SURETY TITLE AGENCY INC.
1010 Leader Building
526 Superior Avenue East
Cleveland, Ohio 44114-1491
216-589-8399 800-442-8399 Fax 216-589-4826
www.suretytitle.com e-mail: info@suretytitle.com

Surety Title Agency, Inc.
ORDER NO. 23368
ESCROW NO. 99-193C

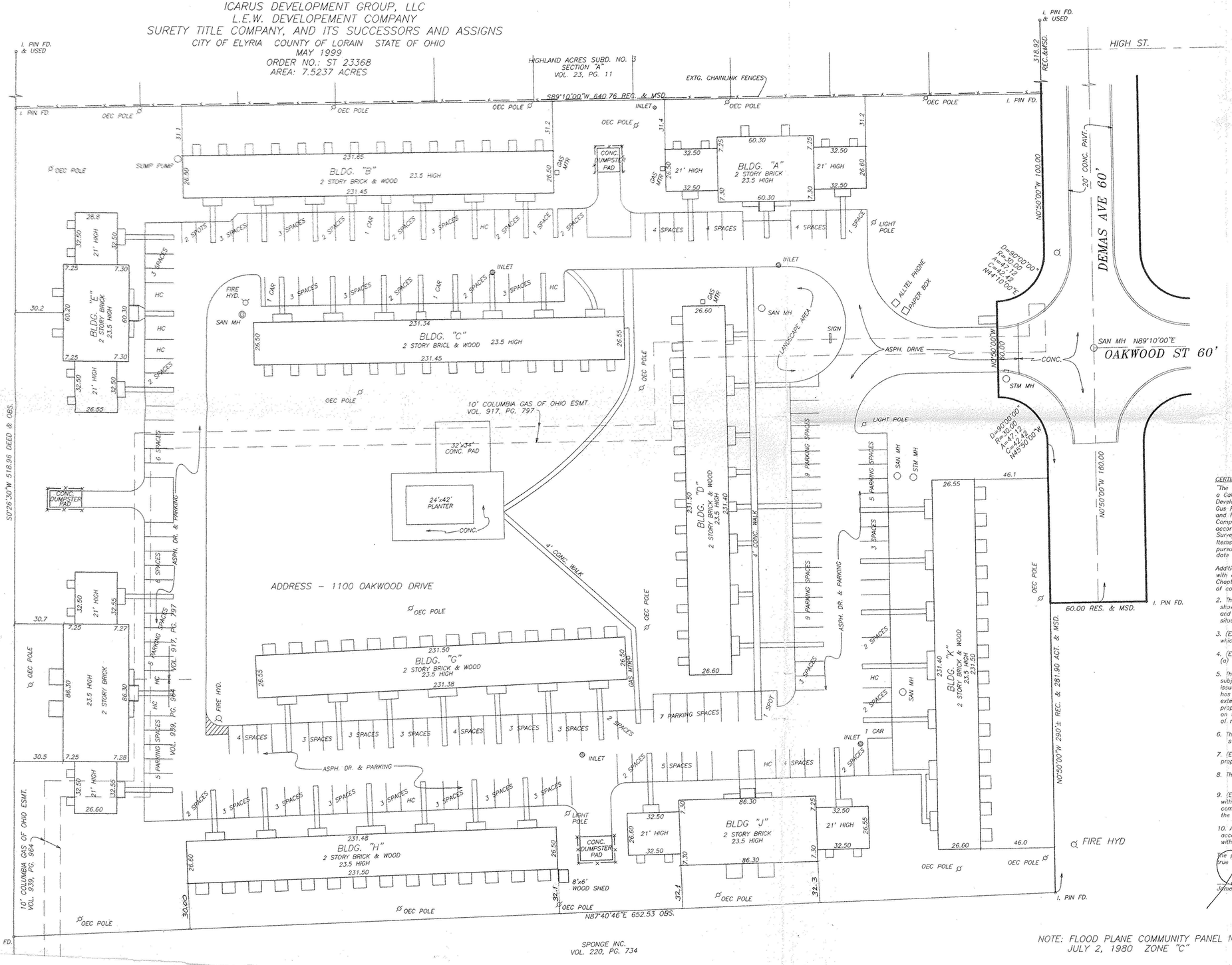
Scale: 1" = 30'

ALTA SURVEY

MADE FOR AND AT
THE INSTANCE OF

GMAC COMMERCIAL MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, AND ITS SUCCESSORS AND ASSIGNS
FIRST AMERICAN TITLE INSURANCE COMPANY
ICARUS DEVELOPMENT GROUP, LLC
L.E.W. DEVELOPEMENT COMPANY
SURETY TITLE COMPANY, AND ITS SUCCESSORS AND ASSIGNS
CITY OF ELYRIA COUNTY OF LORAIN STATE OF OHIO
MAY 1999
ORDER NO.: ST 23368
AREA: 7.5237 ACRES

NOTES:
EASEMENT RIGHT OF WAY VOL. 12, PG. 13 & VOL. 12, PG. 216 DOES NOT AFFECT THIS PROPERTY.
EASEMENT – OHIO EDISON – VOL. 908, PG. 293 – BLANKET EASEMENT



