UTILITY NOTE: The utility and sewer information shown hereon either on or above ground was physically located in the field and is accurate. All underground information shown was taken from plans provided by their respective utility companies and received by the date August 22, 2000, and we cannot guarantee their accuracy or completeness. If and when we receive any additional utility or sewer plans, we will revise our survey and issue new prints accordingly.

SCHEDULE B ITEMS

PARCEL 2
COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 00-0230
EFFECTIVE DATE: JULY, 20, 2000

ITEM NO. 7
SUBJECT TO A RIGHT OF WAY EASEMENT TO THE OHIO FUEL GAS COMPANY
VOLUME 313, PAGE 116 L.C.D.R.
NOT PLOTTED

ITEM NO. 9
RIGHT OF WAY EASEMENT TO THE STATE OF OHIO, VOLUME 966, PAGE 127
PLOTTED

PARCEL 1
COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 00-0231
EFFECTIVE DATE: JULY, 20, 2000

ITEM NO. 7
SUBJECT TO A RIGHT OF WAY EASEMENT TO THE OHIO FUEL GAS COMPANY
VOLUME 313, PAGE 116 L.C.D.R.
NOT PLOTTED

ITEM NO. 9
RIGHT OF WAY EASEMENT TO THE STATE OF OHIO, VOLUME 966, PAGE 125
PLOTTED

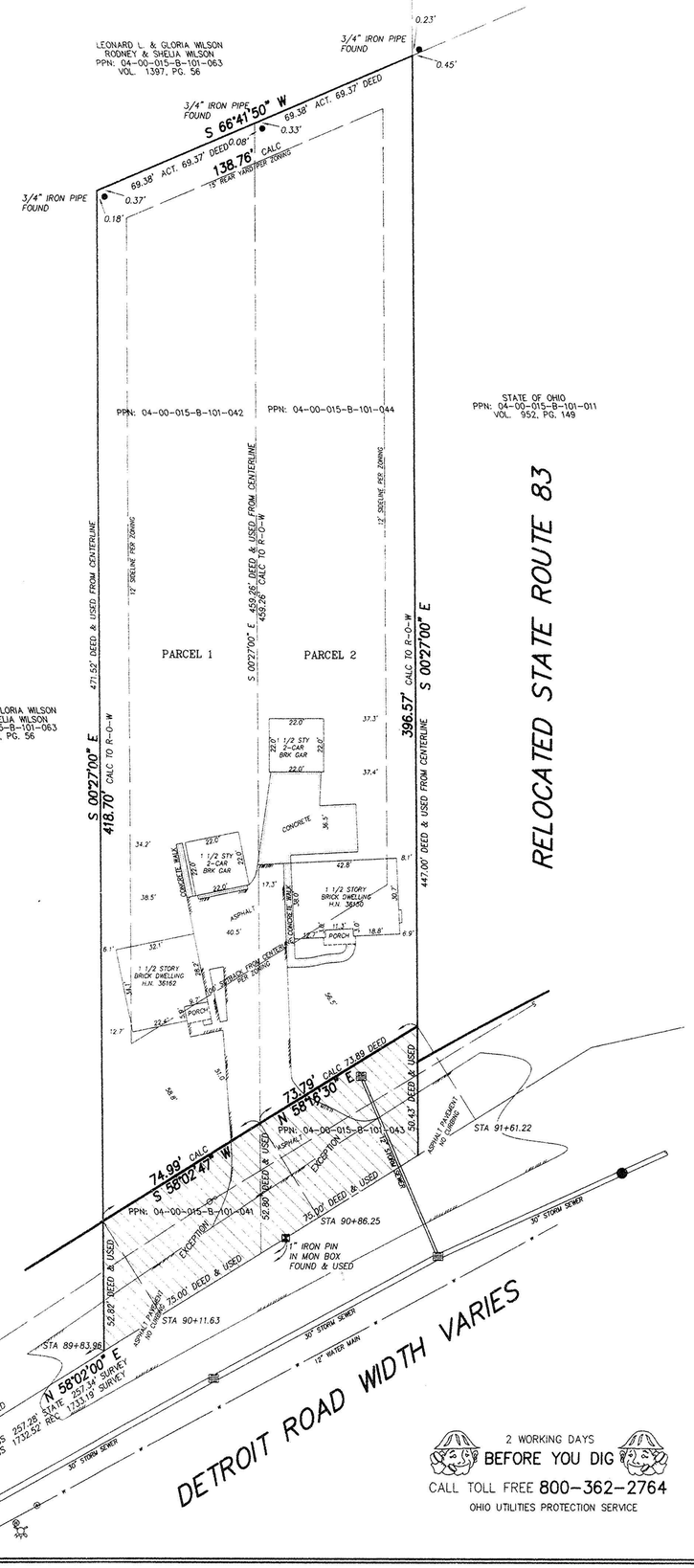
LEGAL DESCRIPTION

00-0230
Parcel 1
Situated in the Village of Avon, formerly Avon Township, County of Lorain and State of Ohio: known as being an undivided on-half interest in real estate so situated, and being a part of Original Section No. 15, in said Avon Township, bounded and described as follows:

