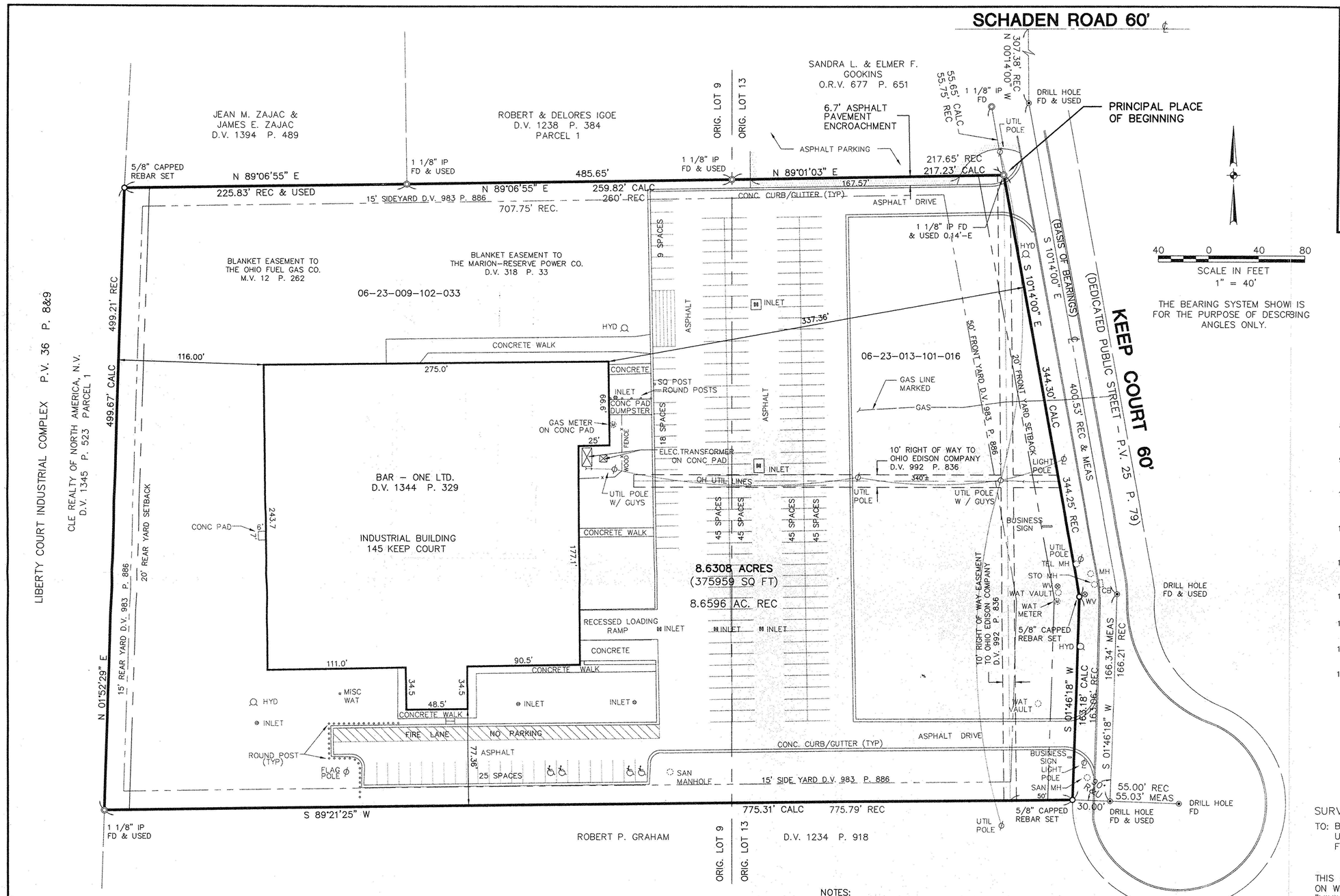

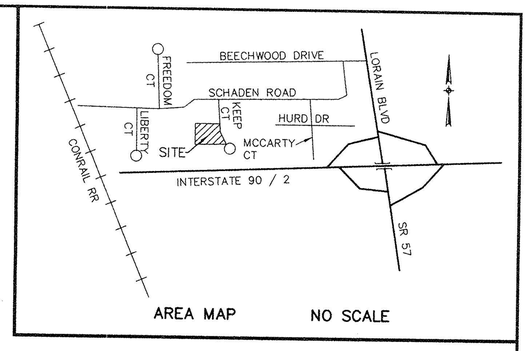

EASEMENTS/RESTRICTIONS PER COMMITMENT FOR TITLE INSURANCE NO. 01-96-606919-1 DATED JUNE 20,1996

8. RIGHT OF WAY TO THE OHIO FUEL GAS CO. RECORDED IN M.V. 12 P. 262 – BLANKET EASEMENT REFERS TO ORIG. LOT 9-DOES NOT APPLY-LOCATION OFF SITE

9. EASEMENT TO THE MARION -RESERVE POWER COMPANY RECORDED IN D.V. 318 P. 33 – BLANKET EASEMENT REFERS TO ORIG. LOT 9

10. EASEMENT TO THE OHIO PUBLIC SERVICE CO. RECORDED IN D.V. 361 P. 44 – DOES NOT APPLY REFERS TO ORIG. LOT 10 & 14

11. EASEMENT TO THE OHIO PUBLIC SERVICE COMPANY RECORDED IN D.V. 371 P. 219 – DOES NOT APPLY REFERS TO ORIG. LOT 11

12. EASEMENT TO THE CITY OF ELYRIA RECORDED IN D.V. 983 P. 818 – PARCEL 1 DOES NOT APPLY PARCEL 2 DESCRIBES KEEP COURT

13. EASEMENT/AGREEMENT RECORDED IN D.V. 983 P. 892 – DESCRIBES KEEP COURT

15. ABUTTER'S RIGHTS RECORDED IN D.V 896 P. 152 – DOES NOT APPLY REFERS ORIG. LOT 10

16. RESTRICTIONS/COVENANTS RECORDED IN D.V. 983 P. 886 – AS SHOWN

18. EASEMENT TO OHIO EDISON COMPANY RECORDED IN D.V. 992 P. 836 – AS SHOWN

#21948-A

APPROVED LORAIN CO. MAP DEPT.
DATE 10-1-96
PAGE 6-26
BY T. McCain
VOID AFTER 21948-A

SURVEYORS CERTIFICATION

