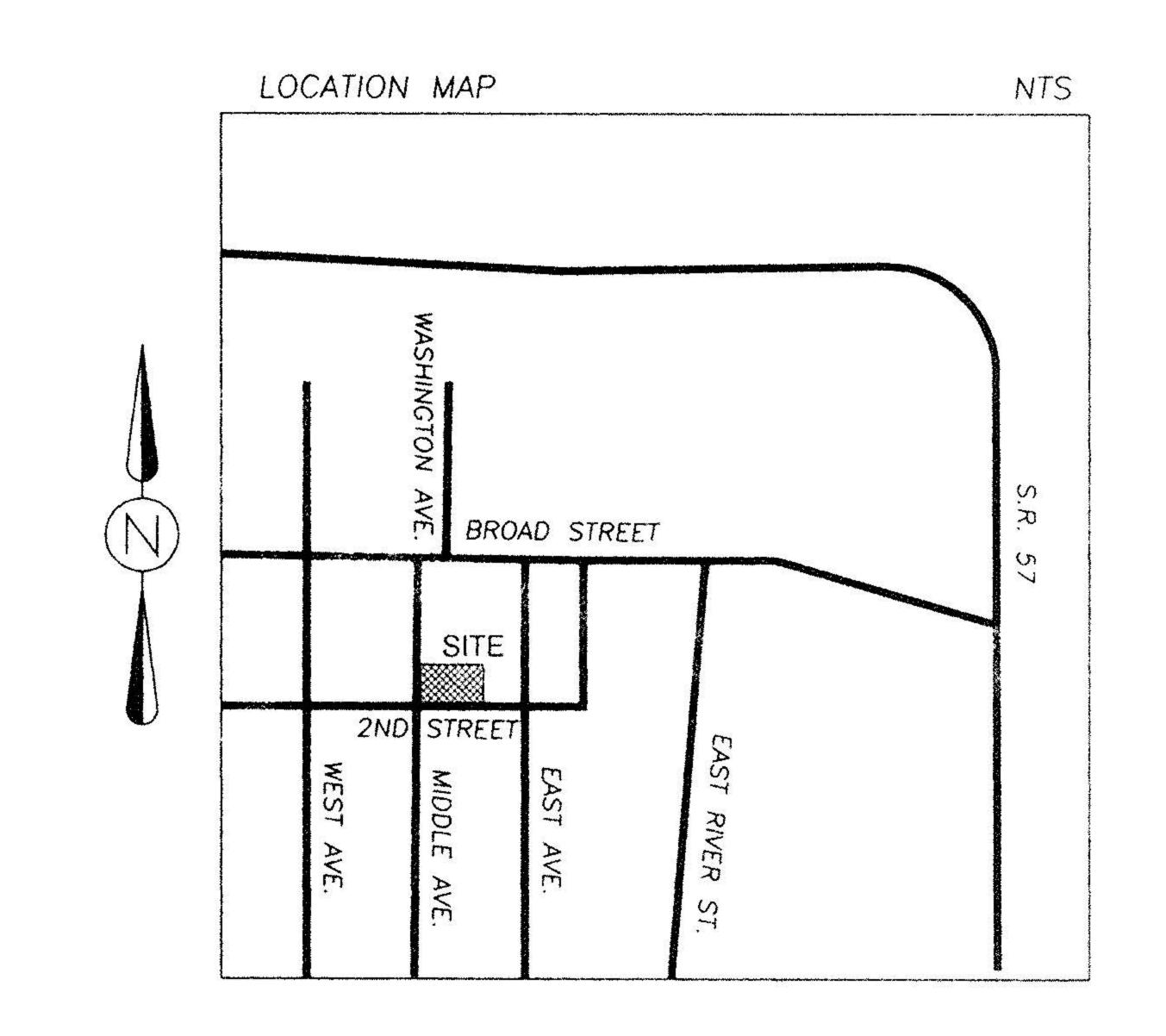
SPLIT PARCEL SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS PART OF SUBLOT NO.S 130 AND 131, BLOCK NO. 63 AS RECORDED IN THE HEMAN ELY ORIGINAL VILLAGE PLAT OF ELYRIA VOLUME 3, PAGE 14 OF LORAIN COUNTY RECORDS AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF MIDDLE AVENUE WITH THE NORTHERLY LINE OF SECOND STREET, AND KNOWN AS THE TRUE PLACE OF BEGINNING; THENCE NORTHERLY ALONG THE EASTERLY LINE OF MIDDLE AVENUE, A DISTANCE OF 26.00 FEET TO A POINT; THENCE EASTERLY A DISTANCE OF 83.00 FEET TO A POINT IN THE WESTERLY LINE OF LAND DESCRIBED IN A DEED TO JGT ENTERPRISES, INC. FILM NO. 4893301254 PARCEL NO. 5, SAID LINE BEING PARALLEL TO THE NORTHERLY LINE OF SECOND STREET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 26.00 FEET TO A POINT IN THE NORTHERLY LINE OF SECOND STREET: THENCE WESTERLY A DISTANCE OF 83.00 FEET ALONG THE NORTHERLY LINE OF SECOND STREET TO THE TRUE PLACE OF BEGINNING CONTAINING WITHIN SAID BOUNDS 0.0495 ACRES OF LAND MORE OF LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS. THE EASTERLY 12 FEET 10 INCHES OF THE ABOVE SAID PREMISES, AND EXTENDING NORTHERLY THE FULL WIDTH OF SAID PREMISES, HAS BEEN AND IS NOW BEING USED AS AN ALLEY FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY AND TO OTHER PROPERTIES NOT OWNED BY THE GRANTORS AND THEREFORE NO WARRANTY IS MADE WITH RESPECT TO SAID ALLEY. REMAINDER PARCEL SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS PART OF SUBLOT NO.S 130 AND 131, BLOCK NO. 63 AS RECORDED IN THE HEMAN ELY ORIGINAL VILLAGE PLAT OF ELYRIA VOLUME 3. PAGE 14 OF LORAIN COUNTY RECORDS AND BOUNDED AND DESCRIBED AS FOLLOWS BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF MIDDLE AVENUE WITH THE NORTHERLY LINE OF SECOND STREET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF MIDDLE AVENUE, A DISTANCE OF 26.00 FEET TO A SAID POINT BEING THE TRUE PLACE OF BEGINNING; THENCE NORTHERLY ALONG THE EASTERLY LINE OF MIDDLE AVENUE A DISTANCE OF 41.75 FEET TO A POINT AT THE SOUTHWEST CORNER OF LAND DESCRIBED IN A DEED TO MICHAEL F. BECKER AND JOHN S. HAYNES O.R. VOL. 836 PG. 604 LORAIN COUNTY RECORDS; THENCE EASTERLY A DISTANCE OF 83.00 FEET TO A POINT IN THE WESTERLY LINE OF LAND DESCRIBED IN A DEED TO JGT ENTERPRISES, INC. FILM NO. 4893301254, PARCEL NO. 5, SAID LINE BEING PARALLEL TO THE NORTHERLY LINE OF SECOND STREET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 41.75 FEET TO A POINT; THENCE WESTERLY A DISTANCE OF 83.00 FEET TO A POINT IN THE EASTERLY LINE OF MIDDLE AVENUE SAID POINT BEING THE TRUE PLACE OF BEGINNING CONTAINING WITHIN SAID BOUNDS 0.0796 ACRES OF LAND MORE OF LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS THE EASTERLY 12 FEET 10 INCHES OF THE ABOVE SAID PREMISES, AND EXTENDING NORTHERLY THE FULL THE ABOVE DESCRIBED PROPERTY AND TO OTHER PROPERTIES NOT OWNED BY THE GRANTORS AND THEREFORE NO WARRANTY IS MADE WITH RESPECT TO SAID ALLEY. LEGEND EDGE OF EXISTING BLDG T.P.O.B. TRUE PLACE OF BEGINNING ---- PROPOSED SPLIT LINE SUBJECT PARCELS BOUNDARY M - MEASURED U - USED R - RECORD SURVEYOR'S CERTIFICATE SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF SUBLOT NO. 130 AND 131 BLOCK NO. 63. DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP AND THAT SAID MAP IS CORRECT. DOUG MOSLEY REGISTERED SURVEYOR NO. 6303

