DESCRIPTION OF BARRY L. & NANCY A. STUMM PARCEL

Situated in the City of North Ridgeville, County of Lorain, State of Ohio and being known as a part of Original Ridgeville Township Lot No. 8, more definitely described as follows;

Commencing at the intersection of the centerlines of Lear Nagle Road and Center Ridge Road;

Thence South 57° 19' 39" East in the centerline of Center Ridge Road, 67.63 feet to the point of beginning for the parcel herein described;

Thence leaving said centerline, South 01° 07' 59" West, 790.81 feet to a point in the centerline of a ditch passing through a 5/8" iron pin found 36.72 feet from the centerline of Center Ridge Road and a 1-1/2" pipe found 17.80 feet northerly of said ditch centerline;

Thence South 50° 02' 29" West in the centerline of said ditch and in the northerly line of lands conveyed to Marys Chapel as recorded in instrument No. 20000714428 of the Lorain County Land Records, 251.56 feet to a point;

Thence leaving said centerline, North 01° 12' 24" East in the easterly line of lands conveyed to the Robert B. Minute Trust as recorded in instrument No. 19990619354 of the Lorain County Land Records, a distance of 829.92 feet to a point on the centerline of Center Ridge Road and passing through a iron pipe found 22.82 feet from the centerline of the ditch and an iron pipe found 36.44 feet from the centerline of Center Ridge Road;

Thence North 57° 19' 39" East in said centerline, 226.88 feet to the point of beginning.

Containing within said bounds 3.5153 acres of land but subject to all legal highways and easements of record as surveyed by KS Associates, Inc. and David L. Elwell, P.S. 6333 in August , 2000.

All iron pins set are 5/8"x 30" capped rebar labeled KS ASSOCS INC PROP MARKER.

Bearings are based on Ohio State Plane, North Zone, NAD83, 1995.

DESCRIPTION OF JIMMY F. HALES, JERRY L. HALES, JUDITH M. NORRIS PARCEL

Situated in the City of North Ridgeville, County of Lorain, State of Ohio and being known as a part of Original Ridgeville Township Lot No. 8, more definitely described as follows;

Beginning at the intersection of the centerlines of Lear Nagle Road and Center Ridge Road;

Thence South 32° 21' 20" East in the centerline of Lear Nagle Road, 592.64 feet to a PK nail found at the northeasterly corner of lands conveyed to the Western Reserve Business Park, Ltd. as recorded in instrument No. 20000680396 of the Lorain County Land Records and passing through a PK nail found 3.30 south of the aforesaid intersection;

Thence leaving said centerline and in the centerline of a ditch, South 50° 02' 29" West in the northerly line of said lands and in the northerly line of lands conveyed to Marys Chapel as recorded in instrument No. 20000714428 of the Lorain County Land Records, 508.45 feet to a point and passing through a drill hole found 19.26 feet from the centerline of Lear Nagle Road;

Thence leaving said ditch centerline, North 01° 07' 59" East, 790.81 feet to a point on the centerline of Center Ridge Road and passing through a 1-1/2" pipe found 17.80 feet from the centerline of said ditch and a 5/8" iron pin found 36.72 feet from the centerline of Center Ridge Road;

Thence North 57°19' 39" East in said centerline, 67.63 feet to the point of beginning.

Containing within said bounds 3.9384 acres of land but subject to all legal highways and easements of record as surveyed by KS Associates, Inc. and David L. Elwell, P.S. 6333 in August , 2000.

All iron pins set are 5/8"x 30" capped rebar labeled KS ASSOCS INC PROP MARKER.

Bearings are based on Ohio State Plane, North Zone, NAD83, 1995.

DESCRIPTION OF PARCEL

Situated in the City of North Ridgeville, County of Lorain, State of Ohio and being known as a part of Original Ridgeville Township Lot No. 8, more definitely described as follows;

Beginning at the intersection of the centerlines of Lear Nagle Road and Center Ridge Road;

Thence South 32° 21' 20" East in the centerline of Lear Nagle Road, 592.64 feet to a PK nail found at the northeasterly corner of lands conveyed to the Western Reserve Business Park, Ltd. as recorded in instrument No. 20000680396 of the Lorain County Land Records and passing through a PK nail found 3.30 south of the aforesaid intersection;

Thence leaving said centerline and in the centerline of a ditch, South 50° 02' 29" West in the northerly line of said lands and in the northerly line of lands conveyed to Marys Chapel as recorded in instrument No. 20000714428 of the Lorain County Land Records, 760.01 feet to a point and passing through a drill hole found 19.26 feet from the centerline of Lear Nagle Road;

Thence leaving said centerline, North 01° 12' 24" East in the easterly line of lands conveyed to the Robert B. Minute Trust as recorded in instrument No. 19990619354 of the Lorain County Land Records, a distance of 829.92 feet to a point on the centerline of Center Ridge Road and passing through a iron pipe found 22.82 feet from the centerline of the ditch and an iron pipe found 36.44 feet from the centerline of Center Ridge Road;

Thence North 57° 19' 39" East in said centerline, 294.51 feet to the point of beginning.

