

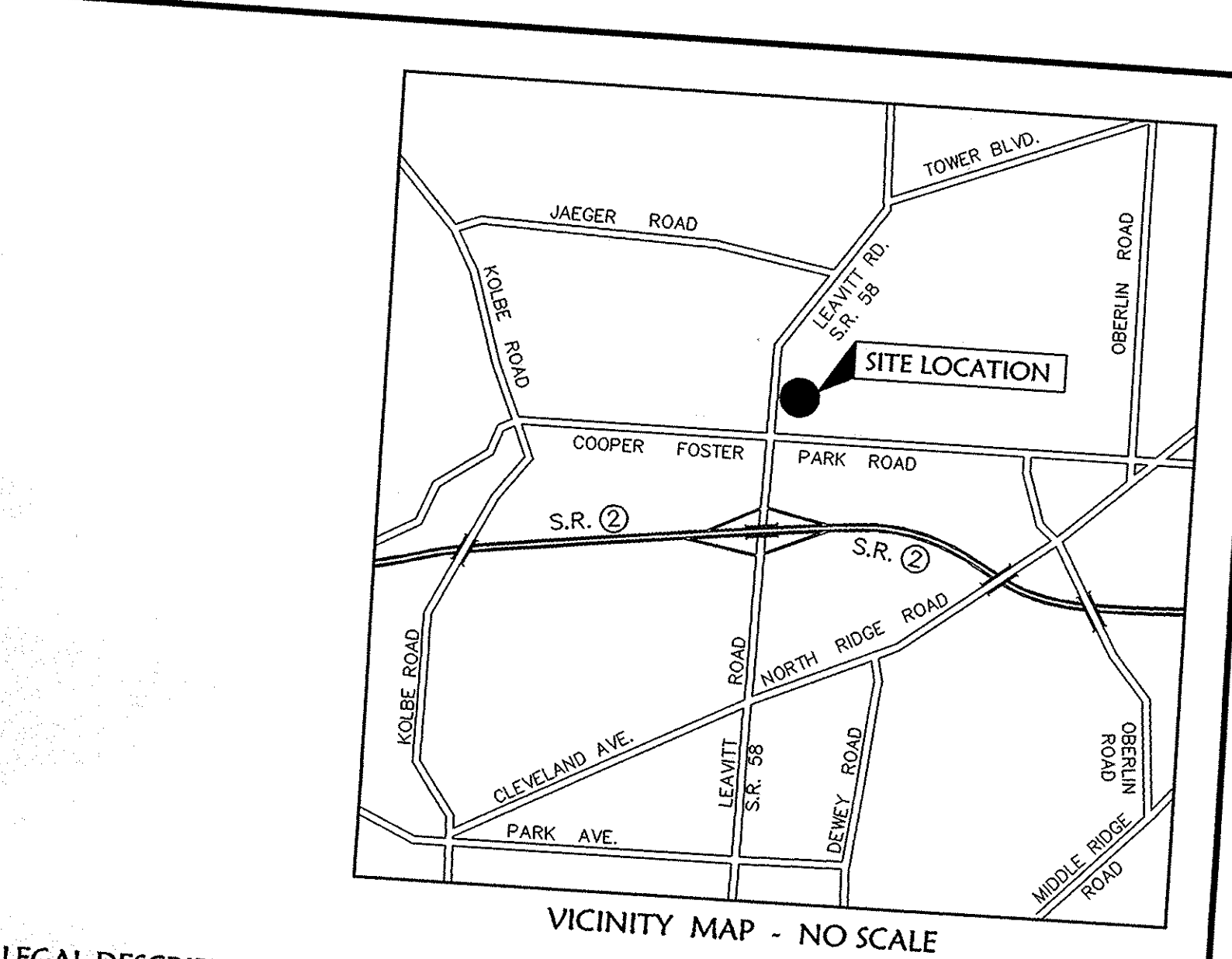
SURVEYOR'S NOTES

- The survey shown herein lies within Zone "A" (One Inundated by 100-year flood), Zone "X" (One Inundated by 100-year flood with average depths of less than 1 foot) and Zone "AE" (Area Inundated by 100-year flood with average depths of less than 1 foot) for the City of Lorain, Ohio, Community Flood No. 390359 0004 C issued March 3, 1992.
- The property shown herein lies within Zone B-1 General Business District. Under this classification the following would apply to new construction:
Minimum lot width: 50 feet
Minimum front yard setback: 35 feet or established setback line
Minimum rear yard depth: 20 feet
Minimum side yard width: None except abutting Residential District - 10 feet
Maximum building height: 4 stories or 45 feet
- Positional tolerance noted in the surveyor's certification pertains to property corner location.
- Visible surface utilities have been field located.
- The basis of bearings for this survey is the N40°01'00"E for the original centerline of Leavitt Road as recorded in O.R. 35, P. 244.

