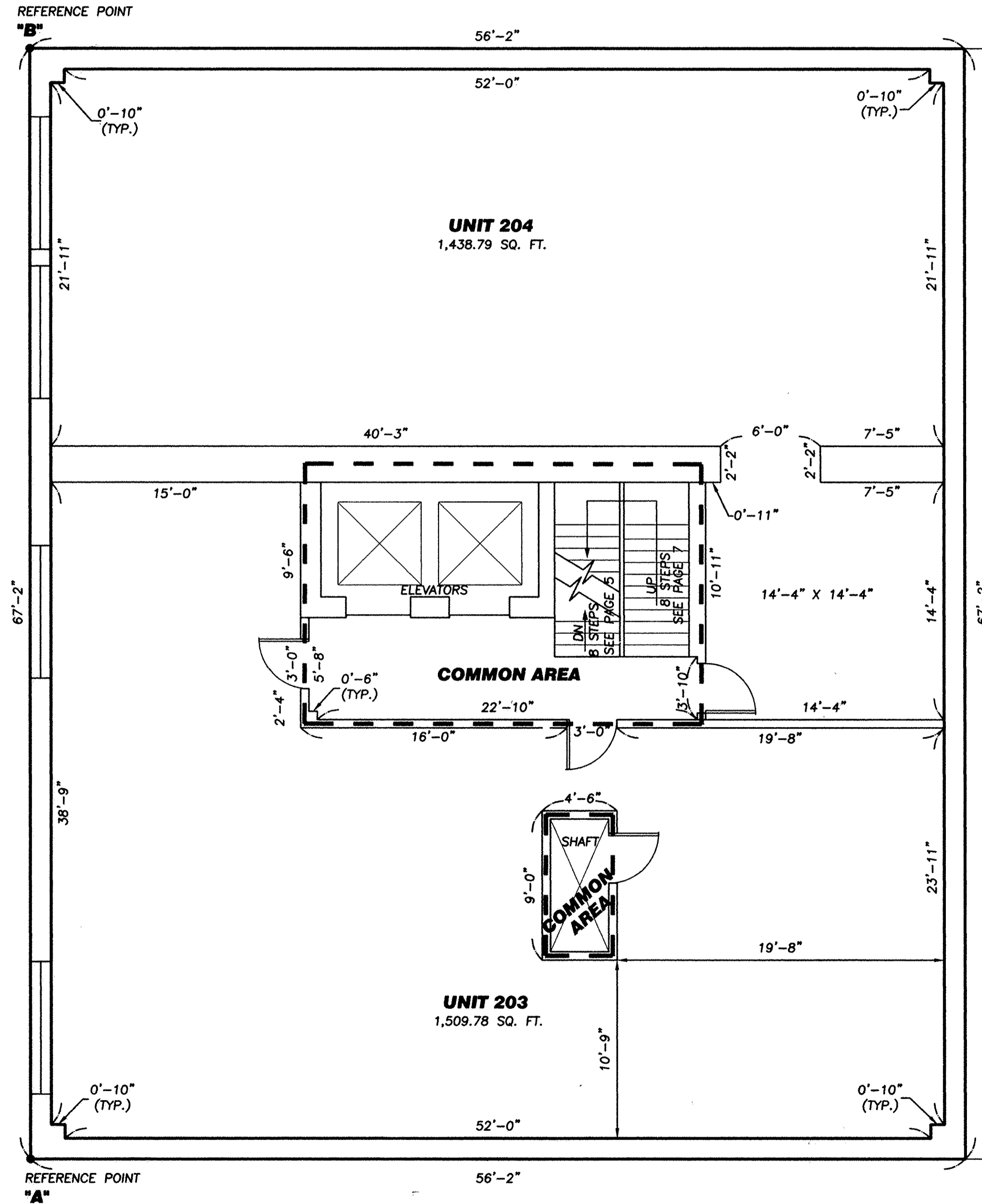
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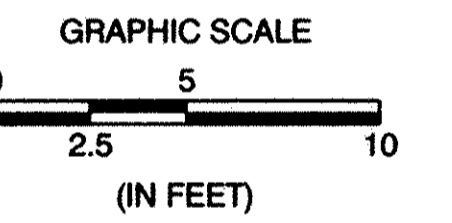
TOKAR TOWER OFFICE CONDOMINIUMS
MEZZANINE FLOOR PLAN-ELEVATION 25.49
MIDDLE AVENUE
ELYRIA, OHIO

SHEET	7	OF	13
JOB NO.	00-796		

UNIT: 2-A 1,510 SQ. FT.
 UNIT: 2-B 1,439 SQ. FT.
 UNIT: 2-C 879 SQ. FT.
 COMMON AREA 710 SQ. FT.
 TOTAL FL. 4,538 SQ. FT.