Beginning in the Center line of Detroit Road and at the Southwest Corner of premises in said Section No. 15 as deeded to Charles Edwin Metzler and Marjorie H. Metzler by Deed dated August 30, 1945, and recorded in Volume 343, Page 419 of Lorain County Deed Records; thence along the center line of Detroit Road, North 58°02' East, a distance of 170.30 feet, to the principal place of beginning, thence North 00°27' West parallel with the Westerly line of premises so deeded to Charles Edwin and Marjorie H. Metzler as aforesaid and passing through an iron pin on the Northerly line of said Road, a distance of 471.52 feet to an iron pin; thence North 66°42' East, a distance of 69.37 feet to an iron pin; thence South 00°27' East and passing through an iron pin on the Northerly line of said Detroit Road, a distance of 459.26 feet to the center of the Road; thence along the center of the Road, South 58° 02' West, a distance of 75.0 feet to the principal place of beginning, containing within said bounds, 0.683 Acre of land, as surveyed by J. W. Warden, Registered Surveyor, April 7, 1948. The above described premises has a right angle width of 63.93 feet, as measured between parallel lines, be the same more or less, but subject to all legal highways.
Permanent Parcel No. 04-00-015-101-042
Excepting so much as was conveyed in Deed Vol. 966, Page 125 to the State of Ohio and described as follows:
Situated in the Township of Avon (City of Avon), County of Lorain, State of Ohio, and in Section 15, Town 7-N, Range 16-W and bounded and described as follows:
Beginning at an iron pin in the intersection of S.R. 76 and existing S.R. 254; running thence South 79°13'08" West along the centerline of existing S. R. 254, 765.75 feet to an angle point; thence South 59°57'28" West continuing along the centerline of existing S.R. 254, 180.03 feet to the Southeasterly corner of lands of the grantor, said point being Station 90+58.96, in the centerline of survey made by the Department of Highways for S.R. 254, said point also being the true place of beginning; thence South 59°57'28" West continuing along the centerline of existing S.R. 254 and along the South line of lands of the grantor 75 feet to the Southwesterly corner of lands of the grantor, said point being centerline Station 89+83.96; thence North 1°30'28" East along the Westerly line of lands of the grantor 52.82 feet to a point 45.08 feet Northerly of and radially to centerline Station 90+11.63; thence North 61°31'27" East 75 feet to a point in the Easterly line of lands of the grantor, said point being 45.08 feet Northerly of and radially to centerline Station 90+86.25; thence South 1°30'28" West along said Easterly property line 52.80 feet to the true place of beginning and containing 0.08 acre, more or less, of which the present road occupies 0.06 acre, more or less. Permanent Parcel No. 04-00-015-101-041

00-0231
Parcel 2
Situated in the Village of Avon, formerly Avon Township, County of Lorain and State of Ohio: known as being an undivided on-half interest in real estate so situated, and being a part of Original Section No. 15, in said Avon Township, bounded and described as follows:

Beginning in the Center line of Detroit Road and at the Southwest Corner of premises in said Section No. 15 as deeded to Charles Edwin Metzler and Marjorie H. Metzler by Deed dated August 30, 1945, and recorded in Volume 343, Page 419 of Lorain County Deed Records; thence along the center line of Detroit Road, North 58°02' East, a distance of 245.30 feet, to the principal place of beginning, thence North 00°27' West parallel with the Westerly line of premises so deeded to Charles Edwin and Marjorie H. Metzler as aforesaid and passing through an iron pin on the Northerly line of said Road, a distance of 459.26 feet to an iron pin; thence North 66°42' East, a distance of 69.37 feet to an iron pin; thence South 00°27' East and passing through an iron pin on the Northerly line of said Detroit Road, a distance of 447.0 feet to the center of the Road; thence along the center of the Road, South 58° 02' West, a distance of 75.0 feet to the principal place of beginning, containing within said bounds, 0.665 Acre of land, as surveyed by J. W. Warden, Registered Surveyor, April 7, 1948. The above described premises has a right angle width of 63.93 feet, as measured between parallel lines, be the same more or less, but subject to all legal highways.
Permanent Parcel No. 04-00-015-101-044
Excepting so much as was conveyed in Deed Vol. 966, Page 125 to the State of Ohio and described as follows:
Situated in the Township of Avon (City of Avon), County of Lorain, State of Ohio, and in Section 15, Town 7-N, Range 16-W and bounded and described as follows:
Beginning at an iron pin in the intersection of S.R. 76 and existing S.R. 254; running thence South 79°13'08" West along the centerline of existing S. R. 254, 765.75 feet to an angle point; thence South 59°57'28" West continuing along the centerline of existing S.R. 254, 105.03 feet to the Southeasterly corner of lands of the grantor, said point being 1.04 feet Northerly of radially to Station 91+34.08 in the centerline of survey made by the Department of Highways for S.R. 254, said point also being the true place of beginning; thence South 59°57'28" West continuing along the centerline of existing S.R. 254 and along the Southerly line of lands of the grantor 75 feet to Station 90+58.96; thence North 1°30'28" East along the Westerly line of lands of the grantor 52.80 feet to a point 45.08 feet Northerly of and radially to centerline Station 90+86.25; thence North 61°31'27" East 73.89 feet to a point in the Easterly line of lands of the grantor, said point being 45 feet Northerly of and radially to centerline Station 91+61.22; thence South 1°30'28" West along said Easterly property line 50.43 feet to the true place of beginning and containing 0.08 acre, more or less, of which the present road occupies 0.06 acre, more or less. Permanent Parcel No. 04-00-015-101-043



NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND
- UTILITY POLE
- LIGHT POLE
- CLEAN OUT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- AIR CONDITIONING UNIT
- TRAFFIC CONTROL BOX
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- SIGN
- BORING

ENCROACHMENT NOTES
NONE

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

ALTA / ACSM LAND TITLE SURVEY

for

This is being updated

36150 & 36150 DETROIT AVENUE

Situated in the:
CITY OF AVON
COUNTY OF LORAIN - STATE OF OHIO

To Metropolitain Bank and Trust Company; Commonwealth Land Title Insurance Company; Lawrence Diversified, Inc., and each of their respective successors and assigns.
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 1997, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10, 11 & 13 of table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA / ACSM and in effect on the date of this certification) of an "Urban" Survey.

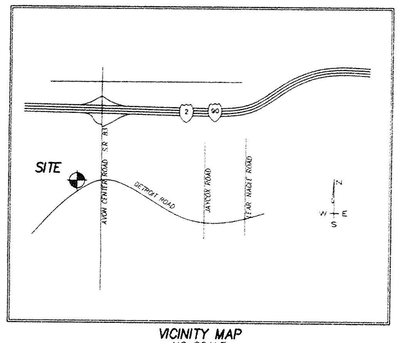
09-22-2000
John H. Crawford IV Registered Professional Surveyor No. 7826
Job No. 00-293

STATE OF OHIO
JOHN H. CRAWFORD IV
7826
REGISTERED PROFESSIONAL SURVEYOR

NOTE: The term "certify" as used in the above statement, is understood to be the professional opinion of the surveyor which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied. Furthermore, the surveyor does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the Owner, Lender, Owner's Contractor or others, which is used as a basis to formulate the surveyors opinion.

SHEET NO. 1 OF 1

McSTEEN AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS
26451 CURTISS WRIGHT PARKWAY - RICHMOND HEIGHTS, OH 44143
PHONE:1-216-797-9800 FAX:1-216-797-0800



VICINITY MAP
NO SCALE

FLOOD ZONE
FLOOD ZONE "C"
"AREA OF MINIMAL FLOODING"
COMMUNITY PANEL # 390348 005 B
EFFECTIVE DATE: JUNE 18, 1980

AREA
PARCEL 1
26,379 SQUARE FEET
0.6056 ACRES

PARCEL 2
25,672 SQUARE FEET
0.5893 ACRES

PARKING
4 GARAGE SPACES
0 REGULAR PARKING SPACES
0 HANDICAP PARKING SPACES
4 TOTAL PARKING SPACES

ZONING
C-2 GENERAL BUSINESS

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	100.00'	149.80'
HEIGHT RESTRICTION	45'/ 3 STRY'S	1 1/2 STRY'S
PARKING SPACES	-	-