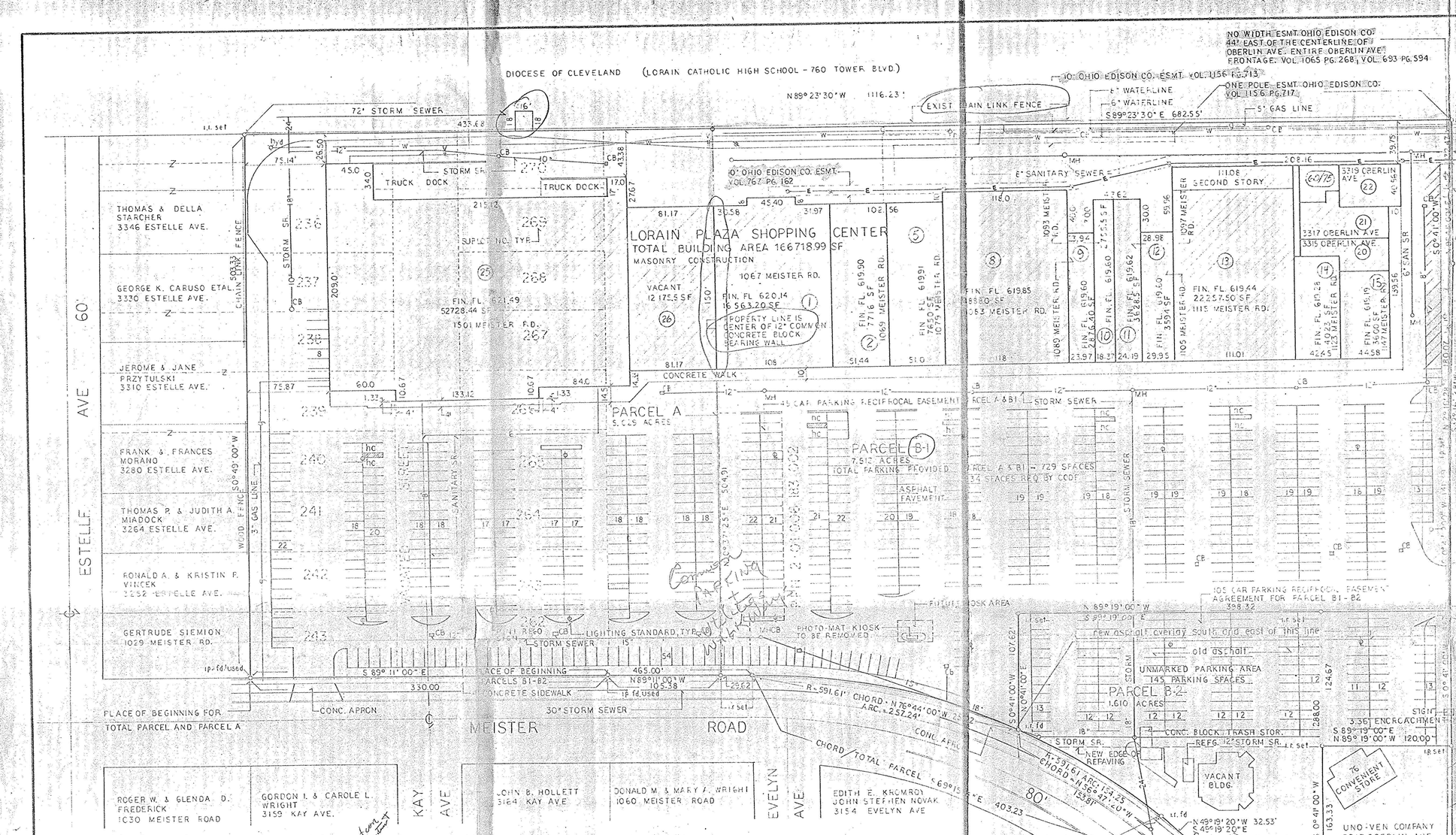

TOTAL PARCEL (CURRENT TAX MAP)

Situated in the City of Lorain, County of Lorain and State of Ohio and known as being all of Sublot Nos. 262, 263, 264, 265, 266, 267, 268, 269, 270, part of Ray Avenue, now vacated, all of Sublot Nos. 236, 237, 238, 239, 240, 241, 242, 243 and part of Meister Court now vacated and part of Block "A", all in Falbo Subdivision No. 2 of part of Original Black River Township Lot No. 6, Tract No. 1, as shown by the recorded plat in Volume 18 of Maps, Page 7 of Lorain County Records and further bounded and described as follows:

