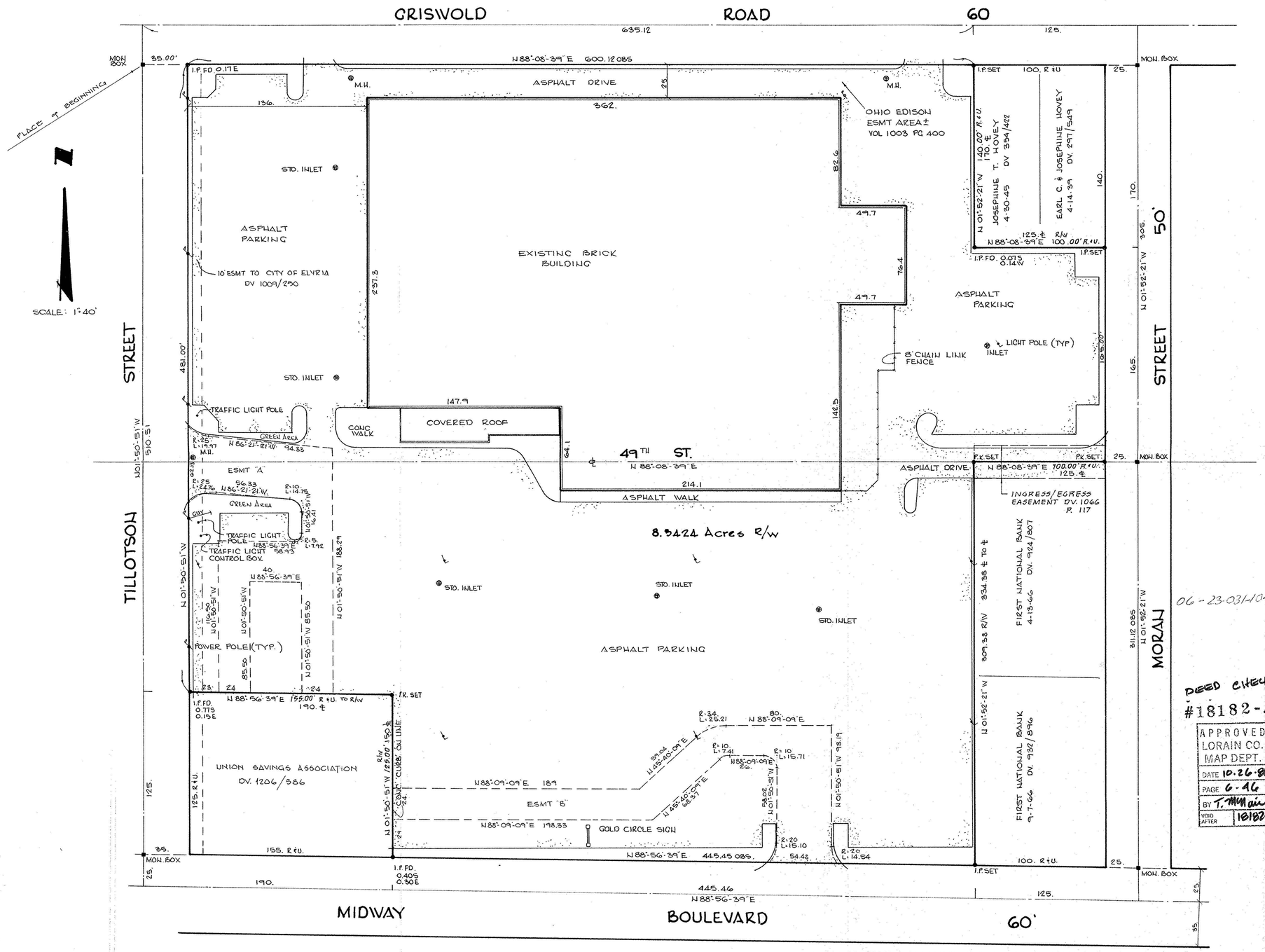

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 390350-0005-B effective date of 7/02/80. Exact designation can only be determined by an Elevation Certificate. Based on the above information, this property is not in a Special Flood Hazard Area.

Situated in the City of Elyria, County of Lorain and State of Ohio and being a part of Original Lot No. 31, West of the Black River of said township; also being part of Sublot Nos. 493, 494, 495 and 496 and all of Sublot Nos. 497 to 504 inclusive, Sublot Nos. 509 to 520 inclusive, Sublot Nos. 523 to 536 inclusive and Sublot Nos. 538 to 549 inclusive and part of 49th Street (now vacated) in the Leona Heights Allotment as appears in Plat Volume 6, Pages 35 and 36 of the Lorain County Record of Plats; being further bounded and described as follows:

Beginning at an iron pin found in a monument box in the Southerly line of Griswold Road (60.00' in width) at its intersection with the centerline of Tillotson Street as now established.

