

LEGAL DESCRIPTION
FOR A 0.6052 ACRE PARCEL OF LAND
OWNED BY METROPOLITAN BANK AND TRUST COMPANY
PARCEL 1

Situated in the City of Avon, Township of Avon, County of Lorain, State of Ohio, also known as being part of original section number 15 in said Township and further bounded and described as follows:

Beginning at the intersection of the centerlines of Garden Drive and State Route 254 (Detroit Road) at a PK nail found; THENCE northeasterly along the centerline of said State Route 254 a distance of about 1721 feet to a point on said centerline; THENCE N 01 deg. 31 min. 21 sec. E, leaving said centerline, a distance of 52.73 feet to a point on the northerly line of lands of the State of Ohio known as parcels 135D-WL and 135E-WL to a 5/8" iron rebar pin set, said point also being the principal place of beginning of the parcel herein described;

Course No. 1 - Thence S. 60 deg. 01 min. 12 sec. W., along the northerly line of said parcel 135E-WL, a distance of 74.98 feet to a capped 5/8" iron rebar pin set at the southeasterly corner of lands owned by L.L. & G. Wilson, et al as recorded in deed volume 1397 page 56 of Lorain County records;

Course No. 2 - Thence N. 01 deg. 31 min. 21 sec. E., along the easterly line of said Wilson lands, a distance of 418.48 feet to a 3/4" pipe found;

Course No. 3 - Thence N. 68 deg. 40 min. 21 sec. E., along said Wilson's southerly line, a distance of 69.37 feet to a capped 5/8" iron rebar pin set at the northwesterly corner of a 0.5872 acre parcel of land owned by Metropolitan Bank and Trust Company as recorded by instrument number 20000714679 of the Lorain County records;

Course No. 4 - Thence S. 01 deg. 31 min. 21 sec. W., along said Metropolitan Bank and Trust Company's westerly line, a distance of 406.24 feet to the principal place of beginning, containing 0.6052 acres according to a survey done in June of 2002 under the supervision of Scott A. Landgraf, Professional Land Surveyor Number 8085, be the same more or less, but subject to all legal highways and easements of record. Bearings cited within the above description are to an assumed meridian and indicate angles only.

LEGAL DESCRIPTION
FOR A 0.5872 ACRE PARCEL OF LAND
OWNED BY METROPOLITAN BANK AND TRUST COMPANY
PARCEL 2

Situated in the City of Avon, Township of Avon, County of Lorain, State of Ohio, also known as being part of original section number 15 in said Township and further bounded and described as follows:

Beginning at the intersection of the centerlines of Garden Drive and State Route 254 (Detroit Road) at a PK nail found; THENCE northeasterly along the centerline of said State Route 254 a distance of about 1721 feet to a point on said centerline; THENCE N 01 deg. 31 min. 21 sec. E, leaving said centerline, a distance of 52.73 feet to a point on the northerly line of lands of the State of Ohio known as parcels 135D-WL and 135E-WL to a 5/8" iron rebar pin set, said point also being the principal place of beginning of the parcel herein described;

Course No. 1 - Thence N. 01 deg. 31 min. 21 sec. E., along the easterly line of a 0.6052 acre parcel of land owned by Metropolitan Bank and Trust Company as recorded by instrument number 20000714679 of the Lorain County records, a distance of 406.24 feet to a capped 5/8" iron rebar pin set on the southerly line of lands owned by L.L. & G. Wilson, et al as recorded in deed volume 1397 page 56 of Lorain County records;

Course No. 2 - Thence N. 68 deg. 40 min. 21 sec. E., along said Wilson's southerly line, a distance of 69.37 feet to a 1-1/2" pipe found on the westerly line of lands owned by the City of Avon as recorded by instrument number 20020821847 of Lorain County records;

Course No. 3 - Thence S. 01 deg. 31 min. 21 sec. W., along said City of Avon's westerly line, passing by the southwesterly corner of said City of Avon lands and a ODOT capped pin at a distance of 373.42 feet, a total distance of 394.00 feet to a capped 5/8" iron rebar pin set at the southwesterly corner of previously said City of Avon lands;

