" ALTA/ACSM LAND TITLE SURVEY "

PREPARED FOR AND AT THE INSTANCE OF FIRST-ENERGY CORP., THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, DUQUESNE LIGHT COMPANY, AND CHICAGO TITLE INSURANCE COMPANY

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, AND STATE OF OHIO, KNOWN AS BEING A PART OF SECTION 6 IN THE CITY OF AVON LAKE, TOWNSHIP OF AVON LAKE, FORMERLY A PART OF AVON TOWNSHIP.

LINE	DIRECTION	DISTANCE
L1	N00°58'00"E	33.83'
L2	N64°18'33"E	20.14'
L3	S80°49'37"E	44.33'
L4	S02°39'58"E	34.59'
L5	S66°06'15"E	35.10'
L6	N08°33'20"W	51.46'
L7	N09°50'51"E	22.85'
L8	N41°14'15"E	29.02'
L9	N67°07'20"E	14.01'
L10	N67°23'02"E	13.97'
L11	N75°15'08"E	13.97'
L12	N77°07'10"E	14.01'
L13	S59°39'11"E	14.08'

LEGAL DESCRIPTION OF PARCEL 1

Situated in the City of Avon Lake, County of Lorain and State of Ohio and known as being a part of Section Number 6 in the City of Avon Lake, Township of Avon Lake, formerly a part of Avon Township and further bounded and described as follows:

Beginning at an iron pin monument at the centerline of intersection of Walker Road (76 feet wide) and Shields Road (60 feet wide); thence South 86°12'07" East along the centerline of said Walker Road, a distance of 805.89 feet to an iron pin monument at a point of curvature;

Thence South 87°13'08" East along the centerline of said Walker Road, a distance of 505.69 feet to a point in the centerline intersection of Shields Road (30 feet wide); said point being South 87° 13' 08" East along the centerline of said Walker Road, a distance of 2689.66 feet from an iron pin monument found at the centerline intersection of Moore Road (50 feet wide);

Thence North 02° 26' 03" East along the centerline of said Shields Road, a distance of 1710.40 feet to an angle point;

Thence North 03° 31' 42" East along the centerline of said Shields Road, a distance of 1685.05 feet to a point at the centerline intersection of Lake Road (51' feet wide); said point being being the Principal Place of Beginning for the parcel of land described herein;

Thence South 73° 32' 32" West along the centerline of said Lake Road, a distance of 289.66 feet to a point on the southeast corner of lands owned by the City of Avon Lake (P.P. No. 04-000-06-101-003) dated August 12, 1964 of the Lorain County Records;

Thence North 01° 45' 07" East along the easterly line of said City of Avon Lake, a distance of 525.34 feet to an iron pin set;

Thence North 88° 37' 01" East along the top of bank on the southerly shoreline of Lake Erie, a distance of 116.49 feet to a point on a retaining wall;

Thence North 41° 28' 47" East along said retaining wall, a distance of 147.65 feet to a point;

Thence North 66° 13' 33" East along said retaining wall, a distance of 247.33 feet to a point;

Thence North 00° 58' 00" East, a distance of 33.83' feet to a point on the southerly line of the Lake Erie Submerged Land Lease as recorded in Volume 530, Pages 415 thru 425 of the Lorain County Official Records;

Thence continuing on the southerly line of the said Submerged Land Lease along the following courses;

Thence North 64° 18' 11" East, a distance of 20.14 feet to a point;

Thence North 50° 00' 16" East, a distance of 54.74 feet to a point;

Thence North 24° 42' 55" East, a distance of 60.39 feet to a point;

Thence North 67° 32' 54" East, a distance of 54.87 feet to a point;

Thence North 83° 52' 15" East, a distance of 55.65 feet to a point;

Thence South 82° 49' 37" East, a distance of 44.33 feet to a point;

Thence South 52° 39' 58" East, a distance of 34.59 feet to a point;

Thence South 66° 06' 15" East, a distance of 35.10 feet to a point;

Thence North 74° 29' 55" East, a distance of 111.65 feet to a point;

Thence North 73° 34' 04" East, a distance of 81.54 feet to a point;

Thence North 73° 59' 01" East, a distance of 223.36 feet to a point;

Thence North 79° 11' 13" West, a distance of 60.50 feet to a point;

Thence North 18° 35' 11" West, a distance of 76.36 feet to a point;

Thence North 08° 33' 20" West, a distance of 51.46 feet to a point;

Thence North 09° 50' 51" East, a distance of 22.85 feet to a point;

Thence North 41° 40' 13" East, a distance of 29.02 feet to a point;

Thence North 67° 07' 20" East, a distance of 34.05 feet to a point;

Thence North 67° 23' 02" East, a distance of 16.69 feet to a point;

Thence North 85° 13' 07" East, a distance of 79.64 feet to a point;

Thence North 87° 21' 00" East, a distance of 186.63 feet to a point;

Thence North 87° 05' 54" East, a distance of 149.81 feet to a point;

