This survey has been coordinated with the Commitment for Title Insurance No. CLC 109061 issued by Chicago Title Insurance Company effective March 24, 1999.

Schedule B – Section 2

4. Volume 265, Page 179 of Lorain County Records is a deed with an easement granted in Court Case No. 3512 in Equity encumbering subject premises as shown.

5. Volume 280, Page 138 of Lorain County Records is an easement for right of way for maintenance of lines for transmission of electricity encumbering subject premises as shown.

6. Volume 12, Page 184 of Lorain County Miscellaneous Records is a pipeline right of way encumbering subject premises as shown.

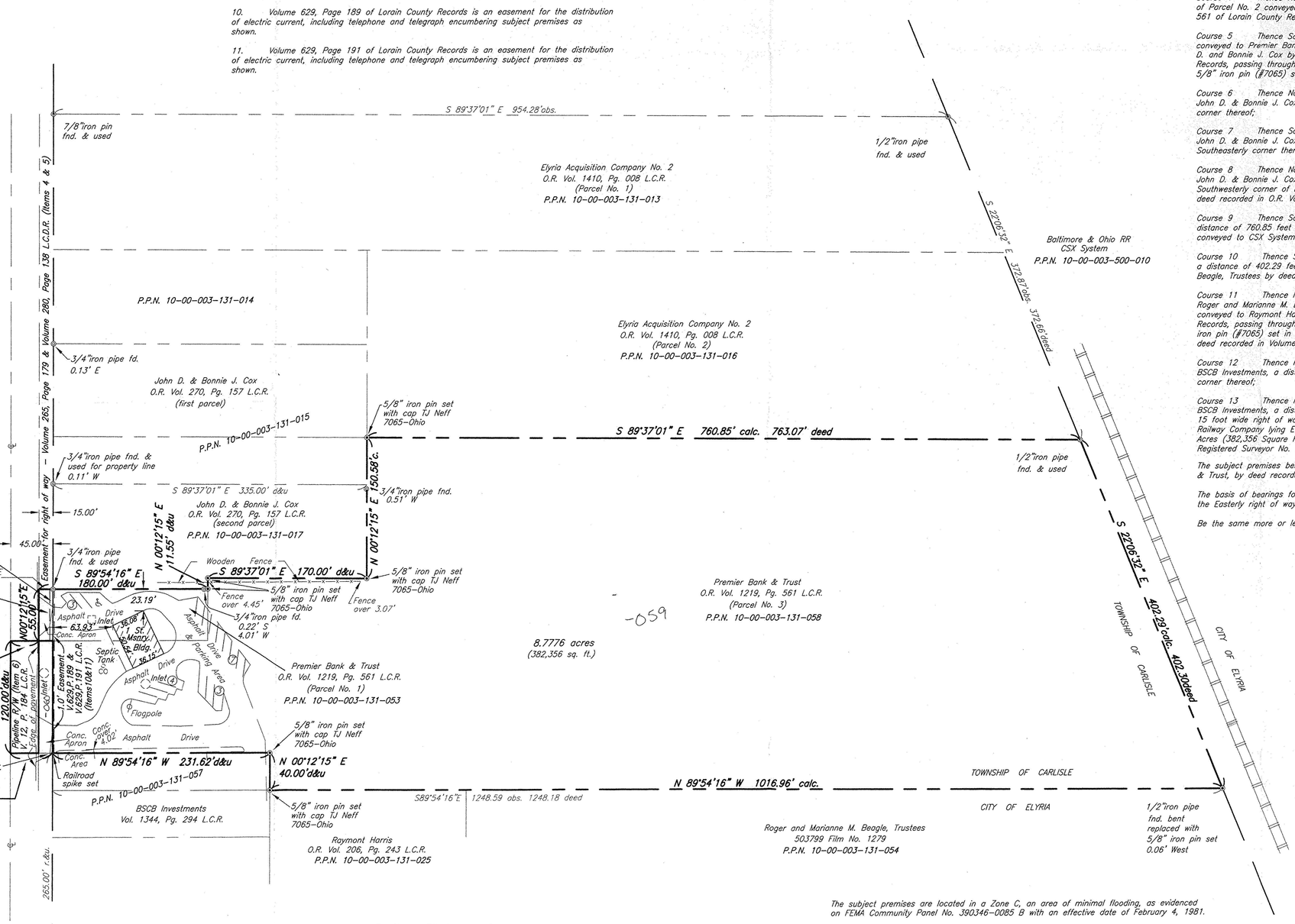
7. Volume 501, Page 222 of Lorain County Records is a pipeline and necessary appurtenances right of way not encumbering subject premises.