Course No. 4 - Thence S. 60 deg. 01 min. 12 sec. W., along the northerly line of previously said parcel 135D-WL, a distance of 74.98 feet to the principal place of beginning, containing 0.5872 acres according to a survey done in June of 2002 under the supervision of Scott A. Landgraf, Professional Land Surveyor Number 8085, be the same more or less, but subject to all legal highways and easements of record. Bearings cited within the above description are to an assumed meridian and indicate angles only.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 220566
SCHEDULE B-SECTION II
EXCEPTIONS-EASEMENTS

④ RIGHT OF WAY FROM MARY BAKER AND JOSEPH BAKER TO THE OHIO FUEL GAS COMPANY FILED FOR RECORD JUNE 25, 1941 IN VOLUME 313, PAGE 116 OF LORAIN COUNTY RECORDS AFFECTING PARCEL NOS. 1 AND 2. AFFECTS SUBJECT PROPERTY - VAGUE DESCRIPTION

⑤ INGRESS AND EGRESS IN A DEED FROM STELLA WERBYLO TO THE STATE OF OHIO FILED FOR RECORD JUNE 12, 1968 IN VOLUME 466, PAGE 127 OF LORAIN COUNTY RECORDS AFFECTING PARCEL NO. 1. AFFECTS SUBJECT PROPERTY - INGRESS/EGRESS RIGHTS IN FAVOR OF PROPERTY.

⑥ INGRESS AND EGRESS IN A DEED FROM JOHN B. KOTOLOWSKI AND OLGA KOTOLOWSKI TO THE STATE OF OHIO FILED FOR RECORD JUNE 12, 1968 IN VOLUME 466, PAGE 125 OF LORAIN COUNTY RECORDS AFFECTING PARCEL NO. 2. AFFECTS SUBJECT PROPERTY - INGRESS/EGRESS RIGHTS IN FAVOR OF PROPERTY.

NOTE: FOR FURTHER CONDITIONS, SEE RECORD.