Thence North 75° 15' 08" East, a distance of 33.02 feet to a point;

Thence North 80° 04' 23" East, a distance of 172.98 feet to a point;

Thence North 78° 26' 28" East, a distance of 100.87 feet to a point;

Thence North 77° 07' 35" East, a distance of 48.34 feet to a point;

Thence North 75° 15' 08" East, a distance of 136.02 feet to a point;

Thence North 75° 32' 08" East, a distance of 103.02 feet to a point;

Thence North 71° 24' 29" East, a distance of 107.35 feet to a point;

Thence North 82° 56' 15" East, a distance of 77.26 feet to a point;

Thence North 87° 45' 20" East, a distance of 65.63 feet to a point;

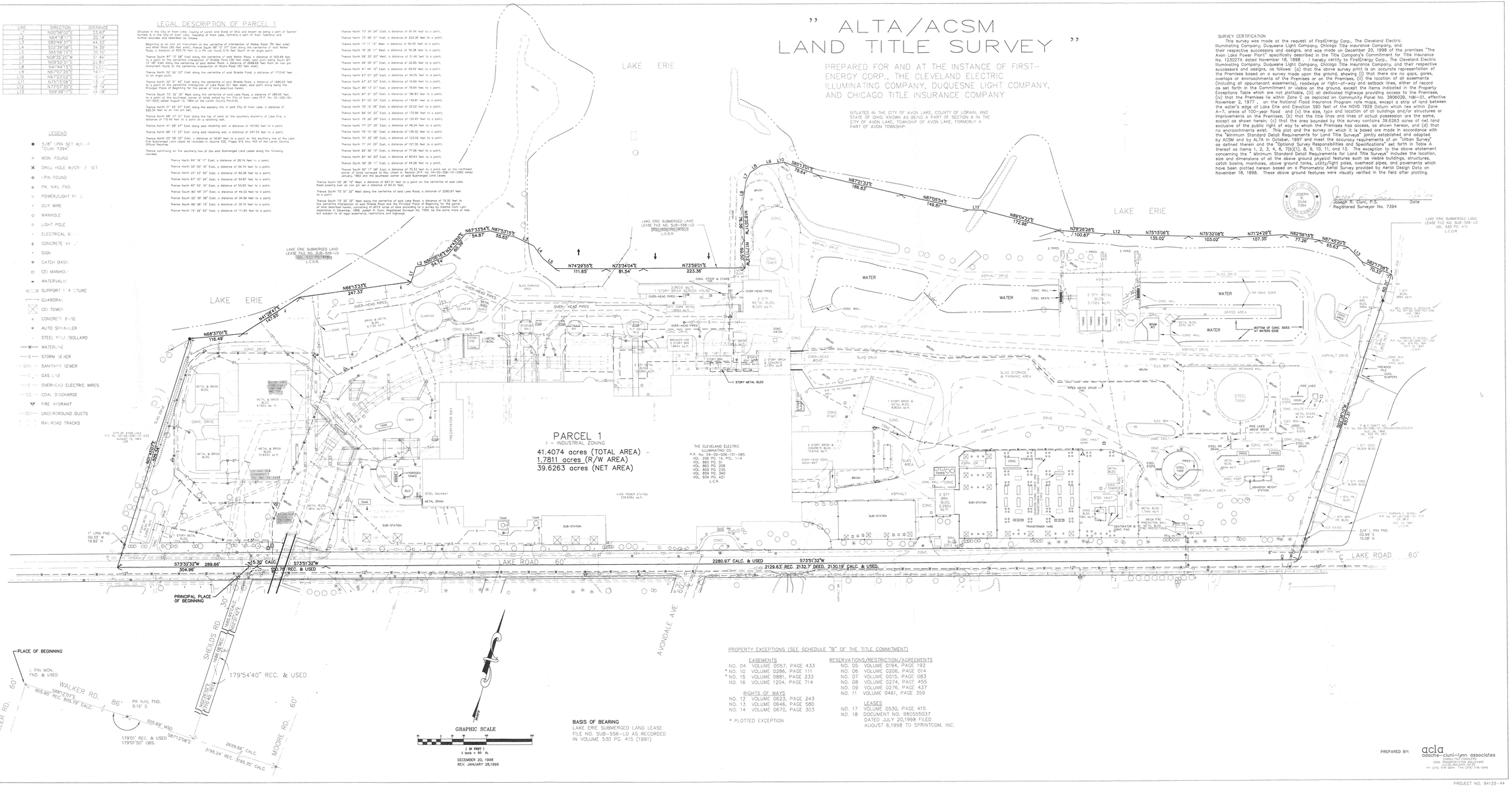
Thence South 59° 39' 11" East, a distance of 44.28 feet to a point;

Thence South 82° 17' 58" East, a distance of 70.33 feet to a point set at the northwest corner of lands conveyed to Rev. Urban A. Reohrin (P.P. No. 04-000-006-101-086) dated January, 1962 and the southeast corner of said Submerged Land Lease;

