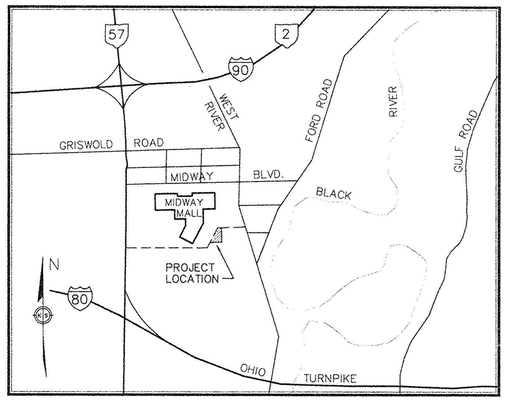


AREA MAP
NO SCALE

NOTES:
THE PARCEL SHOWN HEREON IS CONTAINED WITHIN FLOOD ZONES "A" & "C" PER H.U.D. FLOOD INSURANCE RATE MAP PANEL NO. 390350 0005 B, DATED APRIL 19, 1996 AND WAS DETERMINED BY GRAPHICAL METHODS ONLY.

PARCEL ZONING "B-3" – GENERAL BUSINESS DISTRICT
FONT YARD – NO MINIMUM
SIDE YARD – NO MINIMUM
REAR YARD – 20 FEET
HEIGHT RESTRICTION – NONE

CERTIFICATE

I, the undersigned, hereby certify to BUON PRANZO L.P. II, an Ohio Limited Partnership, CAPTEC FINANCIAL GROUP, INC., ELYRIA JOINT VENTURE, AN OHIO GENERAL PARTNERSHIP, CHICAGO TITLE INSURANCE COMPANY and LORAIN TITLE INSURANCE COMPANY that this print of survey is based on a survey made by David L. Elwell, Registered Surveyor No. 6333, on August 29, 1996 and that this print of survey correctly shows the location of all buildings, structures and other improvements situated on the premises herein described and that except as shown hereon, there are no visible easements or rights-of-way across said premises, or easements or rights-of-way of which the undersigned has been advised, or party walls or encroachments upon adjoining premises, streets or alleys by any of said buildings, structures or other improvements, or cemeteries or family burying grounds, or encroachments of any nature upon the premises herein described. I further certify that the property abuts an accessible street or that there is ingress and egress to and from the property.

Dated: _____

David L. Elwell Registered Surveyor No. 6333

LEGAL DESCRIPTION

Situated in the City of Elyria, County of Lorain, State of Ohio. Being known as part of Original Elyria Township Lot No. 30 west of Black River and more definitely described as follows:

Beginning at the intersection of the original centerline of West River Road and the line between original Elyria Township Lot Nos. 30 and 31 west of Black River;

Thence South 1° 13' 02" West in the original centerline of West River Road, a distance of 8.70 feet to an angle point therein;

Thence South 15° 54' 03" East in the original centerline of West River Road, a distance of 869.34 feet to the southeasterly corner of Parcel No. 5 as conveyed to Elyria Joint Venture as recorded in Volume 1108, Page 278 of Lorain County Deed Records;

Thence South 89° 52' 03" West in the southerly line of said Parcel No. 5, a distance of 418.61 feet to an iron pin set in the northeasterly corner of land conveyed to Lone Star Steakhouse and Saloon of Ohio, Inc. as recorded in Volume 1205, Page 555 of Lorain County Official Records;

Thence South 0° 07' 56" East in the easterly line of land conveyed to Lone Star Steakhouse and Saloon of Ohio, Inc., a distance of 144.35 feet to the southeasterly corner thereof;

Thence South 89° 52' 03" West in the southerly line of Lone Star Steakhouse and Saloon of Ohio, Inc., a distance of 232.00 feet to an iron pin set; said point is the principal place of beginning;

Thence South 89° 52' 03" West, a distance of 332.84 feet to an iron pin set;

Thence North 60° 36' 13" West, a distance of 14.25 feet to a drill hole set;

Thence North 41° 49' 22" East, a distance of 233.63' feet to a drill hole set at a point of curvature;