LEGEND OF SYMBOLS

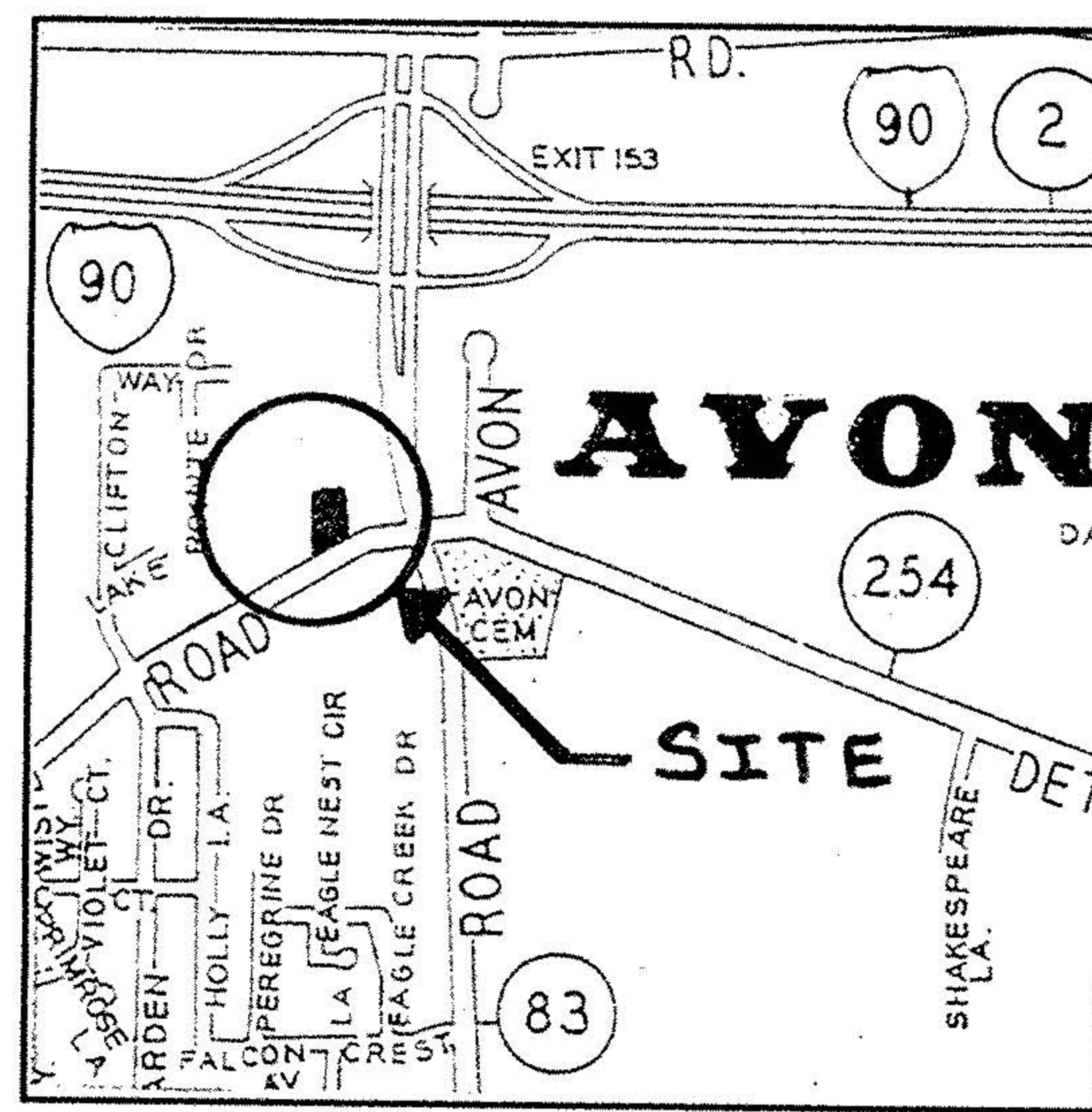
- | | | | |
|---|---|---|---------------------|
| ○ | IRON PIN OR PIPE FOUND | ⚡ | POWER POLE |
| ● | 5/8" CAPPED IRON PIN SET | ⚡ | LIGHT POLE |
| ○ | (5/8" x 30" REBAR CAPPED "TK ENG/ PS 8085") | ⚡ | LIGHTED POWER POLE |
| ○ | P.K. NAIL FOUND | ⚡ | TRAFFIC SIGNAL POLE |
| ● | P.K. NAIL SET | ⚡ | UTILITY POLE |
| ⊠ | MONUMENT BOX FOUND | ⚡ | CURB INLET |
| — | GAS | ⊙ | MANHOLE |
| — | OVHD LINES | ⊙ | VALVE |
| — | EX. STM | ⊙ | HYDRANT |
| — | SUBJECT PROPERTY LINE | ⊙ | TREES |
| — | ADJOINER PROPERTY LINE | ⊙ | SIGN |
| — | RIGHT OF WAY (R/W) | ⊙ | DOWNSPOUT |
| — | EX. WTR. | ⊙ | EX. SAN |

***STATE OF OHIO PROPERTIES**

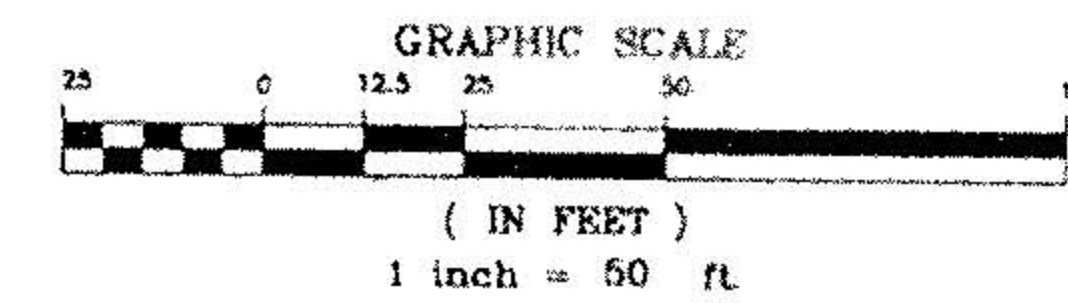
STATE OF OHIO
135D-WL
VOL. 466 P. 125
PPN 04-00-015-101-043
0.08 AC. (REC.)

STATE OF OHIO
135E-WL
VOL. 466 P. 127
PPN 04-00-015-101-041
0.08 AC. (REC.)