8. Volume 614, Page 485 of Lorain County Records is an easement for highway purposes encumbering subject premises as shown.

9. Volume 616, Page 51 of Lorain County Records is an easement for highway purposes not encumbering subject premises.

10. Volume 629, Page 189 of Lorain County Records is an easement for the distribution of electric current, including telephone and telegraph encumbering subject premises as shown.

11. Volume 629, Page 191 of Lorain County Records is an easement for the distribution of electric current, including telephone and telegraph encumbering subject premises as shown.



Legal Description
Premier Bank & Trust Parcel

Beginning at the north right of way line of Wanda Avenue, 50 feet wide at a point 45.00 feet Easterly of the center line of Lagrange Road. Thence Northerly, parallel to said center line of Lagrange Road, a distance of 265.00 feet to a railroad spike set at the Northwesterly corner of a parcel of land conveyed to BSCB Investments by deed recorded in Volume 1344, Page 294 of Lorain County Records and the principal place of beginning.

Course 1 Thence North 89°–54'–16" West, along the Westerly extension of the Northerly line of said BSCB Investments, a distance of 45.00 feet to said center line of Lagrange Road.

Course 2 Thence North 00°–12'–15" East, along said center line of Lagrange Road, a distance of 120.00 feet to the Northwest corner of Parcel No. 3 conveyed to Premier Bank & Trust by deed recorded in O.R. Volume 1219, Page 561 of Lorain County Records;

Course 3 Thence South 89°–54'–16" East, along the Northerly line of said Parcel No. 3, a distance of 30.00 feet to a point 30.00 feet East of said center line of Lagrange Road;

Course 4 Thence North 00°–12'–15" East, a distance of 55.00 feet to the Northwest corner of Parcel No. 2 conveyed to Premier Bank & Trust by deed recorded in O.R. Volume 1219, Page 561 of Lorain County Records;

Course 5 Thence South 89°–54'–16" East, along the Northerly line of said Parcel No. 2 conveyed to Premier Bank and Trust and the Southerly line of a parcel of land conveyed to John D. and Bonnie J. Cox by deed recorded in O.R. Volume 270, Page 157 of Lorain County Records, passing through a 3/4" iron pipe found at 15.00 feet, a distance of 180.00 feet to a 5/8" iron pin (#7065) set at a Southeasterly corner thereof;

Course 6 Thence North 00°–12'–15" East, along an Easterly line of land so conveyed to John D. & Bonnie J. Cox, a distance of 11.55 feet to a 5/8" iron pin (#7065) set at an interior corner thereof;

Course 7 Thence South 89°–37'–01" East, along a Southerly line of land so conveyed to John D. & Bonnie J. Cox, a distance of 170.00 feet to a 5/8" iron pin (#7065) set at a Southeasterly corner thereof;

Course 8 Thence North 00°–12'–15" East, along the Easterly line of land so conveyed to John D. & Bonnie J. Cox, a distance of 150.58 feet to a 5/8" iron pin (#7065) set at the Southwesterly corner of Parcel No. 2 of land conveyed to Elyria Acquisition Company No. 2 by deed recorded in O.R. Volume 1410, Page 8 of Lorain County Records;

Course 9 Thence South 89°–37'–01" East, along the Southerly line of said Parcel No. 2, a distance of 760.85 feet to a 1/2" iron pipe found in the Westerly right of way line of land conveyed to CSX System and the Baltimore & Ohio Railroad;