BOUNDARY SURVEY & PROPOSED SPLIT

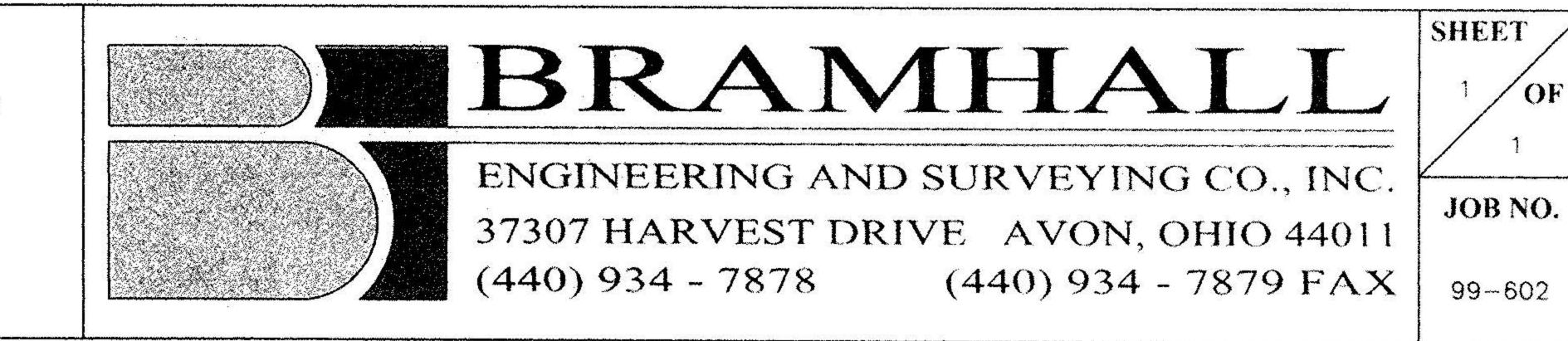
SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS PART OF SUBLOT NO.S 130 AND 131 BLOCK NO. 63 AS RECORDED IN HEMAN ELY ORIGINAL VILLAGE PLAT OF ELYRIA VOLUME 3, PAGE 14 LORAIN COUNTY MAP RECORDS AS DESCRIBED IN O.R. VOL. 1474, PG. 575 P.P.N. 06-26-063-000-012



MICHAEL F. BECKER & MICHAEL F. BECKER & JOHN S. HAYNES JOHN S. HAYNES O.R. VOL. 836 PG. 604-- O.R. VOL. 230 PG. 40 MIDDLE AVENUE "4 RODS WIDE" (66') T.P.O.B. N-00°00'00"-E PROPOSED SPLIT LINE -30.30'(M) 25.16'(M) 25.08'(M) 20.43 24.83'(M) #142 S/L 129 REMAINDER SZ 12 STORY BANK 30.30'(M) BUILDING 41.75'(M) 12' ALLEY / 22'(R) -\ JGT ENTERPRISES, INC. FILM NO. 4893301254 JGT ENTERPRISES, INC. 0.0778 AC. FILM NO. 4893301254 22.90'(M) PRINTED WILLIAM THE NOV 27 2000

PREPARED FOR: JGT ENTERPRISES INC. 32395 BRANDON PLACE AVON LAKE, OH 44012

**BOUNDARY SURVEY & PROPOSED SPLIT** SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS PART OF SUBLOT NO.S 130 AND 131 BLOCK NO. 63