SCHEDULE B COMMENTS

First American Title Insurance Company
Title Commitment No. 02-414
Effective Date: October 31, 2000

- Electric Line Easement recorded in Volume 8 Page 391 does not affect any subject parcels.
- Highway Easement recorded in Volume 302 Page 116 does not affect any subject parcels.
- Highway Easement recorded in Volume 594 Page 476 affects Parcel 2-02-003-103-021.
- Water Line Tap Agreement recorded in Volume 594 Page 476 affects Parcel 2-02-003-103-021 and 02-02-003-103-022.
- Gas Line Easements recorded in Volume 805 Page 192, Volume 805 Page 200, Volume 808 Page 233, and Volume 808 Page 268 do not affect any subject parcels. The gas line is on the west side of S.R. 24.
- Highway Easement recorded in Volume 875 Page 109 affects Parcel 02-02-003-103-022 and is shown hereon.
- Highway Easement recorded in Volume 881 Page 59 affects Parcel 02-02-003-103-007 and is shown hereon.
- Highway Easement recorded in Volume 891 Page 759 affects Parcel 02-02-003-103-021 and is shown hereon.
- Highway Easement recorded in Volume 918 Page 841 affects Parcel 02-02-003-103-020 and 02-02-003-103-021 and is shown hereon.



LEGAL DESCRIPTION

Situated in the City of Lorain, County of Lorain, State of Ohio and known as being a part of Original Black River Township Lot No. 3, Tract No. 2, being more definitely described as follows:

Commencing at an iron pin found in a monument box at the intersection of the centerline of Leavitt Road (S.R. 24) and the centerline of Cooper Foster Park Road (S.R. 254);

Thence, along the original centerline of Leavitt Road, North 4° 01' 00" East, 191.00 feet to the True Point of Beginning for the parcel herein described;

Thence, continuing along said original centerline of Leavitt Road, North 4° 01' 00" East, 435.00 feet to the southeasterly corner of land conveyed to John J. and Barbara C. Kelly as recorded in O.R. 415, Page 241 of the Lorain County Land Records;

Thence, along Kelly's southerly line, North 80° 09' 12" East, 423.28 feet to a 3/4" iron pin found in the westerly line of land conveyed to Edward Winzok as recorded in Instrument No. 2000075473 of the Lorain County Land Records and passing through an iron pin set in the westerly line of land conveyed to Roger W. and Sylvia N. Shale as recorded in Volume 836, Page 338 of the Lorain County Land Records;

Thence, along Winzok's westerly line and the westerly line of land conveyed to Roger W. and Sylvia N. Shale as recorded in Volume 836, Page 338 of the Lorain County Land Records, South 15° 04' 30" East, 134.54 feet to an iron pin set and passing through a 3/4" iron pin found at 53.90 feet;

Thence, continuing along Shale's westerly line, South 39° 04' 35" East, 183.96 feet to an iron pin set in the westerly line of land conveyed to Steve J. and Josephine A. Speckhart as recorded in O.R. 415, Page 241 of the Lorain County Land Records;

Thence, along Speckhart's westerly line, South 03° 25' 50" West, 217.92 feet to a 3/4" iron pin found; said point is referenced by a 3/4" iron pin found 2.87 feet North and 2.75 feet West;

Thence, leaving Speckhart's westerly line, North 85° 41' 34" West, 307.42 feet to an iron pin set;

Thence South 04° 00' 06" West, 58.22 feet to a 3/4" iron pin found;

Thence North 86° 03' 45" West, 275.47 feet to the point of beginning and passing through an iron pin set in the westerly right of way of Leavitt Road at 230.95 feet;

Containing within said bounds 5.6463 acres of land.

All iron pins set are 5/8" x 30" capped rebar inscribed "KS ASSOC'S INC PROP MARKER".

LEGEND

- MONUMENT BOX FOUND
- IRON PIN FOUND
- 5/8" CAPPED REBAR SET
- WIRE WALL
- FENCE
- UTILITY POLE
- LIGHT POLE
- CITY MANHOLE
- ELECTRIC BOX
- GAS MANHOLE
- SIGN
- MET OUTLET
- CABLE TV BOX
- SANITARY MANHOLE

ABBREVIATIONS

- AL - ALTA
- REC - RECORD
- SWR - SURVEY
- RCV - REVISION CONTROL VALUE
- TR - TRAFFIC CONTROL BOX
- WV - WIRE WALL STOP
- TSP - TRAFFIC/SIGNAL POLE
- CBX - CABLE TV BOX

SURVEYOR'S CERTIFICATION

I, Mark A. Veager, of the County of Lorain, State of Ohio, do hereby certify that I am a duly Licensed Professional Surveyor, Ohio Reg. No. 7292.

