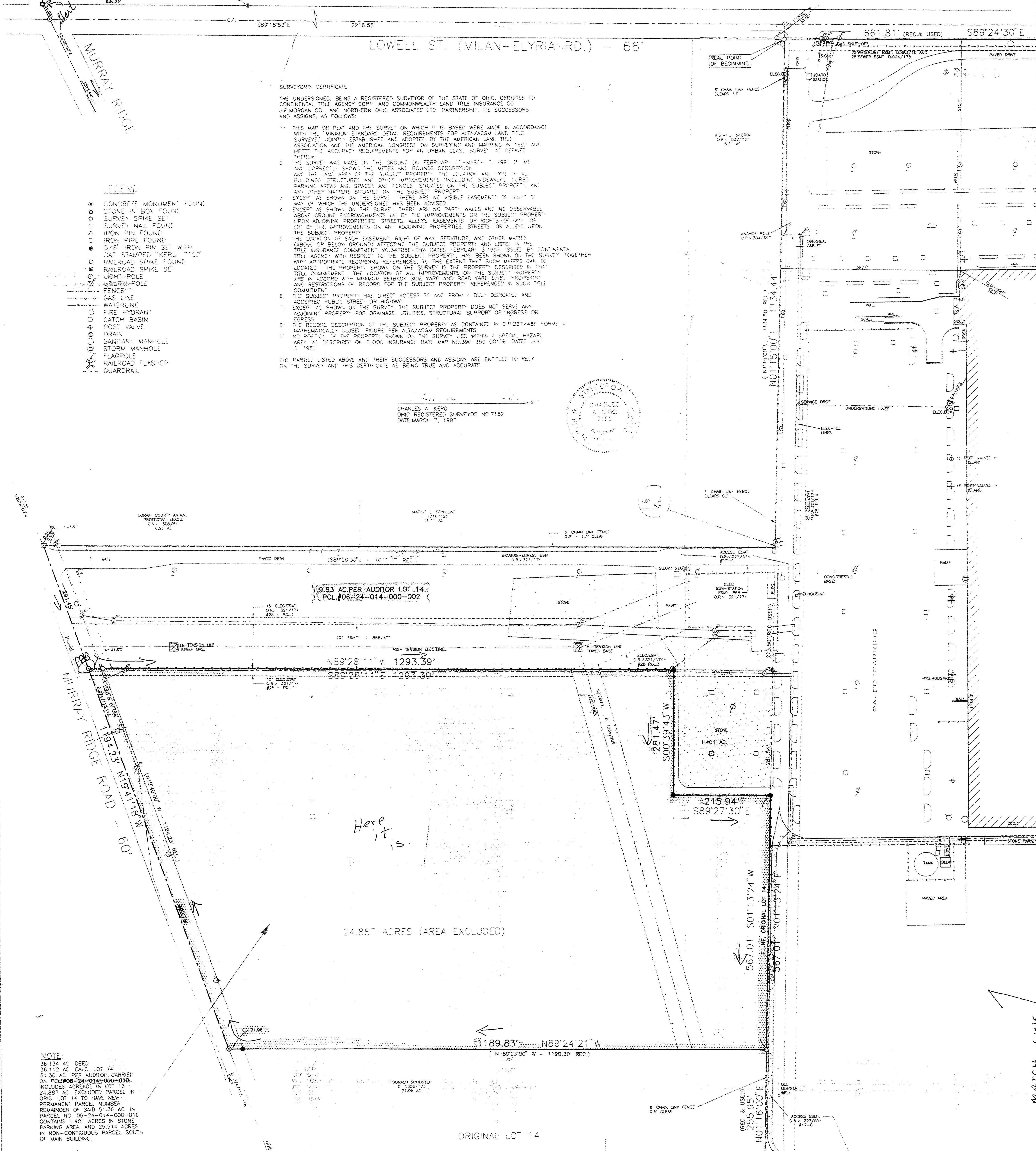


ALTA/ASTM LAND TITLE SURVEY
NORTHERN OHIO ASSOCIATES LTD. PARTNERSHIP
 PART OF ORIGINAL LOTS 12, 13 AND 14
 WEST OF BLACK RIVER
 CITY OF ELYRIA, LORAIN COUNTY, OHIO



SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF OHIO, CERTIFIES TO CONTINENTAL TITLE AGENCY CORP. AND COMMONWEALTH LAND TITLE INSURANCE CO. J.P. MORGAN CO. AND NORTHERN OHIO ASSOCIATES LTD. PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AS FOLLOWS:

- THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASTM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1957 AND MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN CLASS SURVEY AS DEFINED THEREIN.
- THE SURVEY WAS MADE ON THE GROUND ON FEBRUARY 11, 1997 AT 10:00 A.M. AND CORRECTLY SHOWS THE METES AND BOUNDS DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS INCLUDING SIDEWALKS, CURBS, PARKING AREAS AND SPACES AND FENCES SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN ON THE SURVEY THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- EXCEPT AS SHOWN ON THE SURVEY THERE ARE NO PARTY WALLS AND NO OBSERVABLE ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS OR RIGHTS OF WAY OR (B) BY THE IMPROVEMENTS ON AN ADJOINING PROPERTY, STREET, OR ALLEY UPON THE SUBJECT PROPERTY.
- THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. 34705E-TW DATED FEBRUARY 3, 1997 ISSUED BY CONTINENTAL TITLE AGENCY WITH RESPECT TO THE SUBJECT PROPERTY HAS BEEN SHOWN ON THE SURVEY TOGETHER WITH APPROPRIATE RECORDING REFERENCES TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY ARE IN ACCORD WITH MINIMUM SETBACK SIDE YARD AND REAR YARD LINE PROVISIONS AND RESTRICTIONS OF RECORD FOR THE SUBJECT PROPERTY REFERENCED IN SUCH TITLE COMMITMENT.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
- EXCEPT AS SHOWN ON THE SURVEY THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, STRUCTURAL SUPPORT OF INGRESS OR EGRESS.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY AS CONTAINED IN OFFICIAL RECORDS IS MATHEMATICALLY CLOSED FIGURE PER ALTA/ASTM REQUIREMENTS.
- NO SPECIAL HAZARD SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA AS DESCRIBED ON FLOOD INSURANCE RATE MAP NO. 390 350 0010E DATED JULY 2, 1987.

THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

CHARLES A. KERG
 OHIO REGISTERED SURVEYOR NO. 7152
 DATE: MARCH 1, 1997



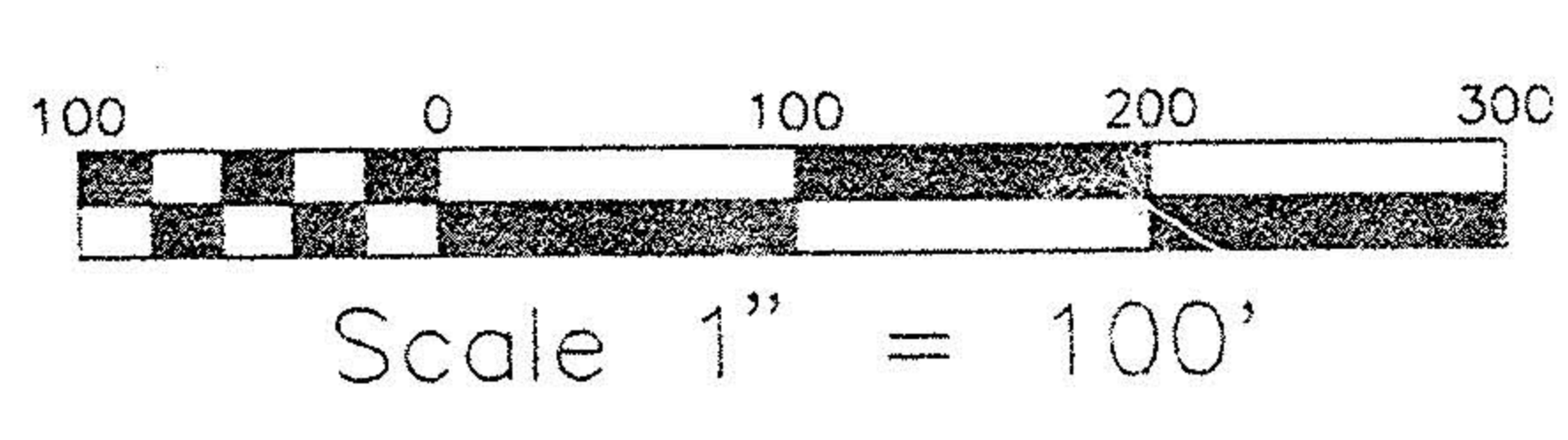
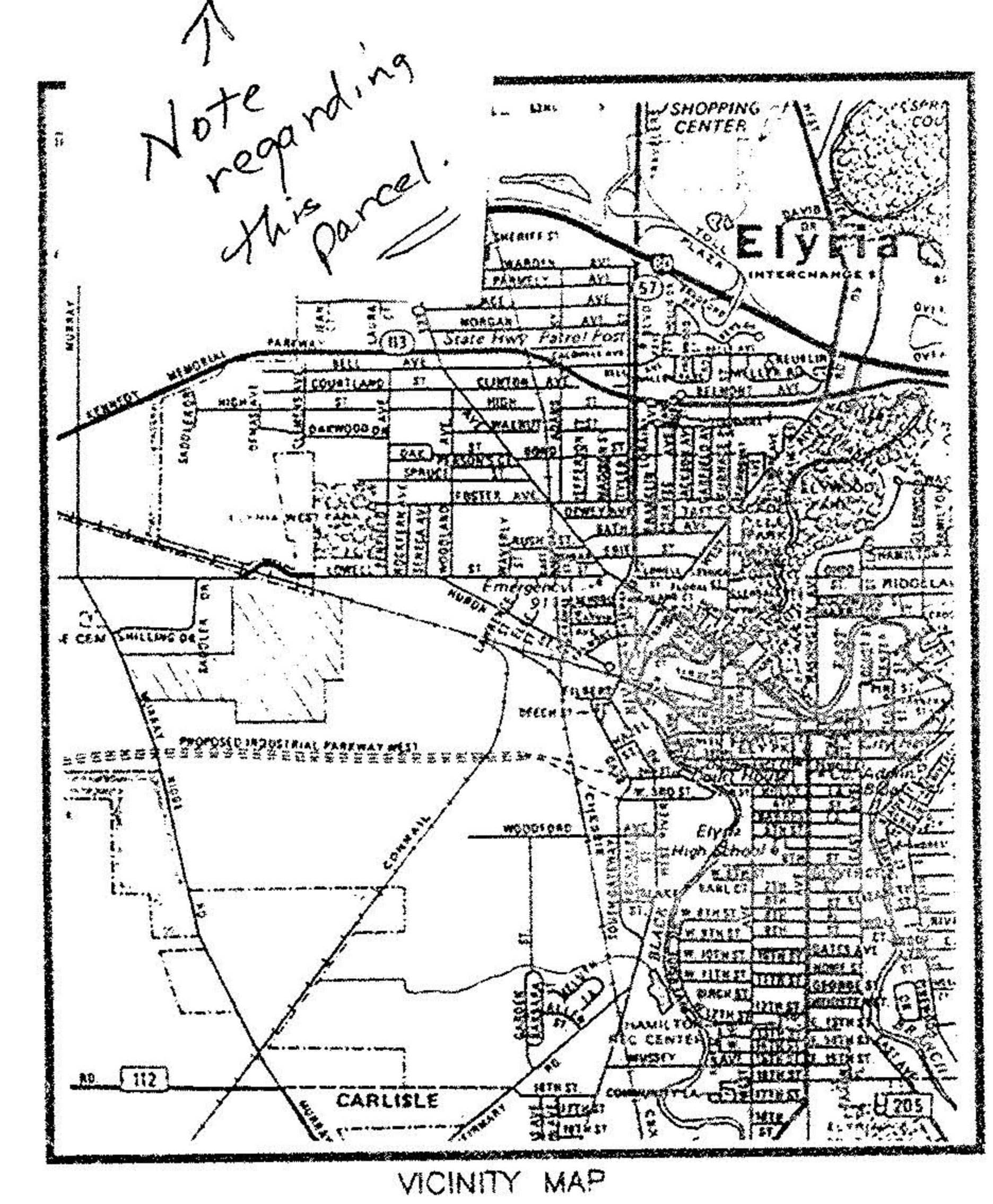
- LEGEND**
- CONCRETE MONUMENT FOUND
 - STONE IN BOX FOUND
 - SURVEY SPIKE SET
 - SURVEY NAIL FOUND
 - IRON PIN FOUND
 - IRON PIPE FOUND
 - 5/8" IRON PIN SET WITH CAP STAMPED "KERS"
 - RAILROAD SPIKE FOUND
 - RAILROAD SPIKE SET
 - LIGHT POLE
 - UTILITY POLE
 - FENCE
 - GAS LINE
 - WATERLINE
 - FIRE HYDRANT
 - CATCH BASIN
 - POST VALVE
 - DRAIN
 - SANITARY MANHOLE
 - STORM MANHOLE
 - FLAGPOLE
 - RAILROAD FLASHER
 - GUARDRAIL

