

prepared by
CAPITOL SURVEY COMPANY
 6545 STRATHMORE DRIVE PHONE: (216) 447-9227
 VALLEY VIEW, OHIO 44125 FAX: (216) 524-4826

BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS SHOWN HEREON, ALL OF WHICH ARE CORRECT.
 I HEREBY CERTIFY TO WILLIAM THOMAS COMMUNITIES, INC., CUYAHOGA VALLEY TITLE AGENCY, INC. AND TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THAT I HAVE SURVEYED THE LAND AS SHOWN ON THIS DRAWING TO 1998 ALTA/ACSM STANDARDS, AND HAVE FOUND OR SET ALL SURVEY POINTS AS INDICATED HEREON. THE SURVEY ALSO SHOWS ALL EASEMENTS, GRANTS AND RIGHT OF WAYS PER CUYAHOGA VALLEY TITLE AGENCY'S TITLE COMMITMENT NO. 15646 DATED NOVEMBER 14, 2000.

Ralph M. Gagar
 RALPH M. GAGAR - PROFESSIONAL SURVEYOR # 7949
 DATE: DECEMBER 2, 2000
 REVISED: OCTOBER 23, 2001
 (OLD REPUBLIC NATIONAL TITLE INSURANCE CO. ADDED TO TITLE BLOCK AND CERTIFICATION.)



NOTE:
 ALL IRON PINS SET ARE 1/2" x 30" REBAR WITH YELLOW CAP STAMPED "CAPITOL 7541-7949".

ALTA/ACSM LAND TITLE SURVEY
 for

WILLIAM THOMAS COMMUNITIES, INC.
 CUYAHOGA VALLEY TITLE AGENCY, INC.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

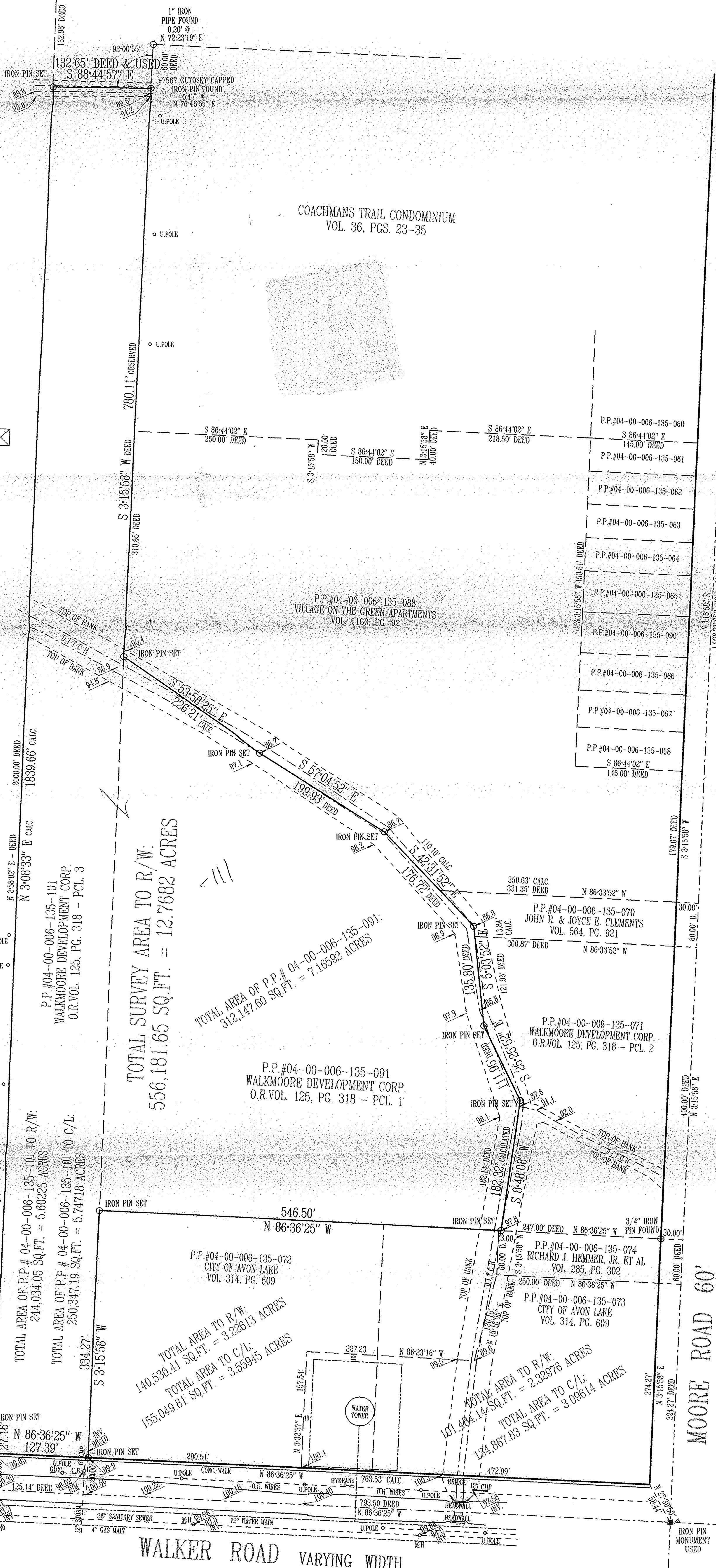
KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 6; NOW IN THE:

