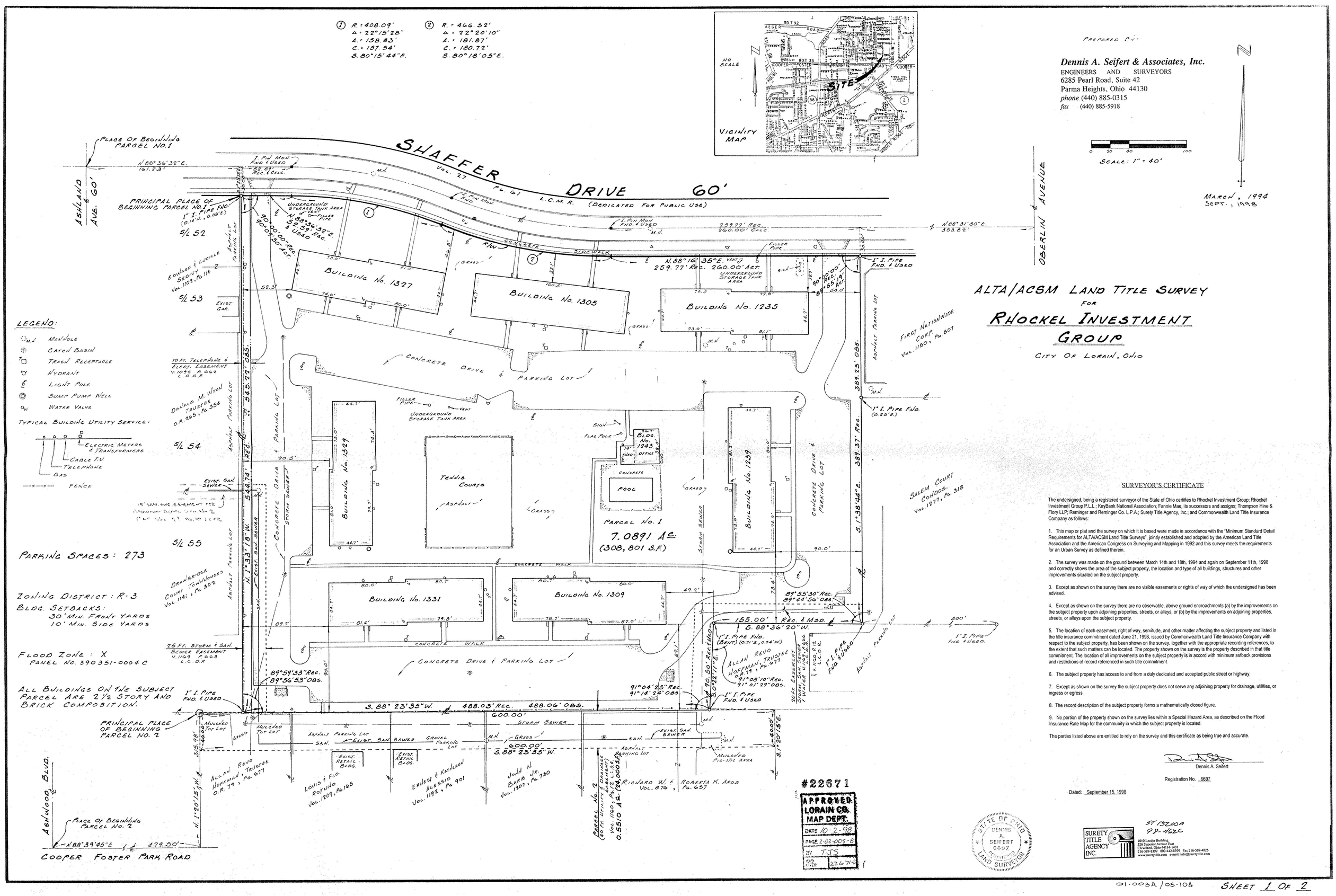

ALTA/ACSM LAND TITLE SURVEY FOR RHOCKEL INVESTMENT GROUP

CITY OF LORAIN, OHIO

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State of Ohio certifies to Rhockel Investment Group; Rhockel Investment Group P.L.L.; KeyBank National Association; Fannie Mae, its successors and assigns; Thompson Hine & Flory LLP; Reminger and Reminger Co. L.P.A.; Surety Title Agency, Inc.; and Commonwealth Land Title Insurance Company as follows:

1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992 and this survey meets the requirements for an Urban Survey as defined therein.