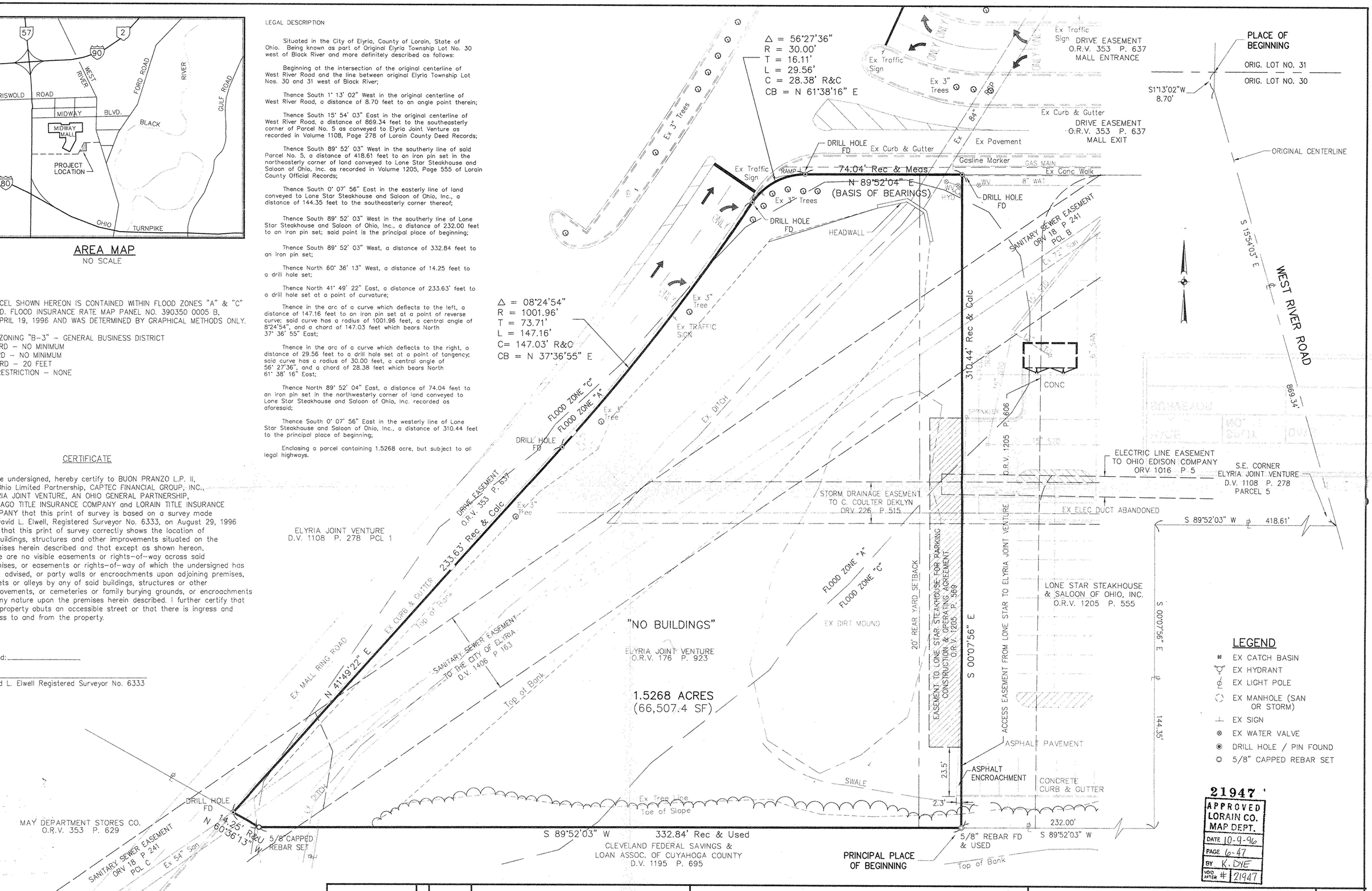
Thence in the arc of a curve which deflects to the left, a distance of 147.16 feet to an iron pin set at a point of reverse curve; said curve has a radius of 1001.96 feet, a central angle of 8°24'54", and a chord of 147.03 feet which bears North 37° 36' 55" East;

Thence in the arc of a curve which deflects to the right, a distance of 29.56 feet to a drill hole set at a point of tangency; said curve has a radius of 30.00 feet, a central angle of 56° 27'36", and a chord of 28.38 feet which bears North 61° 38' 16" East;

Thence North 89° 52' 04" East, a distance of 74.04 feet to an iron pin set in the northwesterly corner of land conveyed to Lone Star Steakhouse and Saloon of Ohio, Inc. recorded as aforesaid;

Thence South 0° 07' 56" East in the westerly line of Lone Star Steakhouse and Saloon of Ohio, Inc., a distance of 310.44 feet to the principal place of beginning;

Enclosing a parcel containing 1.5268 acre, but subject to all legal highways.



LEGEND
- EX CATCH BASIN
- EX HYDRANT
- EX LIGHT POLE
- EX MANHOLE (SAN OR STORM)
- EX SIGN
- EX WATER VALVE
- DRILL HOLE / PIN FOUND
- 5/8" CAPPED REBAR SET

21947
APPROVED LORAIN CO. MAP DEPT.
DATE 10-9-96
PAGE 6-47
BY K. DYE
VOID AFTER # 21947

DATE:	09-09-96
DRAWN BY:	RFB
CH'D BY:	DLE
F.B.	437 28-30
DWG. NAME:	96009\1-ALTA01

REVISIONS

09-09-96	ORIGINAL ISSUE

ALTA/ACSM LAND TITLE SURVEY
OF PART OF
ORIGINAL ELYRIA TOWNSHIP LOT NO. 30
WEST OF BLACK RIVER
CITY OF ELYRIA LORAIN COUNTY STATE OF OHIO

KS ASSOCIATES, INC.
ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036
PHONE (216) 322-6317 * FAX: (216) 284-0623

ENGINEERS/SURVEYORS KS ASSOCIATES INCORPORATED

SHEET 1 OF 1
JOB NO. 96009-ALTA