Thence South 02° 26' 10" West, a distance of 657.31 feet to a point on the centerline of said Lake Road passing over an iron pin set a distance of 60.31 feet;

Thence South 73° 51' 32" West along the centerline of said Lake Road, a distance of 2280.97 feet to a point;

Thence South 73° 32' 32" West along the centerline of said Lake Road, a distance of 15.30 feet to the Principal Place of Beginning containing 41.4074 acres of land (total area) of which 1.7811 acres of land described herein, containing 41.4074 acres of land according to a survey by Adeline Gum Lynn Associates in December, 1998, Joseph R. Clunk, Registered Surveyor No. 7394, be the same more or less but subject to all legal easements, restrictions and highways.



SURVEY CERTIFICATION

This survey was made at the request of FirstEnergy Corp., The Cleveland Electric Illuminating Company, Duquesne Light Company, Chicago Title insurance Company, and their respective successors and assigns, and was made on December 20, 1998 of the premises "The Avon Lake Power Plant" specifically described in the Title Company's Commitment for Title Insurance No. 123027A dated November 18, 1998 . I hereby certify to FirstEnergy Corp., The Cleveland Electric Illuminating Company, Duquesne Light Company, Chicago Title Insurance Company, and their respective successors and assigns, as follows: (a) that the above survey print is an accurate representation of the Premises based on a survey made upon the ground, showing (i) that there are no gaps, gores, overlaps or encroachments of the Premises or on the Premises, (ii) the location of all easements (including all appurtenant easements), roadways or right-of-way and setback lines, either of record as set forth in the Commitment or visible on the ground, except the items indicated in the Property Exceptions Table which are not plottable, (iii) all dedicated highways providing access to the Premises, (iv) that the Premises lie within Zone C as depicted on Community Panel No. 3906028, H&I-01, effective November 2, 1977 , on the National Flood Insurance Program rate maps, except a strip of land between the water's edge of Lake Erie and Elevation 590 feet of the NGVD 1929 Datum which lies within Zone A-17, areas of 100-year flood and (v) the size, type and location of all buildings and/or structures or improvements on the Premises; (b) that the title lines and lines of actual possession are the same, except as shown herein; (c) that the area bounded by this survey contains 39.6263 acres of net land exclusive of the public right of way to which the Premises has access, as shown hereon, and (d) that no encroachments exist. This plat and the survey on which it is based are made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ACSM and by ALTA in October, 1997 and meet the accuracy requirements of an "Urban Survey" as defined therein and the "Optional Survey Responsibilities and Specifications" set forth in Table A thereof as items 1, 2, 3, 4, 6, 7(b)(1), 8, 9, 10, 11, and 13. The exception to the above statement concerning the " Minimum Standard Detail Requirements for Land Title Surveys" includes the location, size and dimensions of all the above ground physical features such as visible buildings, structures, catch basins, manholes, above ground tanks, utility/light poles, overhead pipes, and pavements which have been plotted hereon based on a Photometric Aerial Survey provided by Aerial Design Data on November 18, 1998. These above ground features were visually verified in the field after plotting.

STATE OF OHIO JOSEPH R. CLUNI 7394 REGISTERED SURVEYOR

Joseph R. Cluni, P.S. Date
Registered Surveyor No. 7394

PROPERTY EXCEPTIONS (SEE SCHEDULE "B" OF THE TITLE COMMITMENT)

EASEMENTS

NO. 04 VOLUME 0057, PAGE 433
* NO. 10 VOLUME 0286, PAGE 111
* NO. 15 VOLUME 0881, PAGE 233
NO. 16 VOLUME 1204, PAGE 714

RIGHTS OF WAYS

NO. 12 VOLUME 0523, PAGE 243
NO. 13 VOLUME 0646, PAGE 580
NO. 14 VOLUME 0670, PAGE 303

* PLOTTED EXCEPTION

RESERVATIONS/RESTRICTION/AGREEMENTS

NO. 05 VOLUME 0194, PAGE 192
NO. 06 VOLUME 0206, PAGE 014
NO. 07 VOLUME 0015, PAGE 083
NO. 08 VOLUME 0274, PAGE 455
NO. 09 VOLUME 0276, PAGE 437
NO. 11 VOLUME 0461, PAGE 359

LEASES

NO. 17 VOLUME 0530, PAGE 415
NO. 18 DOCUMENT NO. 980555037 DATED JULY 20,1998 FILED AUGUST 6,1998 TO SPRINTCOM, INC.

BASIS OF BEARING
LAKE ERIE SUBMERGED LAND LEASE FILE NO. SUB-556-LO AS RECORDED IN VOLUME 530 PG. 415 (1991)

PREPARED BY:
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PROJECT NO. 94122-44

P.P. NO.	04-00-006-101-085
SPLIT #	DATE OF SURVEY
MAP/PAGE	41.00 - 006 - 101
SURVEYOR	