2. The survey was made on the ground between March 14th and 18th, 1994 and again on September 11th, 1998 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property.

3. Except as shown on the survey there are no visible easements or rights of way of which the undersigned has been advised.

4. Except as shown on the survey there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, or alleys, or (b) by the improvements on adjoining properties, streets, or alleys upon the subject property.

5. The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated June 21, 1998, issued by Commonwealth Land Title Insurance Company with respect to the subject property, has been shown on the survey, together with the appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.

6. The subject property has access to and from a duly dedicated and accepted public street or highway.

7. Except as shown on the survey the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

8. The record description of the subject property forms a mathematically closed figure.

9. No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Dennis A. Seifert

Registration No. 6697

Dated: September 15, 1998

STATE OF OHIO DENNIS A. SEIFERT 6697 REGISTERED LAND SURVEYOR

SURETY TITLE AGENCY INC.
1010 Leader Building
526 Superior Avenue East
Cleveland, Ohio 44114-1401
216-589-8399 800-442-8399 Fax 216-589-4826
www.suretytitle.com e-mail: info@suretytitle.com

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **RHOCKEL INVESTMENT GROUP, an Ohio general partnership,** the Grantor, who claims title by and through instrument, recorded in Volume 68, Page 403, County Recorder's Office, for the consideration of TEN DOLLARS ($10.00) received to its full satisfaction of **RHOCKEL INVESTMENT GROUP, P.L.L., an Ohio general partnership with limited liability,** the Grantee, whose tax mailing address will be: **13595 County Line Road, Chagrin Falls, Ohio 44022,** has given, granted, remised, released and forever quit-claimed, and does by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee, **RHOCKEL INVESTMENT GROUP, P.L.L.,** it successors and assigns forever, all such right and title as it, the said Grantor, has or ought to have in and to the following described piece or parcel of land, situated in the City of Lorain, County of Lorain, and State of Ohio:

See Exhibit "A" attached.

TO HAVE AND TO HOLD, the premises aforesaid, with the appurtenances thereunto belonging, to the said Grantee, **RHOCKEL INVESTMENT GROUP, P.L.L.,** its successors and assigns, so that neither the said Grantor, nor its successors and assigns, nor any other persons claiming title through or under it, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, I, **YOUNG S. LEE,** have hereunto set my hand, the 1st day of October, in the year of our Lord one thousand nine hundred and ninety-eight (1998).

Signed in the Presence of:

(Signature of Witness)

William V. Valis
(Typed or Printed Name of Witness)

(Signature of Witness)

Linda K. Wolf
(Typed or Printed Name of Witness)

RHOCKEL INVESTMENT GROUP,
An Ohio General Partnership.

BY: _____
YOUNG S. LEE, Managing Partner

SURETY TITLE AGENCY INC.
Order No. ST 15200A
Escrow No. 98-462C
1010 Leader Building
526 Superior Avenue
Cleveland, Ohio 44114-1401
216-589-8399 800-442-8399 Fax 216-589-4826
www.suretytitle.com e-mail: info@suretytitle.com

1

THE STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

BEFORE ME, a notary public in and for said County and State, personally appeared the above named **RHOCKEL INVESTMENT GROUP,** an Ohio general partnership, by **YOUNG S. LEE,** its **Managing Partner,** who acknowledges that he did sign the foregoing instrument and the same is his free act and deed as its said Managing Partner.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Cleveland, Ohio, this 1st day of October, A.D. 1998.