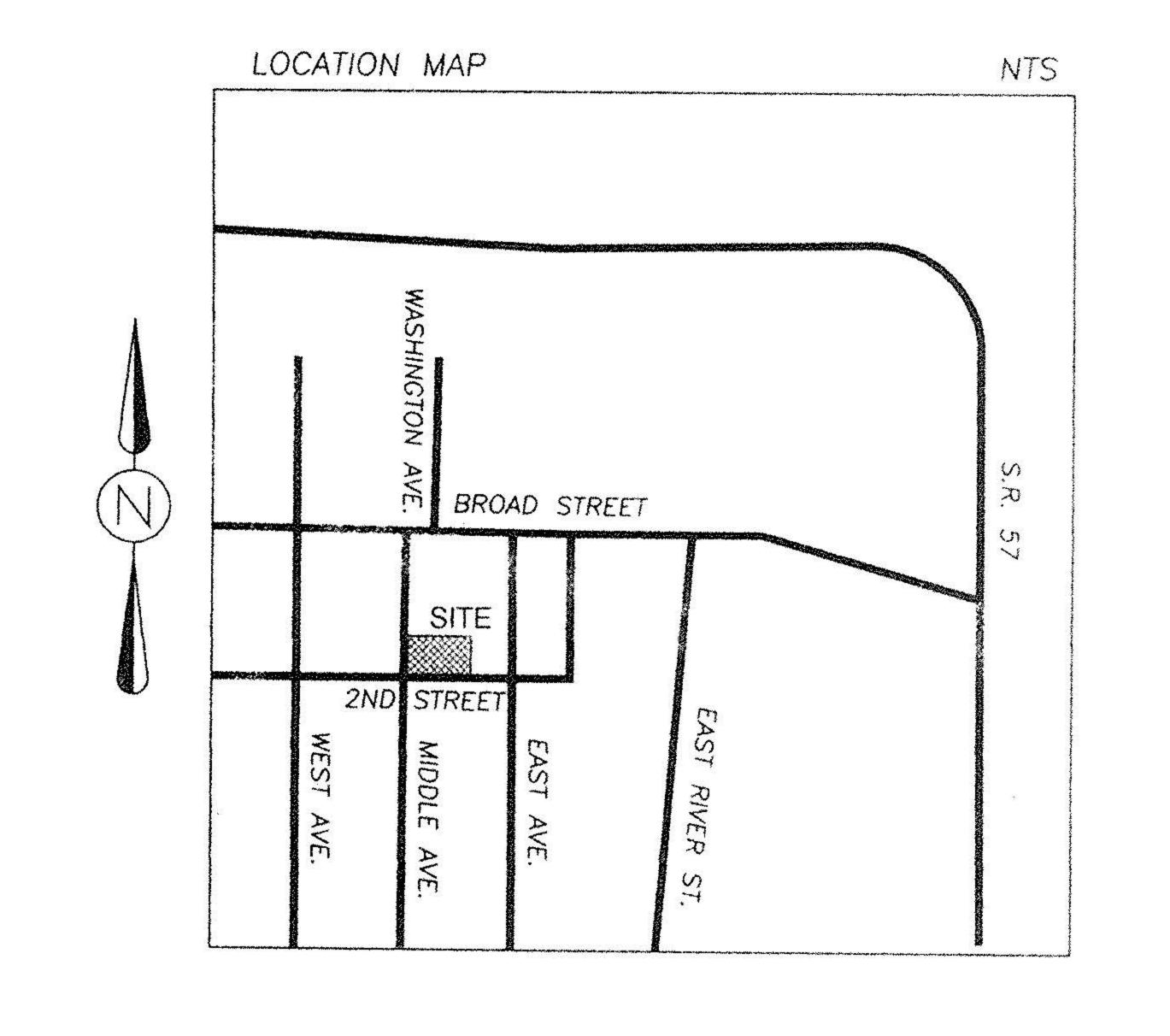
SPLIT PARCEL

06/06/00 ISSUE DATE

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS PART OF SUBLOT NO.S 130 AND 131, BLOCK NO. 63 AS RECORDED IN THE HEMAN ELY ORIGINAL VILLAGE PLAT OF ELYRIA VOLUME 3, PAGE 14 OF LORAIN COUNTY RECORDS AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF MIDDLE AVENUE WITH THE NORTHERLY LINE OF SECOND STREET, AND KNOWN AS THE TRUE PLACE OF BEGINNING: THENCE NORTHERLY ALONG THE EASTERLY LINE OF MIDDLE AVENUE, A DISTANCE OF 26.00 FEET TO A POINT; THENCE EASTERLY A DISTANCE OF 83.00 FEET TO A POINT IN THE WESTERLY LINE OF LAND DESCRIBED IN A DEED TO JGT ENTERPRISES, INC. FILM NO. 4893301254 PARCEL NO. 5, SAID LINE BEING PARALLEL TO THE NORTHERLY LINE OF SECOND STREET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 26.00 FEET TO A POINT IN THE NORTHERLY LINE OF SECOND STREET; THENCE WESTERLY A DISTANCE OF 83.00 FEET ALONG THE NORTHERLY LINE OF SECOND STREET TO THE TRUE PLACE OF BEGINNING CONTAINING WITHIN SAID BOUNDS 0.0495 ACRES OF LAND MORE OF LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS. THE EASTERLY 12 FEET 10 INCHES OF THE ABOVE SAID PREMISES, AND EXTENDING NORTHERLY THE FULL WIDTH OF SAID PREMISES, HAS BEEN AND IS NOW BEING USED AS AN ALLEY FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY AND TO OTHER PROPERTIES NOT OWNED BY THE GRANTORS AND THEREFORE NO WARRANTY IS MADE WITH RESPECT TO SAID ALLEY.

