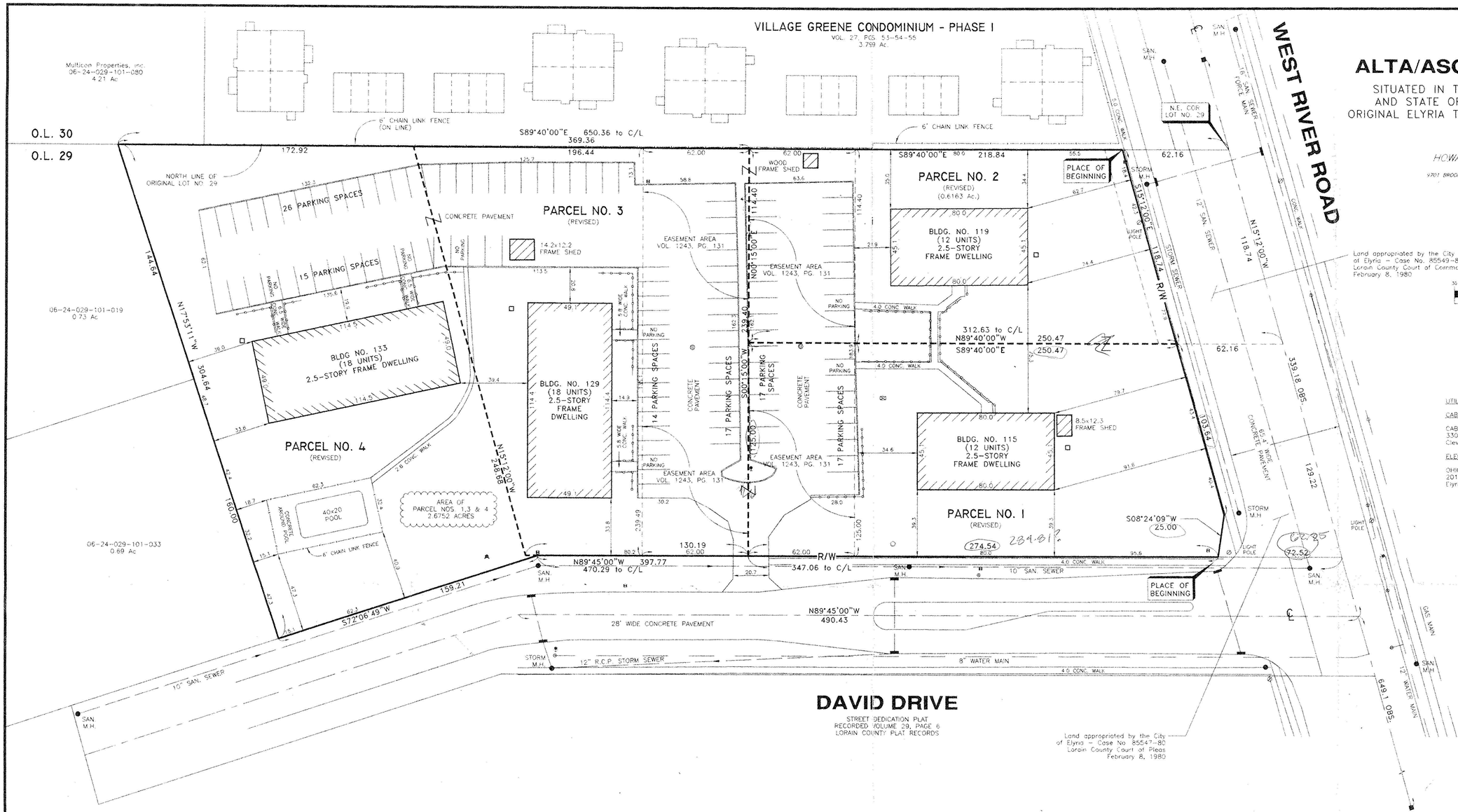
ALTA/ASCM LAND TITLE SURVEY

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN
AND STATE OF OHIO AND KNOWN AS BEING PART OF
ORIGINAL ELYRIA TOWNSHIP LOT NO. 29, WEST OF THE RIVER.