Course 10 Thence South 22°–06'–32" East, along said Westerly right of line of the Railroad, a distance of 402.29 feet to the Northeast corner of land conveyed to Roger and Marianne M. Beagle, Trustees by deed recorded in 503799 Film No. 1279 of Lorain County Official Records;

Course 11 Thence North 89°–54'–16" West, along the Northerly line of land so conveyed to Roger and Marianne M. Beagle, Trustees, and along the Northerly line of a parcel of land conveyed to Raymont Harris by deed recorded in O.R. Volume 206, Page 243 of Lorain County Records, passing through a 5/8" iron pin set at 0.06 feet, a distance of 1016.96 feet to a 5/8" iron pin (#7065) set in the Easterly line of a parcel of land conveyed to BSCB Investments, by deed recorded in Volume 1344, Page 294 of Lorain County Records;

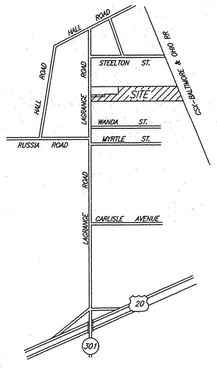
Course 12 Thence North 00°–12'–15" East, along said Easterly line of land so conveyed to BSCB Investments, a distance of 40.00 feet to a 5/8" iron pin (#7065) set at the Northeasterly corner thereof;

Course 13 Thence North 89°–54'–16" West, along the Northerly line of land so conveyed to BSCB Investments, a distance of 231.62 feet to the principal place of beginning, excepting the 15 foot wide right of way now or formerly owned by the Cleveland, Southwestern and Columbus Railway Company lying East of and adjoining said Lagrange Road. Said parcel contains 8.7776 Acres (382,356 Square Feet) of land according to a survey made by Thomas J. Neff, Jr., Registered Surveyor No. 7065–Ohio in March of 1999.

The subject premises being the same land conveyed as Parcel Nos. 1, 2 and 3 to Premier Bank & Trust, by deed recorded in O.R. Volume 1219, Page 561 of Lorain County Records.

The basis of bearings for the premises surveyed is assumed to be North 00(–12'–15" East as the Easterly right of way of Lagrange Road.

Be the same more or less but subject to all legal highways.



VICINITY MAP
(no scale)

To: Chicago Title Insurance Company
FirstMerit Bank, N.A.
Lorain County Title Company, Inc.
Mould Developement 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, ACSM and NSPS in 1997, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10 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.

The subject premises are located in a Zone C, an area of minimal flooding, as evidenced on FEMA Community Panel No. 390346–0085 B with an effective date of February 4, 1981.

Distances shown hereon are given in feet and decimal parts thereof. Bearing shown hereon are to a record meridian and are used to denote angles only.

I hereby state to the best of my professional knowledge, information and belief, all to be correct.

Thomas J. Neff, Jr.
Registered Surveyor No. 7065–Ohio

3-18-99
Date

STATE OF OHIO
THOMAS J. NEFF, JR.
S 7065
REGISTERED PROFESSIONAL SURVEYOR

#00186
APPROVED
LORAIN CO.
MAP DEPT.
DATE 9/10/99
PARCEL NO. 10-00-003-G
BY T. Bak
ID. 00186

REV NO	DATE	DESCRIPTION	BY
	8–31–99	Revised legal description (ensemble)	GMB
	7–14–99	Revised legal description & Sch.B	GMB
	7–2–99	Revised boundary, legal & Sch.B	GMB
	6–30–99	Revised boundary, legal & Sch.B	GMB

JOB NO 11770 | SCALE 1"=50' | DRAWN BY GMB | CHK'D BY | DWG NAME 11770-a | DATE MARCH, 1999

NEFF & ASSOCIATES
A PROFESSIONAL CORPORATION
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS
SURVEYORS
6455 York River Parma Heights, Ohio 44130
(440) 884-3300 FAX (440) 884-4442

FIRSTMERIT BANK

ALTA/ASCM LAND TITLE SURVEY

CARLISLE TOWNSHIP, OHIO

SHEET NO.
1 of 1

C:\AAC11\70\11770-a.dwg Tue Aug 31 10:18:13 1999