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS PART OF SUBLOT NO.S 130 AND 131, BLOCK NO. 63 AS RECORDED IN THE HEMAN ELY ORIGINAL VILLAGE PLAT OF ELYRIA VOLUME 3, PAGE 14 OF LORAIN COUNTY RECORDS AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF MIDDLE AVENUE WITH THE NORTHERLY LINE OF SECOND STREET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF MIDDLE AVENUE, A DISTANCE OF 26.00 FEET TO A SAID POINT BEING THE TRUE PLACE OF BEGINNING; THENCE NORTHERLY ALONG THE EASTERLY LINE OF MIDDLE AVENUE A DISTANCE OF 41.75 FEET TO A POINT AT THE SOUTHWEST CORNER OF LAND DESCRIBED IN A DEED TO MICHAEL F. BECKER AND JOHN S. HAYNES O.R. VOL. 836 PG. 604 LORAIN COUNTY RECORDS; THENCE EASTERLY A DISTANCE OF 83.00 FEET TO A POINT IN THE WESTERLY LINE OF LAND DESCRIBED IN A DEED TO JGT ENTERPRISES, INC. FILM NO. 4893301254, PARCEL NO. 5, SAID LINE BEING PARALLEL TO THE NORTHERLY LINE OF SECOND STREET; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 41.75 FEET TO A POINT; THENCE WESTERLY A DISTANCE OF 83.00 FEET TO A POINT IN THE EASTERLY LINE OF MIDDLE AVENUE SAID POINT BEING THE TRUE PLACE OF BEGINNING CONTAINING WITHIN SAID BOUNDS 0.0796 ACRES OF LAND MORE OF LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS. THE EASTERLY 12 FEET 10 INCHES OF THE ABOVE SAID PREMISES, AND EXTENDING NORTHERLY THE FULL WIDTH OF SAID PREMISES, HAS BEEN AND IS NOW BEING USED AS AN ALLEY FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY AND TO OTHER PROPERTIES NOT OWNED BY THE GRANTORS AND THEREFORE BOUNDARY SURVEY & PROPOSED SPLIT

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS PART OF SUBLOT NO.S 130 AND 131 BLOCK NO. 63 AS RECORDED IN HEMAN ELY ORIGINAL VILLAGE PLAT OF ELYRIA VOLUME 3, PAGE 14 LORAIN COUNTY MAP RECORDS AS DESCRIBED IN O.R. VOL. 1474, PG. 575 P.P.N. 06-26-063-000-012



LEGEND

NO WARRANTY IS MADE WITH RESPECT TO SAID ALLEY.