PLAT PREPARED BY:

HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD • SUITE 251 • CLEVELAND, OH 44129 • (216)398-0280

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

OCTOBER 24, 1996

REVISED: OCTOBER 31, 1996

REVISED: NOVEMBER 7, 1996
1.) Direction of bearings.
2.) Easement (Item K) added.

UTILITY COMPANIES:

CABLE TV
CABLEVISION
3300 Lakeside Road
Cleveland, OH 44114

ELECTRIC:
OHIO EDISON COMPANY
2015 W. River Road North
Elyria, OH 44035

GAS
COLUMBIA GAS OF OHIO
216 Third Street
Elyria, OH 44035

SEWER:
CITY OF ELYRIA
328 Broad Street
Elyria, OH 44035

TELEPHONE
ALLTEL OHIO, INC.
363 Third Street
Elyria, OH 44035

AREA IN PARCEL NO. 2 = 0.6163 Ac.
AREA IN PARCEL NO. 1
& PARCEL NO. 3
& PARCEL NO. 4 = 2.6752 Ac.
TOTAL AREA = 3.2915 Ac.

LEGEND:

- ALLTEL CONTROL BOX
- CATCH BASIN - INLET
- CATCH BASIN - ROUND
- ELECTRIC PAD
- GAS VALVE
- HYDRANT
- MANHOLE
- SPLIT RAIL FENCE
- STAND PIPE
- UTILITY POLE
- VENT PIPE
- WATER VALVE
- WATER VAULT

CERTIFICATION:

October 24, 1996

This survey was made for the benefit of:

Rodrego Marques and Elizabeth A. Marques, Security Federal Savings and Loan Association of Cleveland, Surety Title Agency, Inc., Commonwealth Land Title Insurance Company and Fishman Management Company.

I, Howard R. Selee, Registered Land Surveyor No. 5471, do hereby certify to the aforesaid party, as of the date set forth above, that I have made a careful survey of the tracts of land as follows:

LEGAL DESCRIPTION
REVISED PARCEL NO. 2

Situated in the City of Elyria, County of Lorain, State of Ohio and known as being part of Original Lot No. 29, West of the Black River, bounded and described as follows:

Beginning at a point in the North line of said Original Lot No. 29 at its intersection with the West line of West River Road, said point being distant North 89° 40' 00" West, 62.16 feet along the said North line of Original Lot No. 29 from the centerline of said West River Road;

thence South 15° 12' 00" East, along the said West line of West River Road, a distance of 118.74 feet;

thence North 89° 40' 00" West, a distance of 250.47 feet;

thence North 00° 15' 00" East, a distance of 114.40 feet to a point in the said North line of Original Lot No. 29;

thence South 89° 40' 00" East, along the said North line of Original Lot No. 29, a distance of 218.84 feet to the place of beginning and containing 0.6163 acres of land as surveyed by HOWARD R. SELEE AND ASSOCIATES, INC., Professional Land Surveyors, dated October 24, 1996, be the same more or less, but subject to all legal highways.

LEGAL DESCRIPTION
REVISED PARCEL NOS. 1, 3 and 4

Situated in the City of Elyria, County of Loran, State of Ohio and known as being part of Original Lot No. 29, West of the Black River, bounded and described as follows:

Beginning at the intersection of the West line of West River Road and the North line of David Drive, as recorded in Volume 29, Page 6 of Lorain County Plat Records, said point being distant North 89° 45' 00" West, 72.52 feet along the easterly prolongation of said North line of David Drive, from the centerline of said West River Road;

thence North 89° 45' 00" West, along the said North line of David Drive, a distance of 397.77 feet to an angle point therein;

thence South 72° 06' 49" West, continuing along the said North line of David Drive, a distance of 159.21 feet;

thence North 17° 53' 11" West, a distance of 304.64 feet to a point in the North line of said Original Lot No. 29;

thence South 89° 40' 00" East, along the said North line of Original Lot No. 29, a distance of 369.36 feet;

thence South 00° 15' 00" West, a distance of 114.40 feet;

thence South 89° 40' 00" East, a distance of 250.47 feet to a point in the said West line of West River Road;

thence South 15° 12' 00" East, along the said West line of West River Road, a distance of 103.64 feet to an angle point therein;

thence South 08° 24' 09" West, continuing along the said West line of West River Road, a distance of 25.00 feet to the place of beginning and containing 2.6752 acres of land as surveyed by HOWARD R. SELEE AND ASSOCIATES, INC., Professional Land Surveyors, dated October 24, 1996, be the same more or less, but subject to all legal highways.

I further certify that:

1.) The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that the property described hereon is the same as the property described in the Commitment for Title Insurance No. ST19543 dated August 8, 1996 issued by Commonwealth Land Title Insurance Company; that all easements, convenants and restrictions referenced in said title commitment have been plotted hereon or otherwise noted as to their effect on the subject property; that there are no building encroachments on the subject property or upon adjacent land abutting said property unless shown hereon; and there are no visible or apparent easements or rights-of-way except as shown.

2.) 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 1992 and meets the accuracy requirements of an Urban Survey, as defined therein, and including Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 10, 11, and 13 of Table A contained therein.

3.) Said described property is located within an area having a Zone Designation "C" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 0005 B, with a revised date of identification of April 19, 1996, for Community No. 390350, in Lorain County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises are situated. Zone "C" has minimal flooding.

4.) All utility services required for the operation of the property surveyed either enter the property through adjoining public streets or the survey shows the point of entry and location of any utilities which pass through or are located on adjacent private lands.

5.) The property consists of four (4) parcels that are contiguous and when taken together from one parcel without any gaps or gores.

6.) Surveyor has reviewed the title commitment dated August 8, 1996, No. ST 19543, relating to the property surveyed prepared by Commonwealth Land Title Insurance Company.

7.) The property has direct access to David Drive, a dedicated public street.

8.) The number of parking spaces located on the property is 106.

9.) The property surveyed and all improvements on the property comply with all restrictions of record and land use requirements, including limitations or other requirements or restrictions as to building and tower height and location, building and structure coverage and depth, setbacks and sideyards.

10.) Easements:

F.) Volume 129, Page 301 - Easement for pole line right-of-way, 40 inches in width. Insufficient data to plot.
G.) Volume 16, Page 452 - Oil and Gas lease - "blanket type of easement. Insufficient data to plot.
H.) Volume 276, Page 58 - Water Main Easement - City of Elyria Easement is outside of subject property.
I.) Volume 529, Page 264 - Easement for Highway purposes. Easement is East of C/L and outside of subject property.
J.) Volume 1119, Page 732 - Easement to Ohio Edison Company. Insufficient data to plot.
K.) Volume 1222, Page 923 - Easement to Ohio Edison Company. Insufficient data to plot.

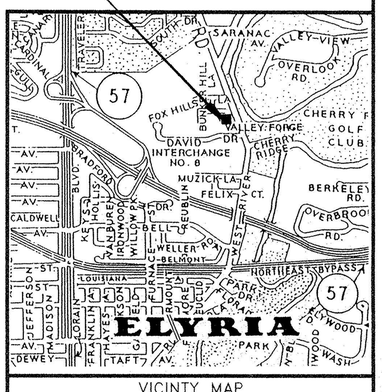
21995-D

APPROVED
LORAIN CO.
MAP DEPT.
DATE 12-13-96
PAGE 66-65
BY R. BELL
MAP AFTER # 21995-D

Howard R. Selee
Howard R. Selee, Registered Land Surveyor No. 5471

STATE OF OHIO
HOWARD R. SELEE
5471
REGISTERED PROFESSIONAL SURVEYOR

SITE LOCATION



VICINTY MAP
(NO SCALE)

FILE NO. 96958