CITY OF AVON LAKE
 COUNTY OF LORAIN - STATE OF OHIO

JEFFREY O. JACOBSON, TRUSTEE OF THE LEONA ROSE JACOBSON TRUST
 19980512201 - PARCEL NO. 3
 JANUARY 16, 1998

LIST OF EASEMENTS / LEASES

- (f) OIL AND GAS LEASE - VOLUME 6, PAGE 359 AFFECTS TOTAL PROPERTY AND ADJOINING PROPERTIES
- (g) RIGHT OF WAY AND EASEMENT - VOLUME 9, PAGE 128 DOES NOT AFFECT SURVEYED PREMISES
- (h) RIGHT OF WAY AND EASEMENT - VOLUME 11, PAGE 105 DOES NOT AFFECT SURVEYED PREMISES
- (i) EASEMENT - VOLUME 438, PAGE 445 DOES NOT AFFECT SURVEYED PREMISES
- (j) EASEMENT AND RESERVATION - VOLUME 456, PAGE 356 DOES NOT AFFECT SURVEYED PREMISES
- (k) EASEMENT AND RESERVATION - VOLUME 750, PAGE 115 DOES NOT AFFECT SURVEYED PREMISES
- (l) AGREEMENT OF EASEMENT - VOLUME 1123, PAGE 518 REFILED: VOLUME 1124, PAGE 401 DOES NOT AFFECT SURVEYED PREMISES



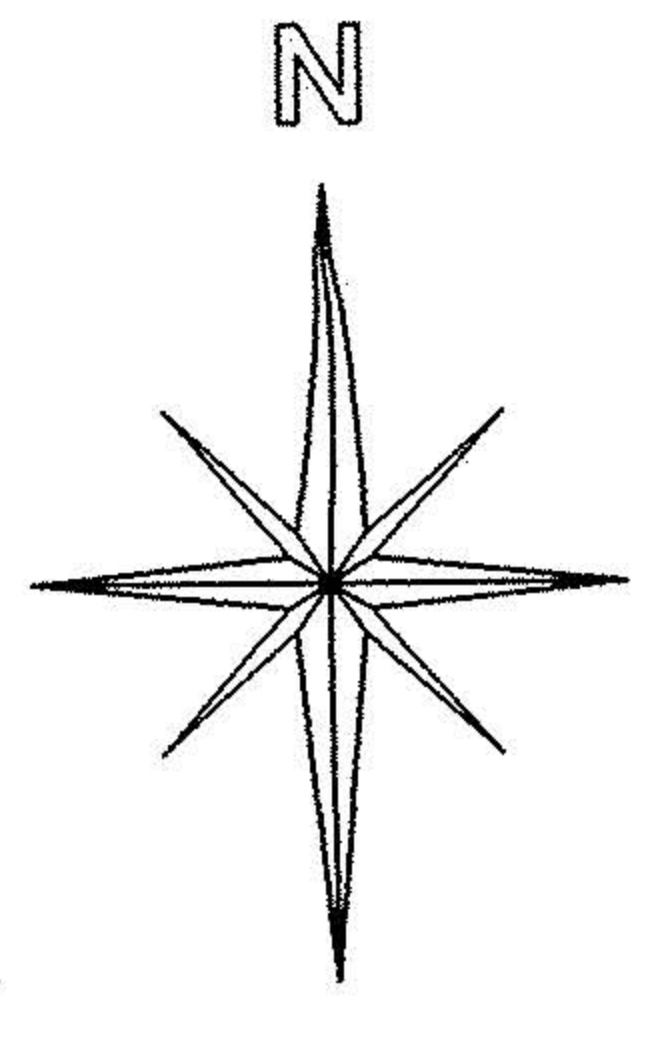
TOTAL SURVEY AREA TO R/W:
 556,181.65 SQ. FT. = 12.7682 ACRES

TOTAL AREA OF P.P.# 04-00-006-135-091:
 312,147.60 SQ. FT. = 7.16592 ACRES

TOTAL AREA OF P.P.# 04-00-006-135-101 TO R/W:
 244,034.05 SQ. FT. = 5.60225 ACRES
 TOTAL AREA OF P.P.# 04-00-006-135-101 TO C/L:
 250,347.19 SQ. FT. = 5.74718 ACRES

TOTAL AREA TO R/W:
 140,530.41 SQ. FT. = 3.22613 ACRES
 TOTAL AREA TO C/L:
 155,049.81 SQ. FT. = 3.55945 ACRES

TOTAL AREA TO R/W:
 101,444.14 SQ. FT. = 2.32976 ACRES
 TOTAL AREA TO C/L:
 124,867.83 SQ. FT. = 2.86914 ACRES



SCALE: 1" = 80'
 0 20 40 80 160

W00956
 APPROVED
 LORAIN CO. MAP DEPT.
 DATE 1-3-02
 PAGE 4-00-006-1
 BY J HATFIELD
 # 02-00956