Beginning at an iron pipe found on the Southerly line of Meister Road at its intersection with the northeast corner of Sublot No. 243;

Thence, South 00° 49' West along the easterly line of Sublot Nos. 243, 242, 241, 240, 239, 238,237, and 236, and across Meister Court vacated a distance of 503.33 feet to the South line of said Falbo Subdivision No. 2;

Thence North 89° 23' 30" West along the Southerly line of said Falbo Subdivision No. 2 a distance of 1116.23 feet to an iron rod set in the Easterly line of Oberlin Avenue;

Thence North 0° 41' East in the Easterly line of Oberlin Avenue a distance of 132.47 feet to an iron pipe set;

Thence North 2° 16' 28" East in the Easterly line of Oberlin Avenue a distance of 180.07 feet to an iron pipe set;

Thence North 0° 41' East in the Easterly line of Oberlin Avenue a distance of 256.08 feet to an iron pipe set in the southerly line of land conveyed to Uno-Ven Company as recorded in Original Record Volume 241, Page 263 of Lorain County Deed Records;

Thence South 89° 19' East along the southerly line of land conveyed to Uno-Ven Company as aforesaid, a distance of 120.00 feet to an iron rod set at the southeast corner of land conveyed to Uno-Ven Company as aforesaid;

Thence North 0° 41' East along the Easterly Line of land conveyed to Uno-Ven Company as aforesaid a distance of 163.33 feet to an iron pipe found at the northeast corner of land conveyed to Uno-Ven Company as aforesaid, said point being in the Southerly line of Meister Road;

Thence along the Southerly line of Meister Road on a curve to the right, whose radius is 591.61 feet and whose chord bears south 59° 29' 50" East a distance of 145.60 feet to a point of tangency;

Thence continuing along the southerly line of Meister Road South 49° 19' 20" East a distance of 32.53 feet to an iron pipe found at a point of curve;

Thence continuing along the Southerly line of Meister Road on a curve to the left, whose radius is 591.61 feet, and whose chord bears South 49° 19' 20" East a distance of 403.23 feet to an iron rod set at the point of tangency;

Thence Continuing along the Southerly line of Meister Road South 89°11' East a distance of 465.00 feet to the place of beginning.

Containing within said bounds 16.151 acres, more or less, as surveyed by Lawrence V. McGlinchy, Registered Surveyor No. 4970, D.B.A. McGlinchy & Associates in October, 1990 and December 1991, subject to all legal highways and easements of record.

Job No. 908806 ; Rev. 3/5/92;(Kossman "B.1"11/22/90)

Discrepant from Comment Letter 1-28-92 (B)

REVISED LEGAL DESCRIPTION
PARCEL "B.1"

Situated in the City of Lorain, County of Lorain and State of Ohio and known as being part of Block "A" of Falbo Subdivision No. 2 of part of Original Black River Township Lot No. 6, Tract No. 1 as shown by the recorded Plat in Volume 18 of Maps, Page 7 of Lorain County Records and further bounded and described as follows:

Beginning on the Southerly line of Meister Road at its intersection with the northwest corner of Sublot No. 262;

Thence North 89° 11' West along the Southerly line of Meister Road a distance of 105.38 feet to an iron rod set at the principal place of beginning;

Thence continuing North 89° 11' West along the Southerly line of Meister Road a distance of 20.62 feet to an iron rod set;

Thence continuing along the Southerly line of Meister Road on a curve to the right, whose radius is 591.61 feet, and whose chord bears North 76° 44' West a distance of 255.22 feet to an iron rod found;

Thence South 0° 41' West a distance of 107.62 feet to an iron rod set;

Thence North 89° 19' West a distance of 398.32 feet to an iron pipe set in the Easterly line of Oberlin Avenue;

Thence South 0° 41' West in the Easterly line of Oberlin Avenue a distance of 141.39 feet to an iron pipe set;

Thence South 2° 16' 28" West in the Easterly line of Oberlin Avenue a distance of 180.07 feet to an iron pipe set;

Thence South 0° 41' West in the Easterly line of Oberlin Avenue a distance of 132.47 feet to an iron rod found in the Southerly line of said Falbo Subdivision No. 2;

Thence South 89° 23' 30" East along the Southerly line of said Falbo Subdivision No. 2 a distance of 682.55 feet to an iron rod set;

Thence North 0° 37' 25" East a distance of 504.91 feet to the principal place of beginning.