Date of Survey: November 19, 2000

Last Date of Revision:

DATE	DESCRIPTION	BY
11-19-00	RECORD	MARK A. VEAGER

DATE: NOVEMBER 19, 2000
 DRAWN BY: []
 CHECKED BY: []
 JOB NO.: 02-003-103-007
 PATH: 00000 CONTROL
 FA: 502 (00-42)

KS ASSOCIATES
 85 RESOURCES RD.
 800 BUREAU RD. SUITE 100
 COLUMBUS, OHIO 43260
 PHONE (614) 560-9730
 FAX (614) 365-4700
 WWW.KSASSOC.COM

ALTA/ACSM LAND TITLE SURVEY

OF PART OF
 ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 3 TRACT NO. 2
 CITY OF LORAIN - COUNTY OF LORAIN - STATE OF OHIO

SHEET 1 OF 1
 JOB NO. 00058

PARTS No. 1

Situated in the Township of Black River, County of Lorain, State of Ohio and being a part of Original Black River Township Lot No. 3, Tract No. 2, being more definitely described as follows:

Beginning in the center of the Leavitt Road at the intersection of the centerline of Cooper Foster Park Road and the centerline of Leavitt Road, North 4° 01' 00" East, 191.00 feet to the True Point of Beginning for the parcel herein described;

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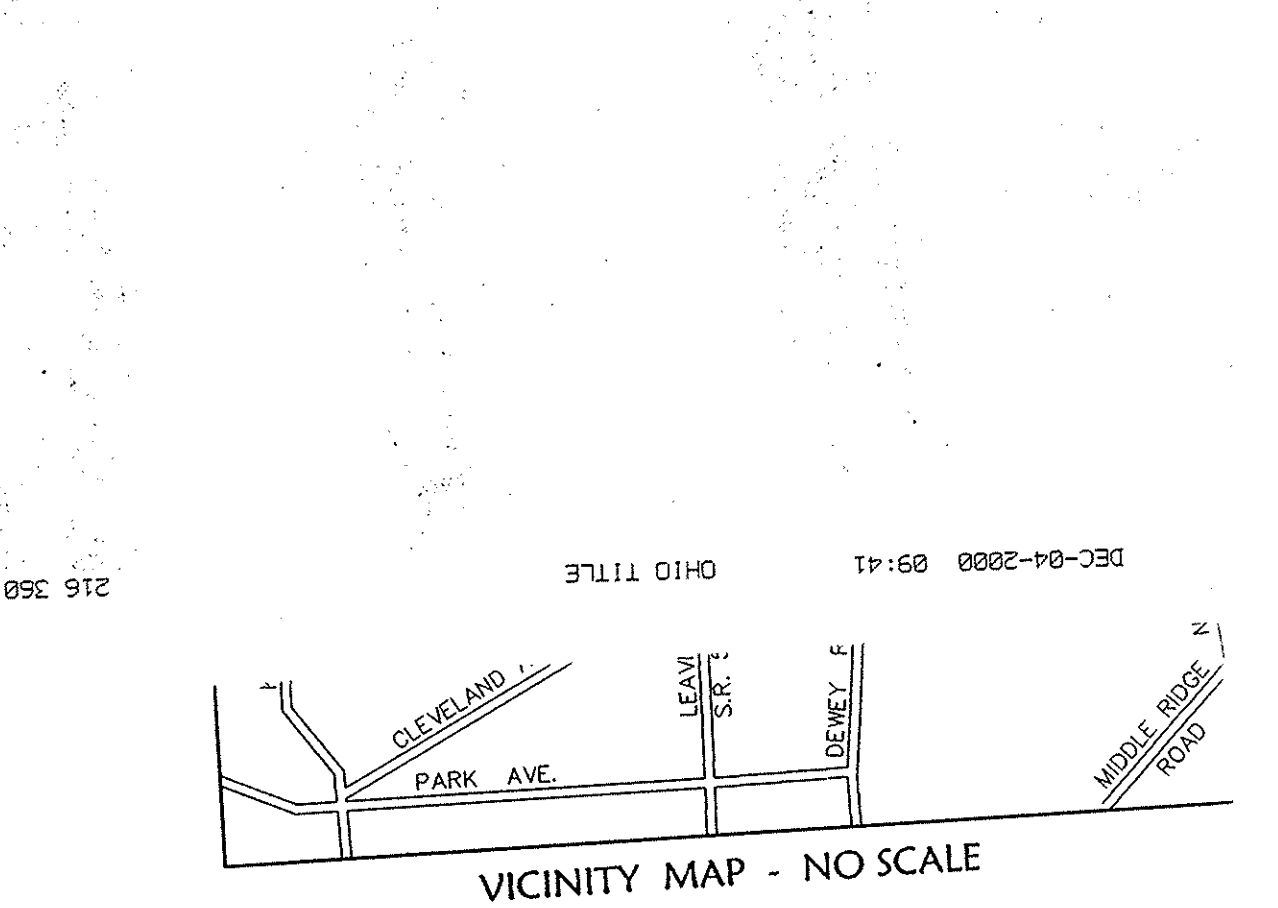
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Thence, leaving Speckhart's westerly line, North 85° 41' 34" West, 307.42 feet to an iron pin set;

Thence South 04° 00' 06" West, 58.22 feet to the point of beginning and passing through an iron pin set in the westerly right of way of Leavitt Road at 230.95 feet;

Containing within said bounds 5.6463 acres of land.

