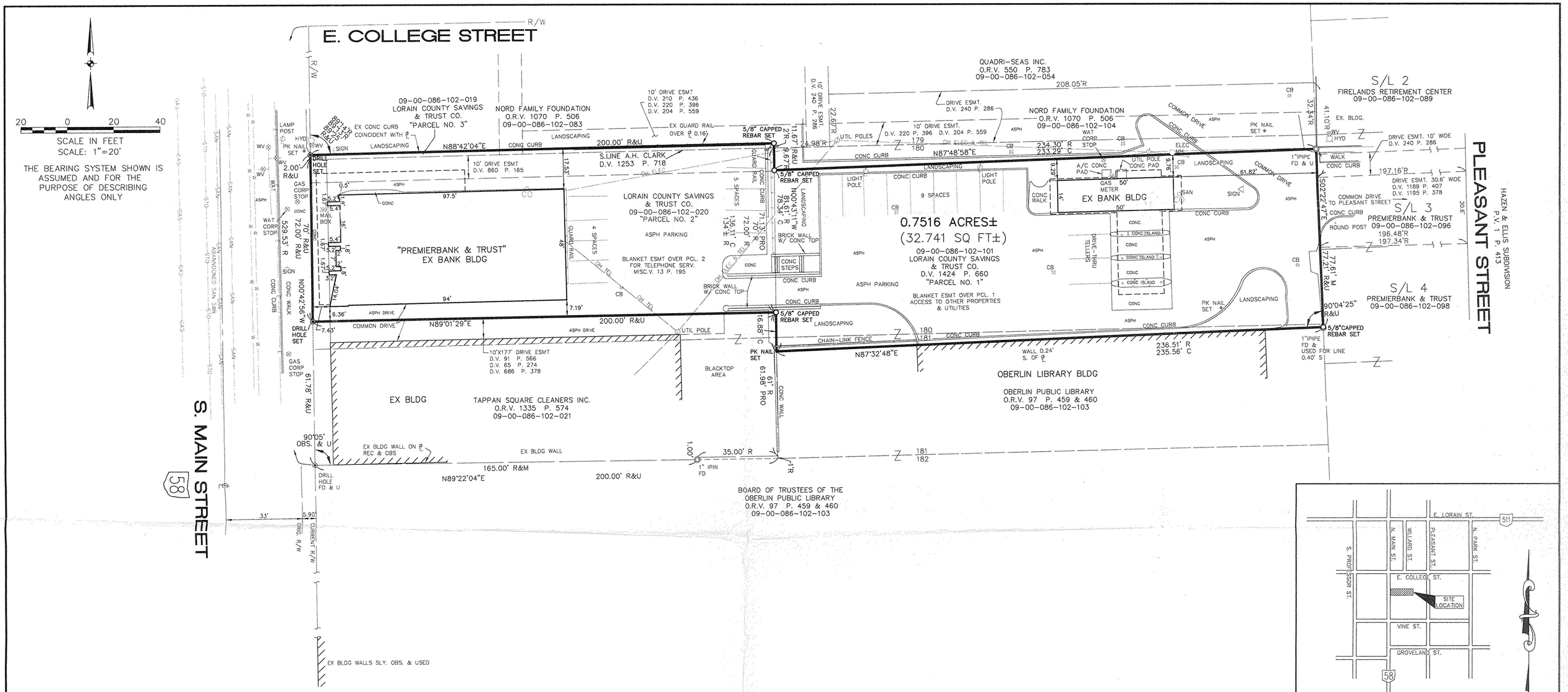

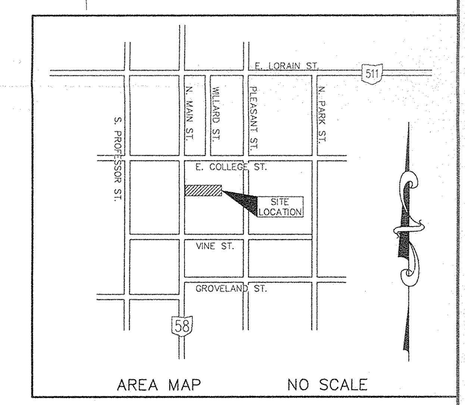

SCHEDULE B ITEMS

TITLE COMMITMENT NO. CLC 116913K
DATED APRIL 8, 1997

AS TO PARCEL NO. 1:
- 4. EASEMENT D.V. 240 P. 286 AS SHOWN
- 5. EASEMENT D.V. 1195 P. 378 AS SHOWN
- 10. EASEMENT D.V. 1189 P. 407 AS SHOWN
- 11. EASEMENT D.V. 1424 P. 660 BLANKET ESMT

AS TO PARCEL NO. 2:
- 12. EASEMENT D.V. 65 P. 274 AS SHOWN
- 13. EASEMENT D.V. 91 P. 566 AS SHOWN
- 14. EASEMENT MISC.V. 13 P. 195 BLANKET ESMT
- 15. EASEMENT D.V. 686 P. 378 AS SHOWN
- 16. EASEMENT D.V. 860 P. 165 AS SHOWN

AS TO PARCEL NO. 3:
- 17. EASEMENT D.V. 204 P. 559
- 18. EASEMENT D.V. 210 P. 436
- 19. EASEMENT D.V. 220 P. 396 AS SHOWN

LEGEND

- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING/PROPOSED VALVE
- EXISTING METER
- CLEANOUT
- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- IRON PIN/PIPE FOUND
- IRON PIN/PIPE SET
- DRILL HOLE
- PKNAIL
- EXISTING MAILBOX
- SIGN (1 POST)
- POST (SQUARE)
- POST (ROUND)

U – USED
R – RECORDED
C – CALCULATED
M – MEASURED
OH – OVERHEAD
OBS – OBSERVED

GENERAL NOTES:

1. ZONING:
   SITE IS ZONED "C-1" CENTRAL BUSINESS DISTRICT.
   BUILDING SET-BACK LINES:
   FRONT-NONE (BUILDINGS SHALL BE FLUSH WITH SIDEWALK EXCEPT FOR PEDESTRIAN USE AREAS).