9.83 AC. PER AUDITOR LOT 14
 PCL #06-24-014-000-002

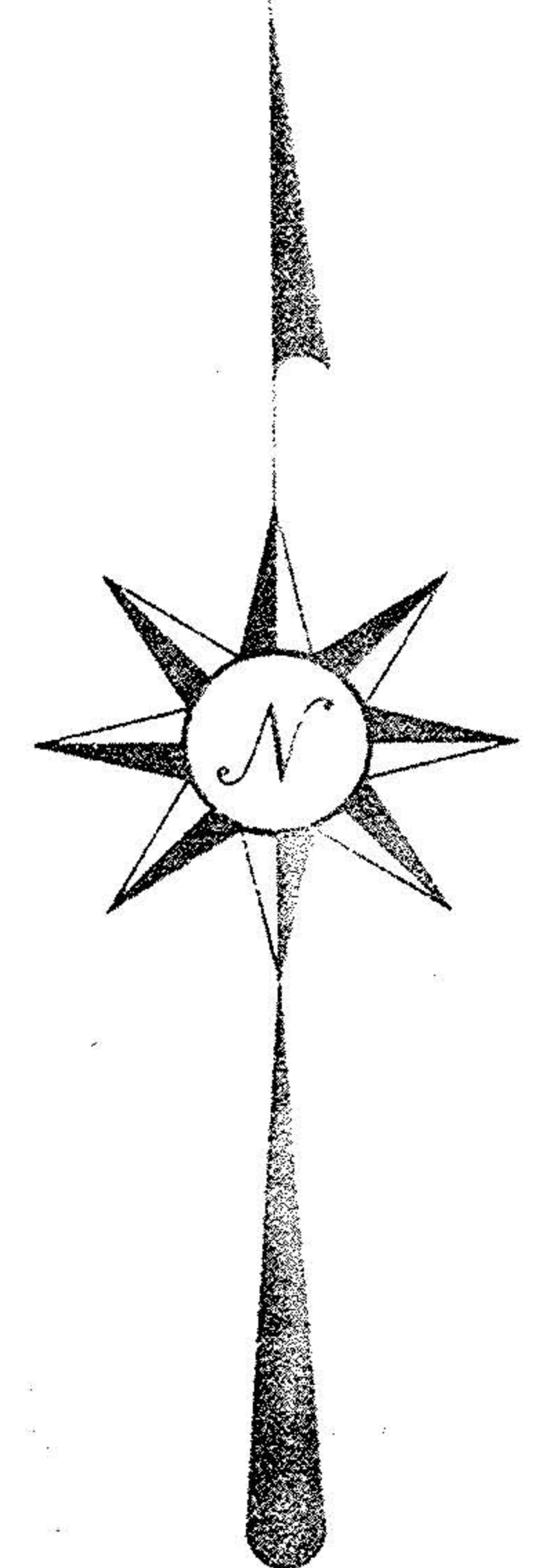
Here it is.

24.88 ACRES (AREA EXCLUDED)

NOTE
 36.134 AC DEED
 36.112 AC CALC LOT 14
 51.30 AC PER AUDITOR CARRIED ON PCL #06-24-014-000-010
 INCLUDES ACREAGE IN LOT 13
 24.88 AC EXCLUDED PARCEL IN ORIG LOT 14 TO HAVE NEW PERMANENT PARCEL NUMBER
 REMAINDER OF SAID 51.30 AC IN PARCEL NO. 06-24-014-000-010 CONTAINS 1.40 ACRES IN STONE PARKING AREA AND 25.514 ACRES IN NON-CONTIGUOUS PARCEL SOUTH OF MAIN BUILDING.



BEARINGS ARE BASED ON THE NORTH PORTION OF THE WEST PROPERTY LINE (N115°00'E) AS RECORDED IN OFFICIAL REC. VOL. 227/465.



PREPARED BY:
CHARLES A. KERG
 102 W. MAIN ST.
 SHELBY, OHIO 44875
 419-347-8799
 MARCH, 1997

#22179
 APPROVED
 LORAIN CO.
 MAP DEPT
 DATE 5-21-97
 PAGE 6-94
 BY R. BELL
 #22179

33.64 ACRES
 ORIGINAL LOT 13

ORIGINAL LOT 14

MATCH LINE