Notary Public
My Commission Expires:

WILLIAM V. VALIS, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

This Instrument Prepared By: WVV
REMINGER & REMINGER CO., L.P.A.
Cleveland, Ohio 44114

2

EXHIBIT 'A'

Parcel No.1
Situated in the City of Lorain, County of Lorain and State of Ohio, and known as part of Block C in Ashwood Acres Subdivision No.2 as recorded in Volume 29, Page 10 of Lorain County Plat Records, and being a part of Original Black River Township Lot No.5, Tract No.2 further described as follows:

Beginning at the intersection of the centerlines of Ashland Avenue and Shaffer Drive;

Thence North 88° 36' 32" East along the centerline of Shaffer Drive, 161.23 ft. to a point;

Thence South 1° 23' 28" East, 30.00 ft. to a point, said point being the northeast corner of Sublot 52 in the Ashwood Acres Subdivision No.2, and the Principal Place of Beginning for the parcel described herein;

Thence North 88° 36' 32" East along the south line of Shaffer Drive, 52.59 ft. to a point of curvature;

Thence continuing along the south line of Shaffer Drive, along the arc of a curve to the right, and having a radius of 408.09 ft., central angle of 22° 15' 28", chord of 157.54 ft. and a chord bearing of South 80° 15' 44" East, 158.83 ft. to a point of reverse curvature;

Thence following the south line of Shaffer Drive, along the arc of a curve to the left, and having a radius of 466.52 ft., central angle of 22° 20' 10", chord of 180.72 ft. and a chord bearing of South 80° 18' 05" East, 181.87 ft. to a point of tangency;

Thence continuing along the south line of Shaffer Drive, North 88° 16' 35" East, 260.00 ft. to an iron pipe found;

Thence South 1° 38' 44" East, 389.23 ft. to an iron pipe found;

Thence South 88° 36' 20" West, 155.00 ft. to a point;

Thence South 0° 22' 11" East, 90.50 ft. to an iron pin found;

Thence South 88° 23' 35" West, 488.06 ft. to an iron pipe found at the southeast corner of sublot 55 in the aforementioned Ashwood Acres Subdivision No.2;

Thence North 1° 33' 18" West along the easterly line of Sublots 55, 54, 53 and 52, 545.22 ft. to the Principal Place of Beginning, and containing within said boundaries 7.0891 acres of land, subject to all legal highways as surveyed by Dennis A. Seifert and Associates, Inc., in March, 1994.

Permanent Parcel Numbers: 02-02-005-114-034, 02-02-005-114-035, 02-02-00-114-036, 02-02-005-114-037, 02-02-005-114-040, 02-02-005-114-054, 02-02-005-114-055, and 02-02-005-114-056

Parcel No.2
A Non-Exclusive Easement for the purpose of installation, maintenance and improvement of a drainage channel, appurtenant to Parcel No.1, as established by instrument recorded in Volume 1160, Page 12 of Lorain County Records over the following described property:

Being a strip of land 40 ft. wide between parallel lines situated in the City of Lorain, County of Lorain, and State of Ohio, and known as being a part of Block C in Ashwood Acres Subdivision No.2, as recorded in Volume 29, Page 10 of Lorain County Plat Records, and being a part of Original Black River Township Lot No.5, Tract No.2, further described as follows:

Beginning at the intersection of the centerlines of Cooper Foster Park Road and Ashwood Boulevard;

Thence North 88° 39' 45" East along the centerline of Cooper Foster Park Road, 479.50 ft. to a point;

Thence North 1° 20' 15" West along the west line of Block C in said Ashwood Acres Subdivision No.2, 315.98 ft. to the south line of sublot 55 in said Ashwood Acres Subdivision No.2, said point being the principal place of beginning for the parcel described herein;

Thence North 88° 23' 35" East, 600.00 ft. to a point in the east line of Block C;

Thence South 1° 20' 15" East along the east line of Block C, 40.00 ft. to a point;

Thence South 88° 23' 35" West, 600.00 ft. to a point in the west line of Block C;

PARCEL NO.1

LEGAL DESCRIPTION

Situated in the City of Lorain, County of Lorain and State of Ohio, and known as being a part of Block C in Ashwood Acres Subdivision No. 2, as recorded in Volume 29, Page 10, of Lorain County Plat Records, and being a part of Original Black River Township Lot No. 5, Tract No. 2, further described as follows:

Beginning at the intersection of the centerlines of Ashland Avenue and Shaffer Drive;

Thence North 88°-36'-32" East along the centerline of Shaffer Drive, 161.23 feet to a point;

Thence South 1°-23'-28" East, 30.00 feet to a point, said point being the northeast corner of sublot 52 in the Ashwood Acres Subdivision No. 2, and the PRINCIPAL PLACE OF BEGINNING for the parcel described herein;