   SIDE-NONE (BUILDINGS SHALL CONNECT TO ADJACENT BUILDINGS EXCEPT FOR DRIVE AND PEDESTRIAN WAYS).
   REAR-NONE.
   SEE PLANNING & ZONNING CODE CHAPTER 1341.
2. FLOOD ZONE:
   THE PARCEL SHOWN HEREON IS CONTAINED WITHIN FLOOD ZONE "C" PER H.U.D. FLOOD INSURANCE RATE MAP NO. 390353 0005 B DATED JUNE 18, 1980.
3. TOTAL NO. OF PARKING SPACES = 18

#22599-D
APPROVED
LORAIN CO.
MAP DEPT.
DATE 7/1/98
PAGE 9-00-086 A
BY TJS
VOID AFTER 22599-D

SURVEYORS CERTIFICATION

TO: PREMIERBANK & TRUST COMPANY
CHICAGO TITLE INSURANCE COMPANY
LORAIN COUNTY TITLE 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 1,2,3,6,7a,8,9,10, 11 AND 13 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND INEFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN" SURVEY.

David L. Elwell 6-6-97
DAVID L. ELWELL REG. SURVEYOR NO. 6333 DATE

STATE OF OHIO
DAVID L. ELWELL
6333
REGISTERED SURVEYOR

DATE:	06-06-97
DRAWN BY:	VY
CH'D BY:	DLE
F.B.	458
DWG. NAME:	97087/0-SURV01.DWG

REVISIONS

06-06-97	ORIGINAL ISSUE

ALTA/ACSM LAND TITLE SURVEY

PART OF LOTS NOS. 179, 180 & 181
IN THE OBERLIN VILLAGE PLAT
(P.V. 1 P. 41)
CITY OF OBERLIN 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. 97087