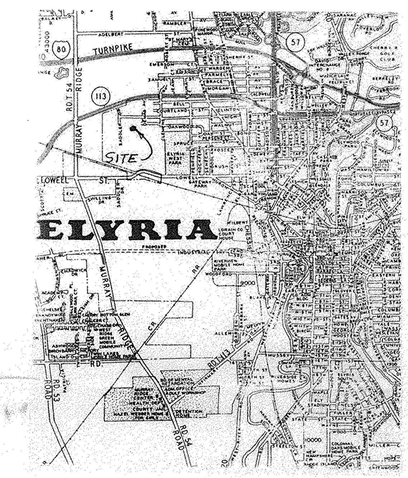
HIGHLAND ACRES NO. 2 SECTION "B" VOL. 23, PG. 84

EVERGREEN VILLAGE

LEGAL DESCRIPTION

Situated in the City of Elyria, County of Lorain and State of Ohio and known as being part of Original Elyria Township Lots 23 and 24, West of the Black River and bounded and described as follows:

Beginning at the intersection of the Southeasterly corner of sublot no. 130 of Highland Acres Subdivision No. 3, Section "A" as shown in Volume 23, page 11 of Lorain County Map Records and the Westerly line of Demas Drive as shown by said plat; Thence South 89° 10' 00" West along the Southerly line of said subdivision a distance of 640.76 feet to the intersection of the Southwesterly corner of sublot no. 121 in said subdivision and the Easterly line of land conveyed to Erwin W. and Cora P. Eppley by deed dated July 3, 1926 and recorded in volume 219, page 532 of Lorain County Deed Records; Thence South 0° 26' 30" West along said Easterly line a distance of 518.96 feet to a point; Thence North 87° 40' 46" East a distance of 652.53 feet to the Southerly extension of Demas Drive as shown in the Highland Acres Subdivision No. 2, Section "B" as shown by the recorded plat in volume 23, page 84 of Lorain County Map Records; Thence North 0° 50' 00" West along said Westerly line a distance of 281.90 feet to a point of curvature; Thence 47.12 feet along the arc of a curve, deflecting to the left, having a radius of 30.00 feet and a chord distance of 42.42 feet that bears North 45° 50' 00" West to a point; Thence North 0° 50' 00" West a distance of 60.00 feet to a point; Thence 47.12 feet along an arc of a curve, deflecting to the left, having a radius of 30.00 feet and a chord distance of 42.42 feet that bears North 44° 10' 00" East to a point of tangency; Thence North 0° 50' 00" West along the Westerly line of Demas Drive a distance of 100.00 feet to the place of beginning and containing 7.5237 acres of land according to a survey by James A. Resar, Ohio registered surveyor no. 6361, be the same more or less but subject to all legal highways.



CERTIFICATION

"The undersigned hereby certifies to GMAC Commercial Mortgage Corporation, a California Corporation, and its successors and assigns; Icarus Development Group, LLC; L.E.W. Development Co.; David M. King, Attorney at Law; Gus Frangos, Attorney at Law; Surety title Company, and its successors and assigns; and First American Title Insurance Company that this map or plat and the survey on which it was based were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 1997, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 15 and 16 of Table A thereof. and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ASCM and in effect on the date of this certification) of an Urban Survey.

Additionally, this map or plat and the surbvey on which it was based were made (i) in accordance with and satisfy the Minimum Standards for Boundary Surveys in the State of Ohio, as codified in Chapter 4733 of the Ohio Administrative Code in effect at the time and (ii) the current standards of conveyance adopted by Lorain County, if any.

2. The survey was made on the ground between April 12 and April 16, 1999 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on thw subject property.

3. (Except as shown on the survey,) there are no visible easements or rights of way of which the undersigned has been advised.

4. (Except as shown on the survey,) there are no observable , above ground encroachments (a) by the improvements on the subject property.

5. The location of each easement, right of way, survitude, and other matter affecting the subject property and listed in the title insurance commitment dated March 1, 1999, issued by First American Title Insurance Company 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 visible improvements on thw subject property is in accord with minimum setback provosions and restriction of record referenced in such title commitment.

6. The subject property has access to and from a duly dedicated and accepted public street or highway known as Demas Avenue, 60 FT wide. (City of Elyria)

7. (Except as shown on the survey,) the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

8. The record description of the subject property forms a mathematical closure.

9. (Except as shown on the survey,) no portion of the property shown on the survey lies within a Special Hazard Area, as described on the flood Insurance Rate Map for the community in which the subject property is located. (The survey correctly indicates the zone designation of any area shown as being within a Special Hazard Area.)

10. All utilities, vehicular access and drainagge necessary for the operation of the property, access the property directly through public right of ways or publicly dedicated easements without reliance on private easement agreements or access through private property.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

James A. Resar, P.E.,P.S. Ohio registered surveyor no. 6361 Date 5/24/99

#00141-D
APPROVED
LORAIN CO.
MAP DEPT.
DATE 7-30-99
PAGE 6-77
BY
NO. ENTER 00141

STATE OF OHIO
JAMES A. RESAR
6361
REGISTERED SURVEYOR

NOTE: FLOOD PLANE COMMUNITY PANEL NO. 390350 0010 B
JULY 2, 1980 ZONE "C"

J.A.R. Engineering & Surveying, Inc.
CONSULTING ENGINEERS / SURVEYORS
24629 DETROIT ROAD WESTLAKE, OHIO 44145
Phone:(440)-871-8345

1/1
05/99

P.P. NO.