Containing within said bounds 7.4537 acres of land but subject to all legal highways and easements of record as surveyed by KS Associates, Inc. and David L. Elwell, P.S. 6333 in August , 2000.

All iron pins set are 5/8"x 30" capped rebar labeled KS ASSOCS INC PROP MARKER.

Bearings are based on Ohio State Plane, North Zone, NAD83, 1995.

SURVEYOR'S CERTIFICATION:

TO: SV PROPERTIES OF NORTH RIDGEVILLE, LTD, TOPS MARKETS, LLC, BANK ONE, NA and FIRST AMERICAN TITLE INSURANCE COMPANY:

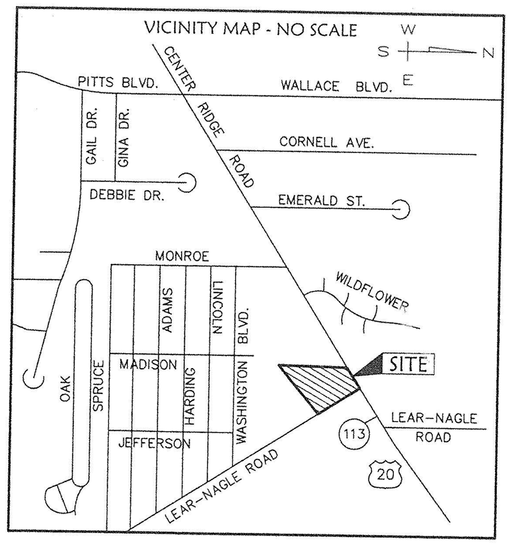
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1,2,3,4,5,6,8,10,11a,11b,13, AND 15 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DATE: DEC. 28, 2001

DAVID L.ELWELL, PROFESSIONAL SURVEYOR
OHIO NO. 6333

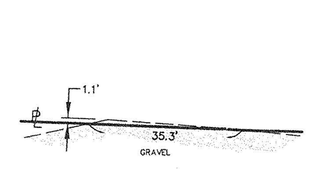
STATE OF OHIO
DAVID L. ELWELL
6333
REGISTERED
SURVEYOR