ROOF AREA



NO.	DATE	REVISIONS

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TOKAR TOWER OFFICE CONDOMINIUMS
2nd FLOOR PLAN-ELEVATION 37.02
MIDDLE AVENUE
ELYRIA, OHIO

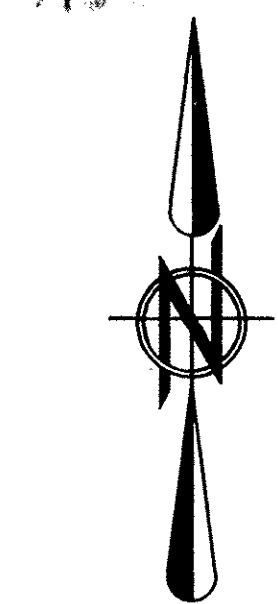
SHEET
 8 OF
 13
 JOB NO.
 00-796

775254

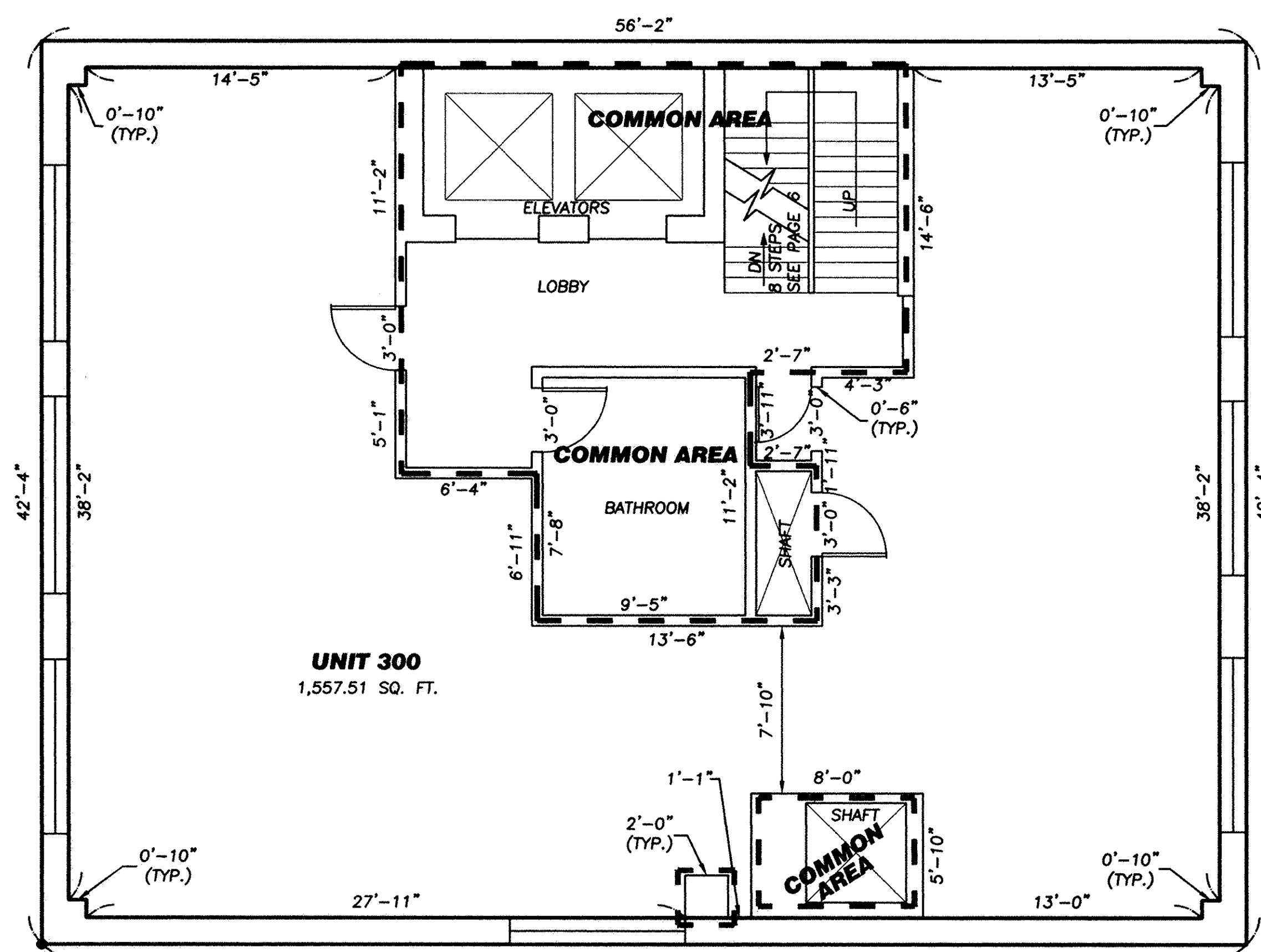
775254 # 1749

UNIT 3
COMMON AREA 1,558 SQ. FT.
580 SQ. FT.
TOTAL FL. 2,138 SQ. FT.

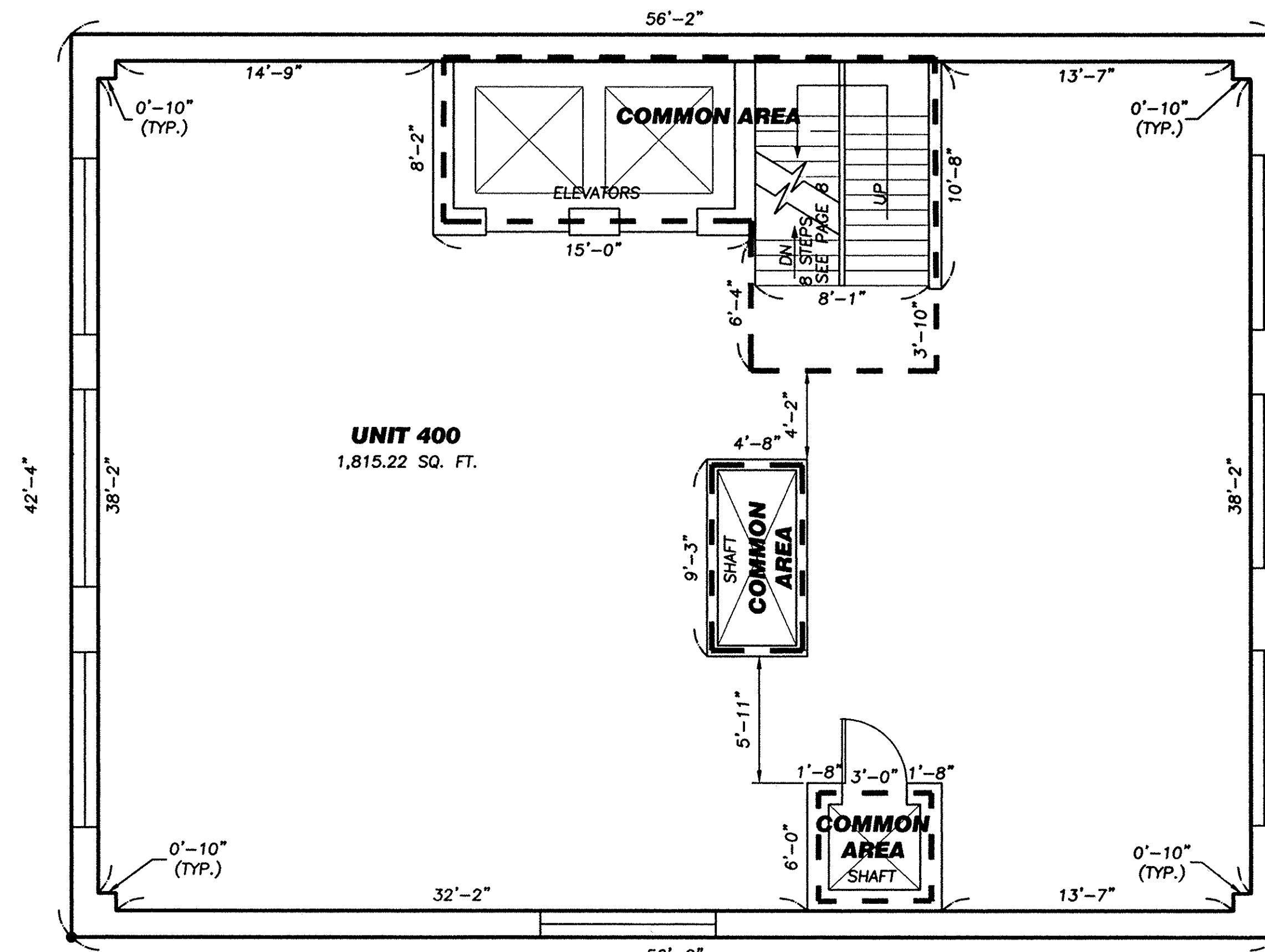
UNIT 4
COMMON AREA 1,806 SQ. FT.
332 SQ. FT.
TOTAL FL. 2,138 SQ. FT.