Containing within said bounds 7.512 acres, more or less, as surveyed by Lawrence V. McGlinchy, Registered Surveyor No. 4970, dba McGlinchy and Associates in December, 1991 subject to all easements and leases of record.

Kossman "Revised B.2" Job No. 908806 (3/5/92)

REVISED LEGAL DESCRIPTION
PARCEL "B.2"

Situated in the City of Lorain, County of Lorain and State of Ohio and known as being part of Block "A" of Falbo Subdivision No. 2 of part of Original Black River Township Lot No. 6, Tract No. 1 as shown by the recorded Plat in Volume 18 of Maps, Page 7 of Lorain County Records and further bounded and described as follows:

Beginning on the Southerly line of Meister Road at its intersection with the northwest corner of Sublot No. 262;

Thence North 89° 11' West along the Southerly line of Meister Road a distance of 125.00 feet to an iron rod set at the point of curvature;

Thence continuing along the Southerly line of Meister Road on a curve to the right, whose radius is 591.61 feet, and whose chord bears North 76° 44' West a distance of 255.22 feet to an iron rod found and the principal place of beginning;

Thence continuing along the Southerly line of Meister Road on a curve to the right, whose radius is 591.61 feet and whose chord bears North 56° 47' 20" West a distance of 153.81 feet to an iron rod found at the point of tangency;

Thence continuing along the Southerly line of Meister Road North 49° 19' 20" West a distance of 32.53 feet to the point of curve;

Thence continuing along the Southerly line of Meister Road on a curve to the left, whose radius is 511.61 feet and whose chord bears North 57° 29' 50" West a distance of 145.60 feet to an iron pipe found;

Thence South 0° 41' West a distance of 163.33 feet to an iron rod set;

Thence North 89° 19' West a distance of 120.00 feet to an iron pin set in the Easterly line of Oberlin Avenue;

Thence South 0° 41' West along the Easterly line of Oberlin Avenue a distance of 124.67 feet to an iron pipe set;

Thence South 89° 19' East a distance of 398.32 feet to an iron rod set;

Thence North 0° 41' East a distance of 107.62 feet to the principal place of beginning.

Containing within said bounds 1.610 acres, more or less, as surveyed by Lawrence V. McGlinchy, Register Surveyor No. 4970 dba McGlinchy and Associates in October, 1990, subject to all easements and leases of record.

Kossman "Revised B.2" Job No. 908806 (3/5/92)

Discrepant from Comment Letter 1-28-92 (B)

REVISED LEGAL DESCRIPTION
PARCEL "A"

Situated in the City of Lorain, County of Lorain and State of Ohio and known as being all of Sublot Nos. 262, 263, 264, 265, 266, 267, 268, 269, 270, part of Ray Avenue, now vacated, all of Sublot Nos. 236, 237, 238, 239, 240, 241, 242, 243 and part of Meister Court now vacated and part of Block "A", all in Falbo Subdivision No. 2 of part of Original Black River Township Lot No. 6, Tract No. 1, as shown by the recorded plat in Volume 18 of Maps, Page 7 of Lorain County Records and further bounded and described as follows:

Beginning at an iron pipe found on the Southerly line of Meister Road at its intersection with the northeast corner of Sublot No. 243;

Thence South 00° 49' West along the easterly line of Sublot Nos. 243, 242, 241, 240, 239, 238, 237, and 236, and across Meister Court vacated, a distance of 503.33 feet to the South line of said Falbo Subdivision No. 2;

Thence North 89° 23' 30" West along the Southerly line of said Falbo Subdivision No. 2 a distance of 633.68 feet to an iron rod set;

Thence North 0° 37' 25" East a distance of 504.91 feet to an iron rod set in the Southerly line of Meister Road;

Thence South 89° 11' East in the Southerly line of Meister Road a distance of 435.38 feet to the place of beginning.

Containing within said bounds 5.025 acres, more or less, as surveyed by Lawrence V. McGlinchy, Registered Surveyor No. 4970 dba McGlinchy and Associates in October, 1990 subject to all easements and leases of record.