DATE OF SURVEY: SEPTEMBER 7, 2000
DATE OF LAST REVISION: DECEMBER 14, 2001

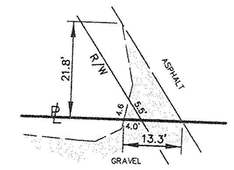


LEGEND

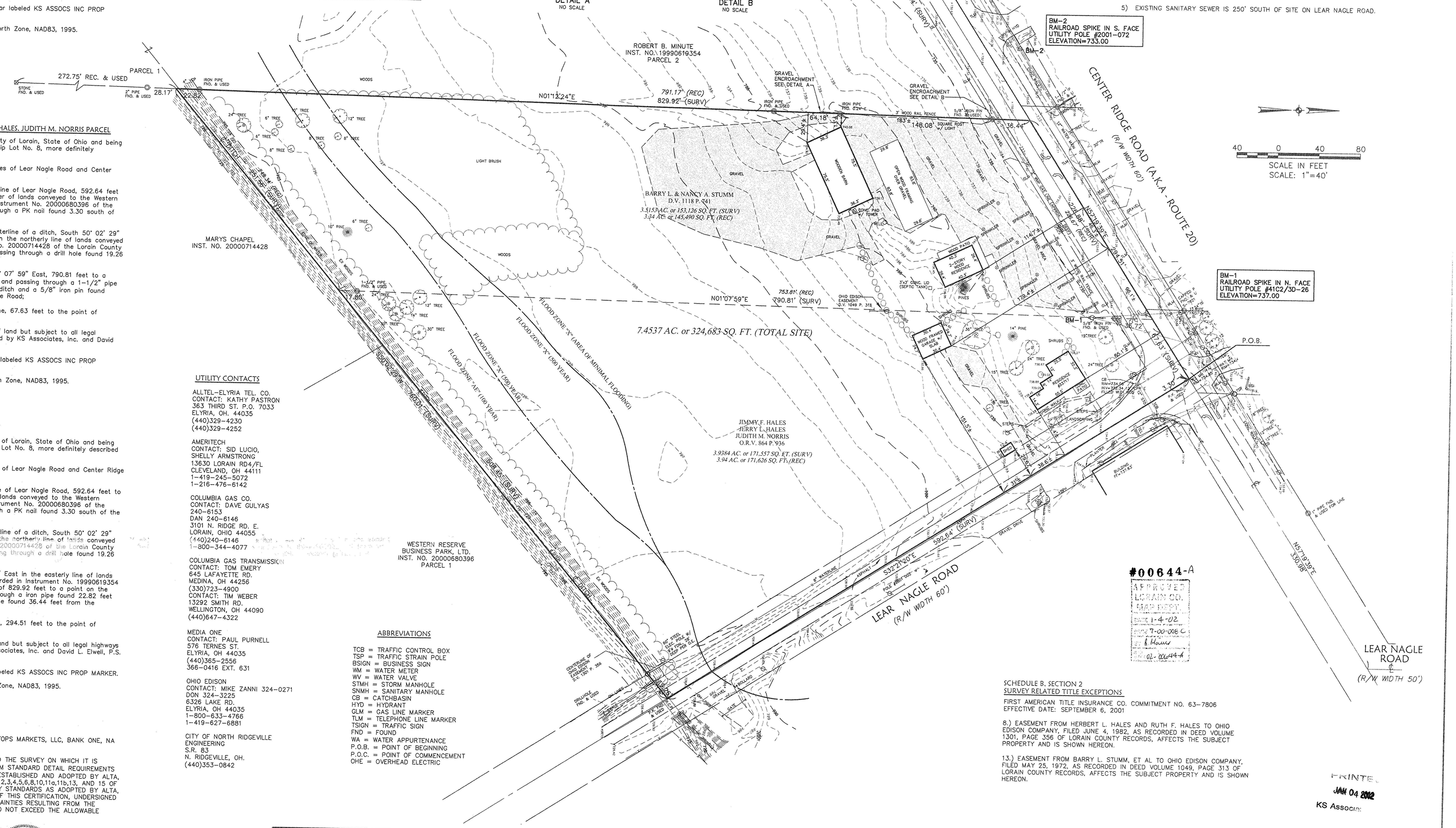
- TREE
- KS TRAVERSE POINT
- IRON PIN/PIPE FOUND
- UTILITY METER
- GUY ANCHOR
- UTILITY POLE
- SIGN
- SHRUB
- POST (ROUND)
- HYDRANT
- UTILITY VALVE
- CATCHBASIN (ROUND)
- NEWSPAPER BOX
- RAILROAD SPIKE
- MAILBOX
- CATCHBASIN (SQUARE)
- MANHOLE
- LIGHT POLE
- CLEANOUT
- ELECTRIC BOX
- PKNAIL
- GUARDRAIL
- FLOWLINE
- PINE TREE
- POST (SQUARE)
- 5/8" CAPPED REBAR SET
- CENTER LINE
- DRILLHOLE FOUND



GRAVEL ENCROACHMENT
DETAIL A
NO SCALE



GRAVEL ENCROACHMENT
DETAIL B
NO SCALE



SURVEYOR'S NOTES:

1) THE SURVEY SHOWN HEREON LIES WITHIN ZONES "X" (AREA OF MINIMAL FLOODING), "X" (AREA OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE), AND "AE" (AREA OF 100-YEAR FLOOD) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF NORTH RIDGEVILLE, OHIO, COMMUNITY PANEL NO. 390352 0005C ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AND HAVING A MAP REVISION DATE OF FEBRUARY 17, 1993. APPROXIMATE LIMITS OF FLOOD ZONES ARE SHOWN HEREON.

2) THE PARCEL DESCRIBED IN TITLE COMMITMENT NO. 63-7806 (PER ORDINANCE NO. 3343-98) LIES WITHIN ZONE B-3, HIGHWAY COMMERCIAL DISTRICT. UNDER THIS CLASSIFICATION THE FOLLOWING WOULD APPLY TO NEW CONSTRUCTION:
   - MINIMUM LOT DEPTH = NONE
   - MINIMUM LOT WIDTH = 150 FT.
   - MINIMUM LOT AREA = 1 ACRE
   - MINIMUM DEPTH OF FRONT YARD = 50 FT.
   - MINIMUM DEPTH OF REAR YARD = 40 FT.
   - MINIMUM EITHER SIDE YARD = 15 FT.**
   - MINIMUM SUM OF SIDES = 35 FT.**
   - MAXIMUM HEIGHT OF BUILDING = 65 FT.

** EXCEPT WHEN ADJOINING A RESIDENTIAL DISTRICT:
   - MINIMUM EITHER SIDE YARD = 25 FT.
   - MINIMUM SUM OF SIDES = 50 FT.

3) BEARINGS ARE BASED ON OHIO STATE PLANE "GRID NORTH" NAD83 1995 FROM OBSERVATIONS PERFORMED AUGUST 1, 2000.