Thence in the Southerly line of Griswold Road, North 88° 08' 39" East, a distance of 35.00 feet to the principal place of beginning of land herein described.

Thence continuing in the Southerly line of Griswold Road, North 88° 08' 39" East, a distance of 600.12 feet to an iron pin set at the Northwesterly corner of land now or formerly conveyed to Josephine T. Hovey by deed recorded in Deed Volume 354, Page 422 of the Lorain County Record of Deeds.

Thence in the Westerly line of said Hovey's land, South 1° 52' 21" East, a distance of 140.00 feet to an iron pin found at the Southwesterly corner thereof.

Thence in the Southerly line of land so conveyed to Josephine T. Hovey and the Southerly line of land now or formerly conveyed to Earl C. Hovey and Josephine Hovey by deed recorded in Deed Volume 297, Page 549 of the Lorain County Record of Deeds; North 88° 08' 39" East, a distance of 100.00 feet to an iron pin set in the Westerly Right-of-Way line of Moran Street (50.00' in width).

Thence in the Westerly line of Moran Street as now established South 1° 52' 21" East, a distance of 165.00 feet to a spike set at the Northeasterly corner of land conveyed to the First National Bank by deed recorded in Deed Volume 924, Page 807 of the Lorain County Record of Deeds.

Thence in the Northerly line of said First National Bank's land, South 88° 08' 39" West, a distance of 100.00 feet to a spike set at the Northwesterly corner thereof.

Thence in the Westerly line of land so conveyed to the First National Bank and the Westerly line of land conveyed to the First National Bank by deed recorded in Deed Volume 932, Page 896 of the Lorain County Record of Deeds, South 1° 52' 21" East, a distance of 309.38 feet to an iron pin set in the Northerly line of Midway Boulevard as now established.

Thence in the Northerly line of Midway Boulevard, South 88° 56' 39" West, a distance of 445.45 feet to a point at the Southeasterly corner of land conveyed to the Union Savings Association by deed recorded in Deed Volume 1206, Page 586 of the Lorain County Record of Deeds.

Thence in the Easterly line of said Union Savings Association's land, North 1° 50' 51" West, a distance of 125.00 feet to a spike set at the Northeasterly corner thereof.

Thence in the Northerly line of said Union Savings Association's land, South 88° 56' 39" West, a distance of 155.00 feet to a point in the Easterly line of Tillotson Street as now established.

Thence in said line, North 1° 50' 51" West, a distance of 481.00 feet to the principal place of beginning of land herein described.

Containing within said bounds 8.3424 Acres of land.

BOCK & CLARK
CONSULTING ENGINEERS & SURVEYORS
537 N. CLEVELAND-MASSILLON RD. AKRON, OHIO 44313

KIMCO SITE No. 8

LOCATED IN: CITY OF ELYRIA
STATE OF OHIO
COUNTY OF LORAIN

SURVEYOR'S STATEMENT

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT AS OF THE DATE OF THIS SURVEY, THIS PRINT CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, VISIBLE STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES, AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ACROSS THE SUBJECT PROPERTY OR ANY OTHER EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED. NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, VISIBLE STRUCTURES OR OTHER VISIBLE IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY AND NO ENCROACHMENTS ON SUBJECT PROPERTY BY BUILDINGS, VISIBLE STRUCTURES OR OTHER VISIBLE IMPROVEMENTS SITUATED ON ADJOINING PREMISES. THIS SURVEY IS MADE IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE WHICH WAS FILED PURSUANT TO CHAPTER 119 OF THE OHIO REVISED CODE (MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO). DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON.
THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1986, AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS "A" SURVEY, AS DEFINED THEREIN.

DANE A. HAPONEK
OHIO REGISTERED SURVEYOR NO. S6211

STATE OF OHIO
DANE A. HAPONEK
S-6211
REGISTERED SURVEYOR

October 5, 1988
DATED

THIS SURVEY WAS PREPARED FOR AND AT THE INSTANCE OF:

GC ACQUISITION CORPORATION, KIMCO DEVELOPMENT CORPORATION, THE CHASE MANHATTAN BANK, (N.A.), its successors and/or assigns and its participants, HILLS STORE COMPANY, PREFERRED LAND TITLE SERVICES, INC. and FIRST AMERICAN TITLE INSURANCE COMPANY AND GOLD CIRCLE INC.

REVISED 10-12-88

BOCK & CLARK
CONSULTING ENGINEERS & SURVEYORS
537 N. CLEVELAND-MASSILLON RD. AKRON, OHIO 44313

OCT 12 1988