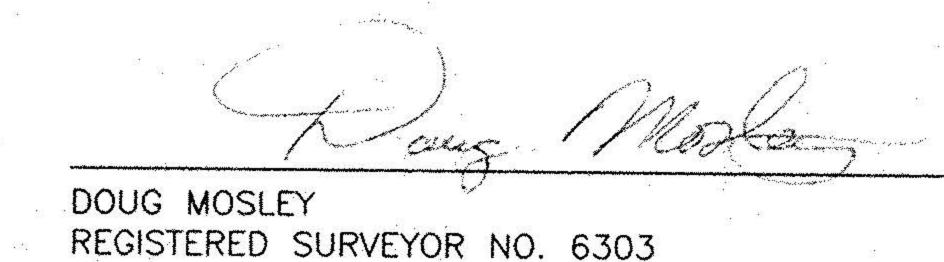
EDGE OF EXISTING BLDG T.P.O.B. TRUE PLACE OF BEGINNING

---- PROPOSED SPLIT LINE SUBJECT PARCELS BOUNDARY

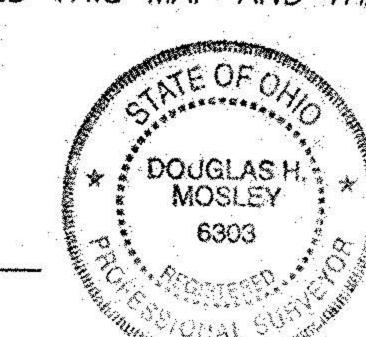
M - MEASURED

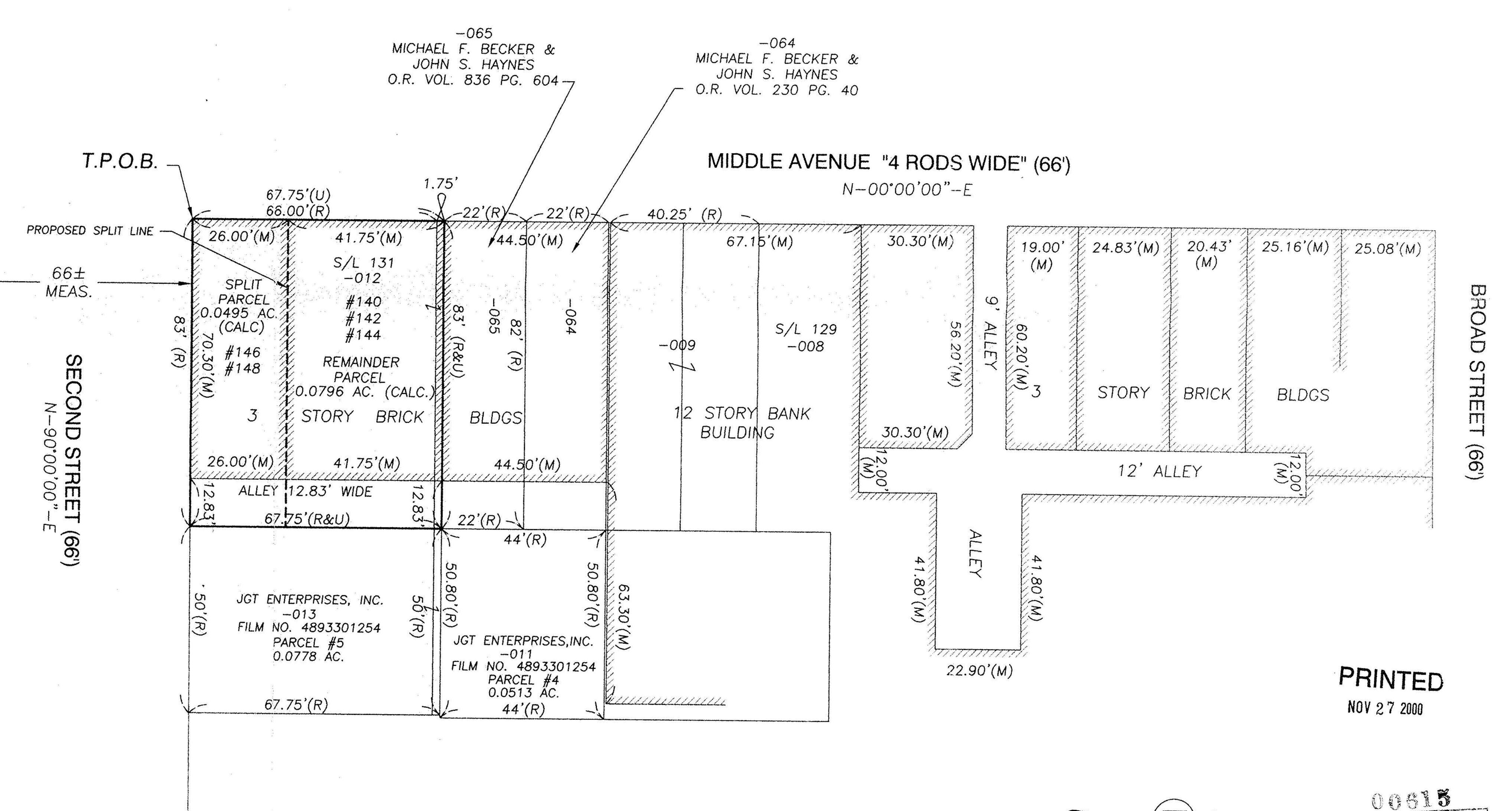
U - USED R - RECORD

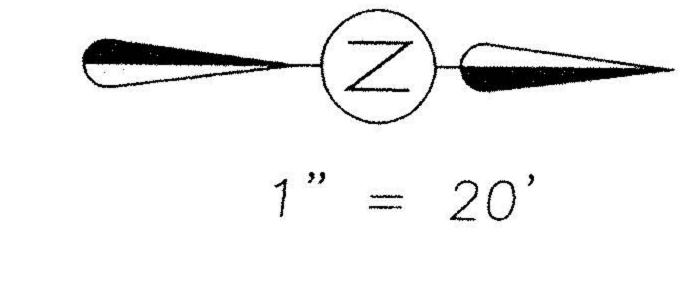
SURVEYOR'S CERTIFICATE SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF SUBLOT NO. 130 AND 131 BLOCK NO. 63. DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP AND THAT SAID MAP IS CORRECT.

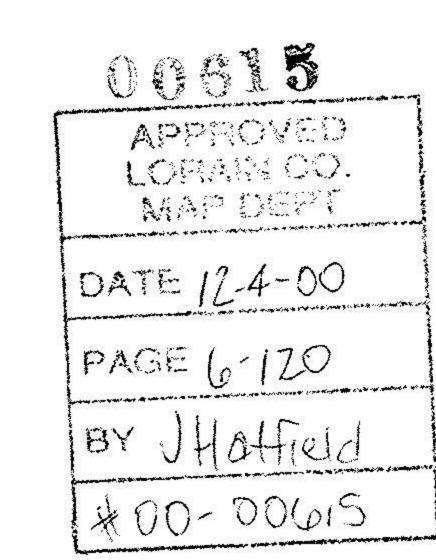


06/06/00 ISSUE DATE









PREPARED FOR: JGT ENTERPRISES INC. 32395 BRANDON PLACE AVON LAKE, OH 44012

BOUNDARY SURVEY & PROPOSED SPLIT SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS PART OF SUBLOT NO.S 130 AND 131 BLOCK NO. 63



(440) 934 - 7879 FAX | 99-602