STATE OF OHIO
135F-WL
VOL. 1013 P. 150
PPN 04-00-015-101-061
0.18 AC. (REC.)



LATITUDE: 41-27-30 N LONGITUDE: 82-01-22 W
VICINITY MAP
1" = 2000'



BEARINGS ARE TO AN ASSUMED MERIDIAN
MERIDIAN AND INDICATE ANGLES ONLY

ACSM/ALTA LAND TITLE SURVEY OF

ZIESLER MORGAN PROPERTIES BUILDING SITE
SITUATED IN THE CITY OF AVON, TOWNSHIP OF AVON, COUNTY OF LORAIN
STATE OF OHIO
AUGUST, 2002

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I CERTIFY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM.

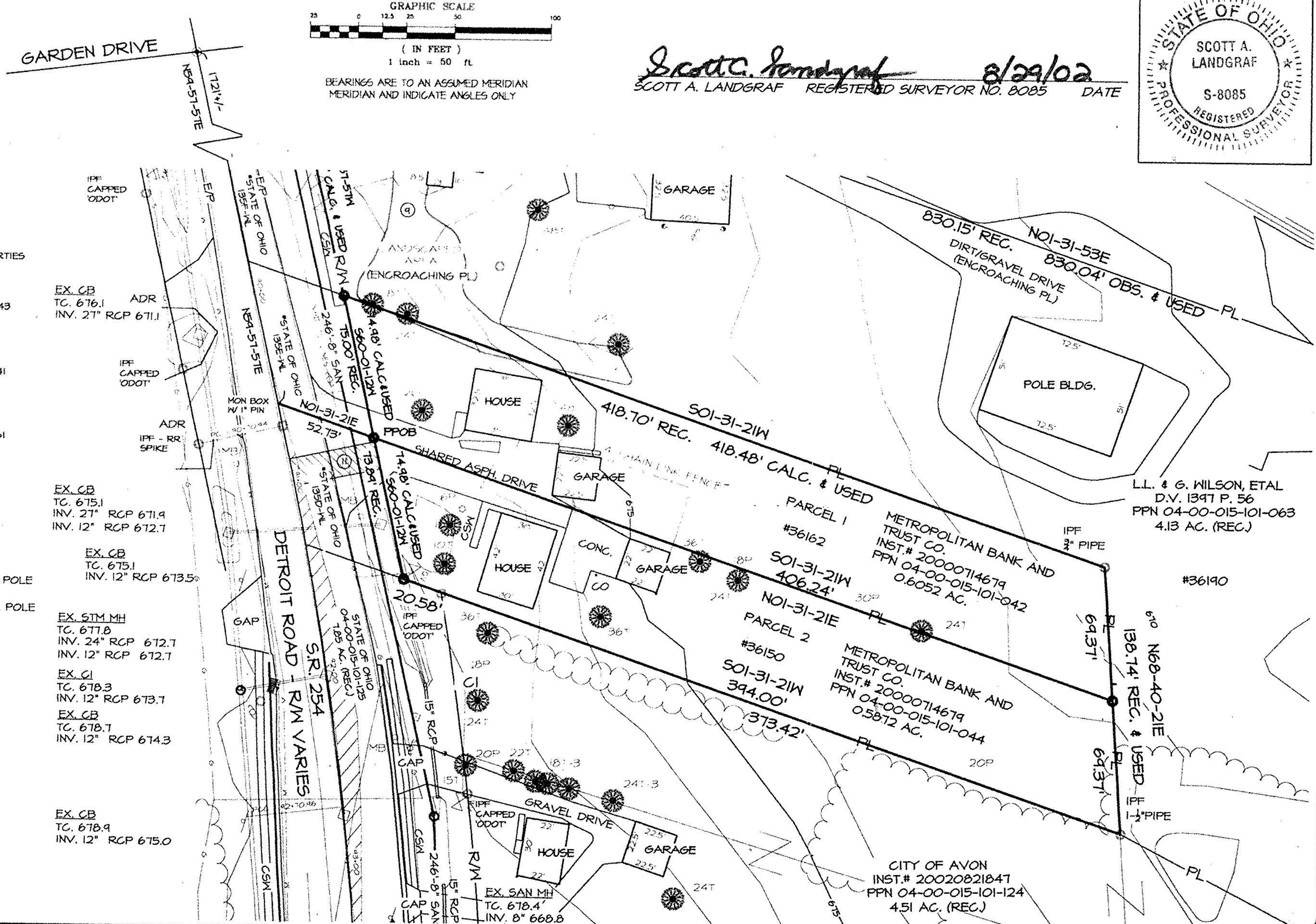
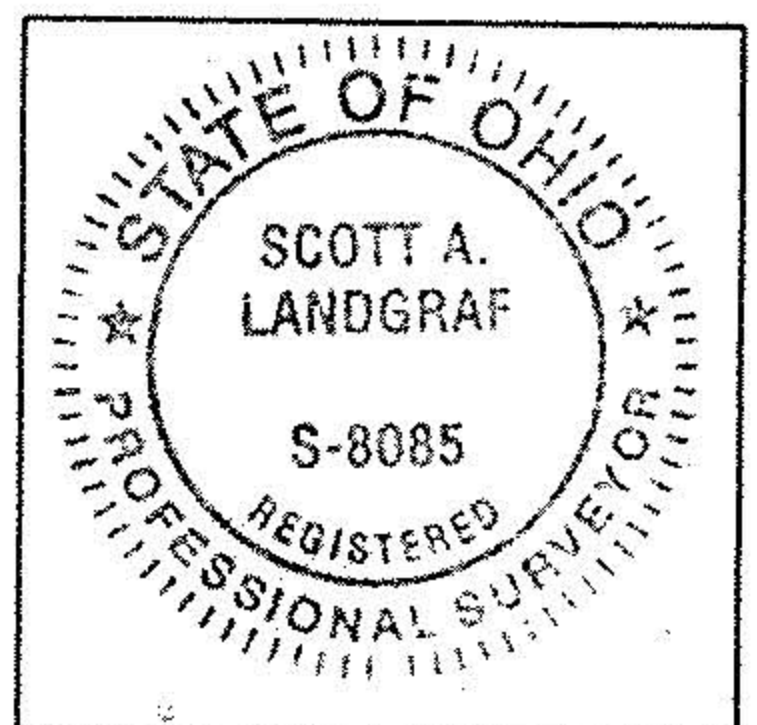
A. CERTIFICATION