Thence North 88°-36'-32" East along the south line of Shaffer Drive, 52.59 feet to a point of curvature;

Thence continuing along the south line of Shaffer Drive, along the arc of a curve to the right, and having a radius of 408.09 feet, central angle of 22°-15'-28", chord of 157.54 feet and a chord bearing of South 80°-15'-44" East, 158.83 feet to a point of reverse curvature;

Thence following the south line of Shaffer Drive, along the arc of a curve to the left, and having a radius of 466.52 feet, central angle of 22°-20'-10", chord of 180.72 feet and a chord bearing of South 80°-18'-05" East, 181.87 feet to a point of tangency;

Thence continuing along the south line of Shaffer Drive, North 88°-16'-35" East, 260.00 feet to an iron pipe found;

Thence South 1°-38'-44" East, 389.23 feet to an iron pipe found;

Thence South 88°-36'-20" West, 155.00 feet to a point;

Thence South 0°-22'-11" East, 90.50 feet to an iron pin found;

Thence South 88°-23'-35" West, 488.06 feet to an iron pipe found at the southeast corner of sublot 55 in the aforementioned Ashwood Acres Subdivision No. 2;

Thence North 1°-33'-18" West along the easterly line of sublots 55, 54, 53 and 52, 545.22 feet to the PRINCIPAL PLACE OF BEGINNING, and containing within said boundaries 7.0891 acres of land, subject to all legal highways as surveyed by Dennis A. Seifert and Associates, Inc., in March, 1994.

PARCEL NO.2

LEGAL DESCRIPTION

A nonexclusive easement for the purpose of installation, maintenance and improvement of a drainage channel, appurtenant to Parcel No. 1 as established by instrument recorded in Volume 1160, Page 12, of Lorain County Records over the following described property:

Being a strip of land 40 feet wide between parallel lines situated in the City of Lorain, County of Lorain and State of Ohio, and known as being a part of Block C in Ashwood Acres Subdivision No. 2, as recorded in Volume 29, Page 10, of Lorain County Plat Records, and being a part of Original Black River Township Lot No. 5, Tract No. 2, further described as follows:

Beginning at the intersection of the centerlines of Cooper Foster Park Road and Ashwood Boulevard;

Thence North 88°-39'-45" East along the centerline of Cooper Foster Park Road, 479.50 feet to a point;

Thence North 1°-20'-15" West along the west line of Block C in said Ashwood Acres Subdivision No. 2, 315.98 feet to the south line of sublot 55 in said Ashwood Acres Subdivision No. 2, said point being the PRINCIPAL PLACE OF BEGINNING for the parcel described herein;

Thence North 88°-23'-35" East, 600.00 feet to a point in the east line of Block C;

Thence South 1°-20'-15" East along the east line of Block C, 40.00 feet to a point;

Thence South 88°-23'-35" West, 600.00 feet to a point in the west line of Block C;

Thence North 1°-20'-15" West along the west line of Block C, 40.00 feet to the PRINCIPAL PLACE OF BEGINNING, and containing within said boundaries 0.5510 acres of land, subject to all legal highways as surveyed by Dennis A. Seifert and Associates, Inc., in March, 1994.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8 AND 10 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS OF AN URBAN SURVEY.

DATED: SEPT. 15, 1998

Dennis A. Seifert
DENNIS A. SEIFERT

6697
REG. NO.

STATE OF OHIO DENNIS A. SEIFERT 6697 REGISTERED LAND SURVEYOR

1. EASEMENT TO OHIO FUEL, VOL. 288, PG. 296: RELATES TO THE ORIGINAL 55 AC. PARCEL AND CANNOT BE LOCATED ON THIS SITE.

2. EASEMENT TO OHIO EDISON, VOL. 1161, PG. 959: IS A BLANKET EASEMENT.

3. EASEMENT TO LORAIN TELEPHONE, IS A BLANKET EASEMENT.

4. EASEMENT TO THE CITY OF LORAIN, V DOES NOT AFFECT PARCELS 1

Here is the survey. Please call with any questions
Thanks,
Chris Owens

#22671-D
APPROVED LORAIN CO. MAP DEPT.
DATE 10-2-98
PAGE 02-02-005-B
BY TJS
22671-D

01-003A/05-104

SHEET 2 OF 2