4) AS OF AUGUST 22, 2000, THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED BY OUPS (OHIO UTILITIES PROTECTION SERVICE) AND HAVE NOT RESPONDED:

ALLTEL, MEDIA ONE, OHIO EDISON

5) EXISTING SANITARY SEWER IS 250' SOUTH OF SITE ON LEAR NAGLE ROAD.

UTILITY CONTACTS

ALLTEL-ELYRIA TEL. CO.
CONTACT: KATHY PASTRON
363 THIRD ST. P.O. 7033
ELYRIA, OH. 44035
(440)329-4230
(440)329-4252

AMERITECH
CONTACT: SID LUCIO,
SHELLY ARMSTRONG
13630 LORAIN RD4/FL
CLEVELAND, OH 44111
1-419-245-5072
1-216-476-6142

COLUMBIA GAS CO.
CONTACT: DAVE GULYAS
240-6153
DAN 240-6146
3101 N. RIDGE RD. E.
LORAIN, OHIO 44055
(440)240-6146
1-800-344-4077

COLUMBIA GAS TRANSMISSION
CONTACT: TOM EMERY
645 LAFAYETTE RD.
MEDINA, OH 44256
(330)723-4900
CONTACT: TIM WEBER
13292 SMITH RD.
WELLINGTON, OH 44090
(440)647-4322

MEDIA ONE
CONTACT: PAUL PURNELL
576 TERNES ST.
ELYRIA, OH 44035
(440)365-2556
366-0416 EXT. 631

OHIO EDISON
CONTACT: MIKE ZANNI 324-0271
DON 324-3225
6326 LAKE RD.
ELYRIA, OH 44035
1-800-633-4766
1-419-627-6881

CITY OF NORTH RIDGEVILLE
ENGINEERING
S.R. 83
N. RIDGEVILLE, OH.
(440)353-0842

ABBREVIATIONS

TCB = TRAFFIC CONTROL BOX
TSP = TRAFFIC STRAIN POLE
BSIGN = BUSINESS SIGN
WM = WATER METER
WV = WATER VALVE
STMH = STORM MANHOLE
SNMH = SANITARY MANHOLE
CB = CATCHBASIN
HYD = HYDRANT
GLM = GAS LINE MARKER
TLM = TELEPHONE LINE MARKER
TSIGN = TRAFFIC SIGN
FND = FOUND
WA = WATER APPURTENANCE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
OHE = OVERHEAD ELECTRIC

#00644-A
APPROVED
LORAIN CO.
MAP DEPT.
DATE 1-4-02
FEE 7-00-006 C
BY R. Mauer
02-00644-A

SCHEDULE B, SECTION 2
SURVEY RELATED TITLE EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE CO. COMMITMENT NO. 63-7806
EFFECTIVE DATE: SEPTEMBER 6, 2001

8.) EASEMENT FROM HERBERT L. HALES AND RUTH F. HALES TO OHIO EDISON COMPANY, FILED JUNE 4, 1982, AS RECORDED IN DEED VOLUME 1301, PAGE 356 OF LORAIN COUNTY RECORDS, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

13.) EASEMENT FROM BARRY L. STUMM, ET AL TO OHIO EDISON COMPANY, FILED MAY 25, 1972, AS RECORDED IN DEED VOLUME 1049, PAGE 313 OF LORAIN COUNTY RECORDS, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

PRINTED
JAN 04 2002
KS Associates

DATE: AUGUST 22, 2000
DRAWN BY: VY/AMK
CH'D BY:
DWG. NAME: 0-SURV02.DWG
XREF: 0-BASE01
PATH: 00193-3\CONTROL
F.B.

REVISIONS

DATE	DESCRIPTION	BY
12-14-01	ADDED DESCRIPTIONS, ENCROACHMENT DETAILS	ABR
11-29-01	REVISED PER UPDATED SITE INSPECTION	ABR
9-27-01	ADDED 8" ABANDONED WATERLINE	ABR
9-25-01	UPDATE TITLE COMMITMENT	ABR
9-7-00	REV. S. PROP. LINE, ZONING, & LOCATION OF OH. EDISON ESMT.	AMK

KS ASSOCIATES
KS ASSOCIATES, INC.
260 Burns Road, Suite 100
P.O. Box 569
Elyria, Ohio 44036
Phone (440) 365-4730
Fax (440) 365-4790
mailroom@ksassoc.com
www.ksassoc.com

ALTA\ACSM LAND TITLE SURVEY
PROPOSED TOPS SUPERMARKET SITE

OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 8
CITY OF NORTH RIDGEVILLE COUNTY OF LORAIN
STATE OF OHIO

SHEET 1 OF 1
JOB NO. 00193-4