We certify to Chicago Title Insurance Company and Bank One, NA that we have surveyed the property described in this survey (the "Property") for purposes of a mortgage loan to be received by French Creek Square, an Ohio Limited Liability Company, from Bank One, NA, and further certify that (i) buildings, improvements, and parking areas are located on the Property as shown; (ii) all existing buildings, improvements, and parking areas, are within the boundaries of the Property and do not encroach on any adjoining property, nor do the buildings, improvements, or parking areas on any adjoining property encroach upon the Property, except as shown on survey, particularly landscaping encroaching on Parcel 1; (iii) all easements, rights-of-way, and other similar encumbrances creating rights in, on, over, under, across, or through the Property, or benefiting or burdening the Property, are noted and located on the survey and are identified by liber and page of recording of the instruments creating them; (iv) all means of access to public roads are shown, and, if by virtue of an easement, the liber and page of recording of that easement is shown; (v) there is no moving or standing water on the Property, except as shown; (vi) the Property is not located within a special flood hazard area as identified by the Federal Insurance Administration, Department of Housing and Urban Development.

This is to certify that this map and the survey conducted on the ground in June 2002 on which it is based were made in accordance with "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items: 1,2,3,5,7(a),8,10,11(a),13,14,15 and 16 of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, the undersigned further certifies that the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolerance.

I hereby certify that the subject property shown hereon does not lie within a special flood hazard zone according to Federal Emergency Management Agency of the Flood Insurance Rate Maps of: City of Avon, Ohio Community - Panel Number 390346 0005 C, map revised 5/11/93, to the best of my knowledge and belief.

Scott A. Landgraf 8/29/02
SCOTT A. LANDGRAF REGISTERED SURVEYOR NO. 8085 DATE



TK "Concept...Thru...Construction"
Engineering & Design Group, Inc.
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