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Date of Survey: November 19, 2000

Last Date of Revision:

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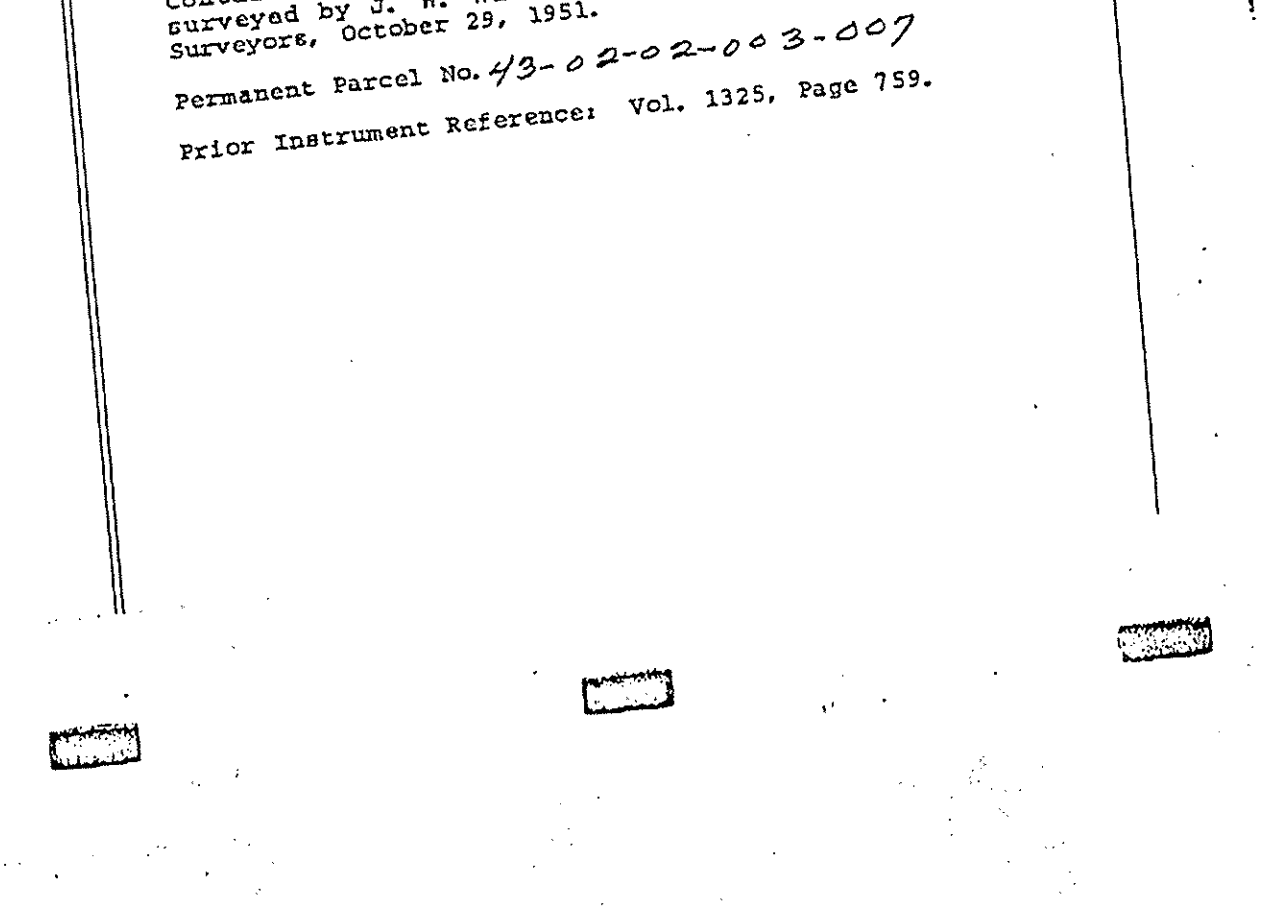
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Date of Survey: November 19, 2000

Last Date of Revision:

P.P. NO. 02-01-003-103-007-000-011, 012, 013
SPLIT # 00-0001
DATE OF SURVEY Nov 2000
MAP PAGE 02-02-003
SURVEYOR Mark A. Veager