GRAPHIC SCALE
0 5 10
2.5
(IN FEET)



REFERENCE POINT
"A"
3rd FLOOR
ELEVATION - 47.99



REFERENCE POINT
"A"
4th FLOOR
ELEVATION - 59.04

\\002796\FooterPrint.DWG [3rd & 4th Floor]
REVISIONS

03/22/01	PRELIMINARY

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TOKAR TOWER OFFICE CONDOMINIUMS
3rd & 4th FLOOR PLANS
MIDDLE AVENUE
ELYRIA, OHIO

SHEET	9	OF	13
JOB NO.	00-796		

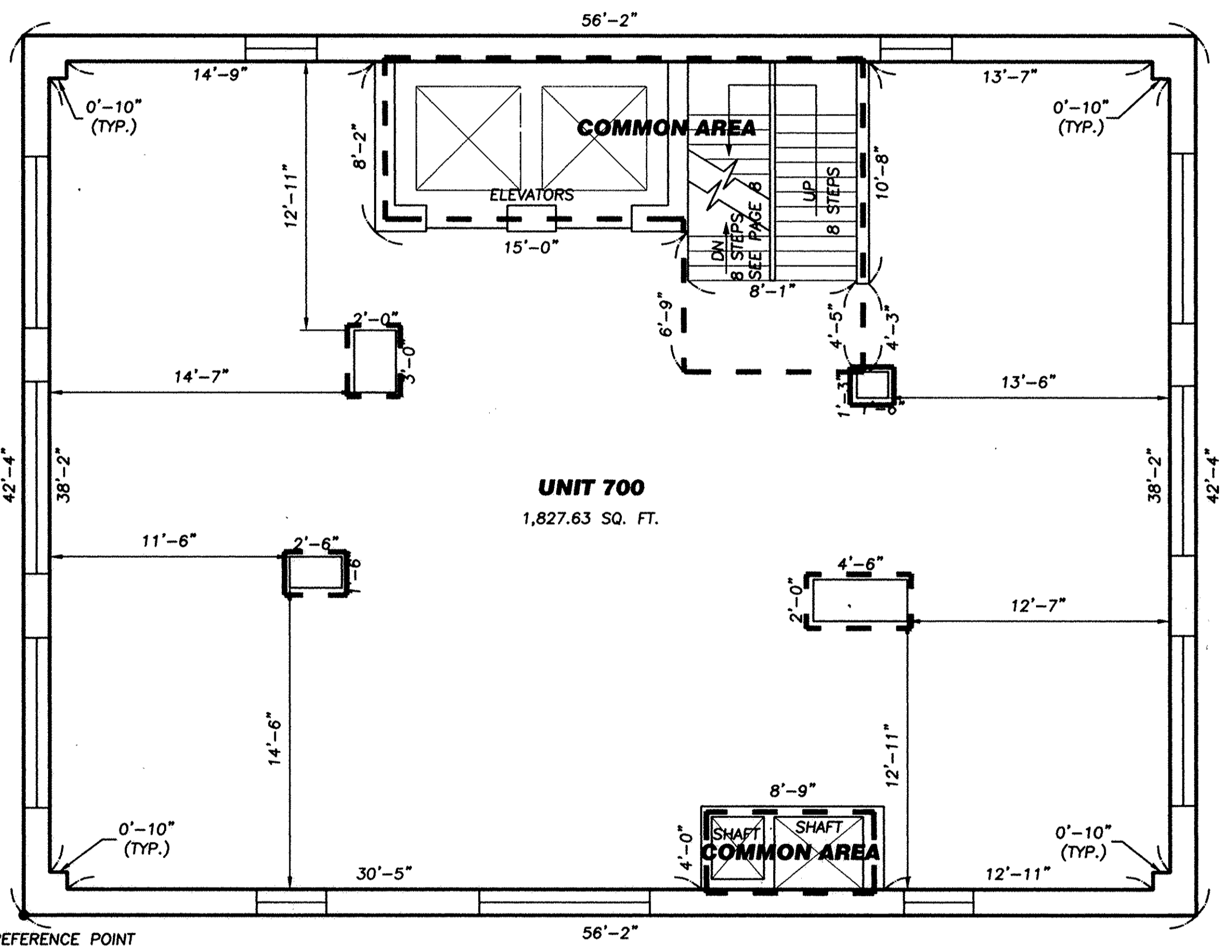
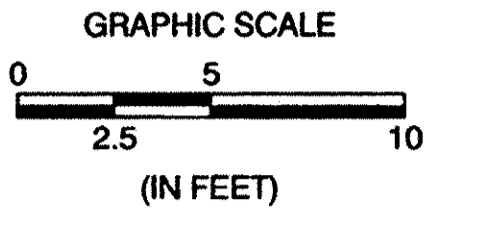
69/76