Kossman "A"
Job No. 908806
(11/22/90)

SUPPLEMENTARY STORE SCHEDULE

20.	FIN. FL. EL. 619.04	1922 SF
21.	FIN. FL. EL. 619.08	3000 SF
22.	FIN. FL. EL. 619.05	2200 SF
60/75 TENANT COMMON SPACE		1326 SF

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE FOR PURPOSES OF DESCRIBING ANGLES ONLY.
2. CURRENT ZONING CLASSIFICATION IS B-3 BUSINESS.
3. THE NUMBER OF PARKING SPACES PROVIDED AS SHOWN IS 874.
4. THE NUMBER OF PARKING SPACES REQUIRED PER CITY OF LORAIN BUILDING CODE IS 1 SPACE PER 200 SF OF BUILDING = 834 SPACES.
5. FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL NO. IS 3903510010C. ZONE X.
6. BENCHMARK: CITY OF LORAIN NO. 391- CROSS CUT ON TOP OF CURB. NORTHEAST CORNER OF MARIE AVENUE AND MEISTER ROAD, NORTH END OF TURNOUT. SEE PLAN. ELEVATION 617.31 U.S.G.S.

STATE OF OHIO
COUNTY OF LORAIN

TO PROTECTIVE LIFE INSURANCE COMPANY LAWYERS TITLE INSURANCE CORPORATION & TOWN DEVELOPMENT INC.

I, Lawrence V. McGlinchy, a registered Professional Land Surveyor in the State of Ohio of the firm of, Lawrence V. McGlinchy and Associates, Amherst, Ohio, Telephone No. 216-988-2394 hereby certify that the premises shown hereon is a true and correct plat of the property described hereon; that the buildings thereon are located with respect to property boundaries as shown; that there are no electric or telephone wires (excluding those which serve the premises only) or structures or supports therefor on or over said premises except as shown; that all rights of way, easements or joint drives over or across said premises visible on the surface as shown; that the premises surveyed do not encroach on the adjoining property and that the adjoining property does not encroach on the property surveyed except as shown; I further certify that I have consulted Federal Insurance Administration Flood Hazard Boundary Maps as are currently available and have found that the subject property DOES NOT lie in a Special Flood Hazard Area.

WITNESS my hand this 9th day of March 1992

Lawrence V. McGlinchy

LAWRENCE V. MCGLINCHY
PROFESSIONAL LAND SURVEYOR NO. S-4970

STATE OF OHIO
LAWRENCE
V.
McGLINCHY
4970
REGISTERED
SURVEYOR

LEGEND

- INDICATES FIRE HYDRANT
- INDICATES POWER POLES
- PARKING LOT LIGHT POLES
- CB CATCH BASINS
- MH MANHOLE
- WV WATERLINE VALVE
- IP IRON PIN, IRON ROD

PARCEL ZONING IS B-3
MIN. FRONT SETBACK = 35'
MIN REAR SETBACK = 35'
MIN SIDE SETBACK ABUTTING RES. = 50'
MIN SIDE SETBACK NONABUTTING RES. = 20'.
MAX. LOT COVERAGE = 25% (bldg.)
MAX BLDG. HT. 45'

UTILITIES SHOWN HEREON HAVE BEEN TRANSCRIBED FROM DRAWINGS PROVIDED BY OWNER.

ALTA — ACSM LAND TITLE SURVEY OF
LORAIN PLAZA SHOPPING CENTER
MEISTER ROAD AT OBERLIN AVENUE
LORAIN - OHIO 44052
PART OF ORIGINAL LOT NO. 6 - TRACT NO. 1
OF BLACK RIVER TOWNSHIP NOW THE CITY
OF LORAIN - LORAIN COUNTY - OHIO
MADE FOR
TOWN DEVELOPMENT INC. - OWNER
ELEVEN PARKWAY CENTER - SUITE 300
PITTSBURGH PA. 15220

JANUARY 1992

LORKO CORPORATION HOLDS TITLE THROUGH THE FOLLOWING DEEDS: VOLUME 651, PAGE 202; VOLUME 1108, PAGE 35, VOLUME 1127, PAGE 147 CORRECTED IN VOLUME 1141, PAGE 658

McGLINCHY AND ASSOCIATES
PROFESSIONAL ENGINEERS AND SURVEYORS
625 North Woodhill Drive Amherst, Ohio

SCALE: 1" = 50' DRAWN BY: NRH
DATE: Jan. 6, 1992 JOB NO: 908806A
Rev. Feb 11, 1992, Rev. Mar. 7, 1992

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02-01-006-138