TO: BAR- ONE LIMITED
UNIBUS, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY

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 1992, AND INCLUDES ITEMS 1,2,3,4,6,7a,7b1, 7c,8,9,10,11 AND 13 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN " URBAN" SURVEY.

David L. Elwell 8-7-96
DAVID L. ELWELL REG. SURVEYOR NO. 6333 DATE

STATE OF OHIO DAVID L. ELWELL 6333 REGISTERED SURVEYOR

NOTES:

THE PARCEL SHOWN HEREON IS CONTAINED WITHIN FLOOD ZONE "C" PER H.U.D. FLOOD INSURANCE RATE MAP PANEL NO. 390346 0045 B, DATED 2-4-81

PARCEL ZONED "M-1" LIGHT INDUSTRIAL DISTRICT
FRONT SETBACK- 20 FEET
REAR SETBACK- 20 FEET
SIDE YARD- NONE (EXCEPT ABUTTING "R" DISTRICT)
HEIGHT RESTRICTION- 40 FEET

SUBJECT PARCEL CONTAINS 232 TOTAL PARKING SPACES. (4 HANDICAPPED SPACES)

UNDERGROUND UTILITIES NOT LOCATED UNLESS OTHERWISE NOTED.

PRINTED
AUG 13 1996
KS ASSOCIATES, INC.

DATE: 08-07-96
DRAWN BY: RFB
CH'D BY: DLE
F.B. 425, 42-46 431,11
DWG. NAME: 96140/1-BASE01

REVISIONS	
8-16-96	REVISE EASEMENT NO.8
8-07-96	ORIGINAL ISSUE

ALTA/ACSM LAND TITLE SURVEY

PART OF ORIGINAL ELYRIA TOWNSHIP LOT NOS. 9 & 13
BRACE TRACT
CITY OF ELYRIA COUNTY OF LORAIN 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. 96140