TAX MAP DEPT. COPY #01-00365

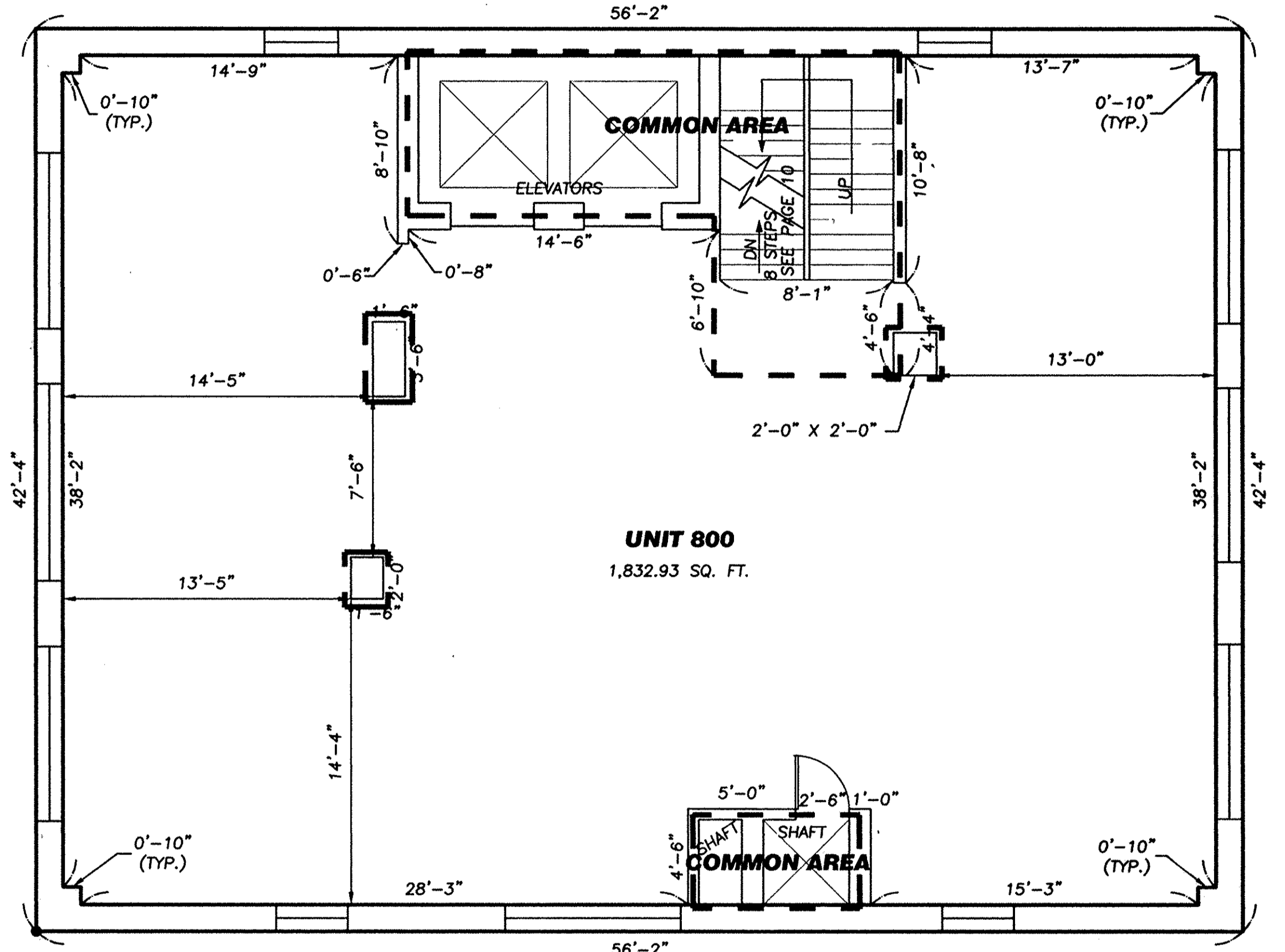
69/76

UNIT 7
COMMON AREA 1,828 SQ. FT.
310 SQ. FT.
TOTAL FL. 2,138 SQ. FT.

UNIT 8
COMMON AREA 1,833 SQ. FT.
305 SQ. FT.
TOTAL FL. 2,138 SQ. FT.



7th FLOOR
ELEVATION - 92.14



8th FLOOR
ELEVATION - 103.16

\\00796\Footer\PRINT.DWG [7th & 8th FLOOR]

NO.	DATE	REVISIONS

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JGT ENTERPRISES
AN OHIO CORPORATION

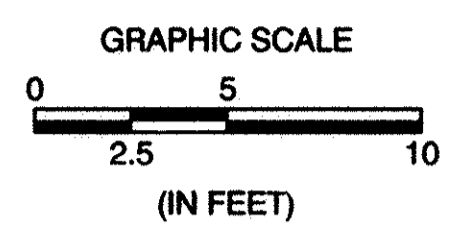
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TOKAR TOWER OFFICE CONDOMINIUMS
7th & 8th FLOOR PLANS
MIDDLE AVENUE
ELYRIA, OHIO

SHEET	11	OF	13
JOB NO.	00-796		

775254

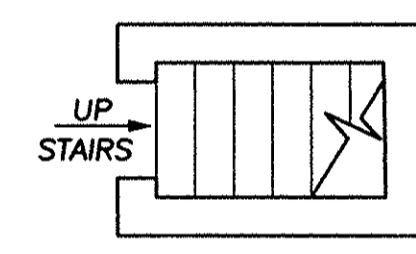
775254 #1749
NORTHEASTERLY EXTERIOR
CORNER OF BUILDING
REFERENCE POINT
"D"



NORTHWESTERLY EXTERIOR
CORNER OF BUILDING
REFERENCE POINT
"B"

ALLEY

**CRAWL SPACE
(NOT IN PLAT)**



**BASEMENT
(NOT IN PLAT)**

MIDDLE AVENUE (66')

67'-2"
EX. FACE OF BUILDING

SOUTHWESTERLY EXTERIOR
CORNER OF BUILDING
REFERENCE POINT
"A"

131'-10"

SOUTHEASTERLY EXTERIOR
CORNER OF BUILDING
REFERENCE POINT
"C"

10'-0"

00796\FooterPrint.dwg [BASEMENT]

REVISIONS	
03/22/01	PRELIMINARY

PREPARED FOR:
**JGT ENTERPRISES
AN OHIO CORPORATION**



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**TOKAR TOWER OFFICE CONDOMINIUMS
BASEMENT FLOOR PLAN-ELEVATION 0.00
MIDDLE AVENUE
ELYRIA, OHIO**

SHEET
13 OF
13
JOB NO.
00-796

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