ALTA/ACSM LAND TITLE SURVEY FOR THE BENEFIT OF WHITLATCH & COMPANY; MADE FOR AND AT THE INSTANCE OF DOLLAR BANK, FEDERAL SAVINGS BANK; GENERAL TITLE AND TRUST COMPANY; GENERAL TITLE AGENCY, INC.

LEGAL DESCRIPTION
CITY OF NORTH RIDGEVILLE
20.0726 ACRES

Situated in the City of North Ridgeville, County of Lorain, State of Ohio and known as being part of Original Ridgeville Township Lot Numbers 13 & 24 and being further described as follows;

Beginning at a 1" iron pin found in a monument box located in the intersection of Island Road (60' wide) and Butternut Ridge Road (60' wide);

Thence South 48°27'00" West, along the centerline of said Butternut Ridge Road, 502.60 feet to a point, said point being the northwesterly corner of a parcel of land conveyed by deed to Debra Walton and Nanette Amster, Trustees, as recorded in Document Number 20030881854 of the Lorain County Deed Records, said point also being the Principal Place of Beginning of the parcel herein described;

COURSE I Thence South 32°19'09" East along the westerly line of said Debra Walton and Nanette Amster, Trustees, passing through a 3/4" iron pipe found, 30.36 feet from the centerline of said Butternut Ridge Road, 287.67 feet to a 3/4"iron pipe found at the southwest corner of said land conveyed to Debra Walton and Nanette Amster;

COURSE II Thence North 71°25'18" East along the southerly line of said Debra Walton and Nanette Amster, 78.03 feet the southeast corner therein, from which point a 3/4" iron pipe found bears South 71°25'18" West, 0.81 feet;

COURSE III Thence South 13°40'51" East, 613.61 feet to the southwest corner of land conveyed to Mould Development L.L.C. by deed as recorded in Document Number 20030906193 of the Lorain County Deed Records, from which point a 3/4" iron pipe found bears North 76°37'41" East, 0.07 feet;

COURSE IV Thence South 13°22'19" East, 1006.60 feet to the southwest corner of land conveyed to Marion A. and Carla G. Brown by deed as recorded in volume 339 Page 303 of the Lorain County Deed Records, from which point a 1" iron pipe found bears North 13°22'19" West, 35.18 feet;

COURSE V Thence South 76°47'23" West, 672.18 feet to a corner therein, said corner being along the westerly line of land conveyed to Bruce J. and Charlotte A. Viergutz by deed as recorded in Document Number 20020857566 of the Lorain County Deed Records;

COURSE VI Thence North 00°48'52" West along the westerly line of said land conveyed to Bruce J. and Charlotte A. Viergutz, passing through a 1" iron pipe found 36.05 feet therefrom, 1292.41 feet to a 3/4" iron pipe found at an angle point therein;

COURSE VII Thence North 16°59'10" West along the westerly line of said land conveyed to Bruce J. and Charlotte A. Viergutz, 490.13 feet to centerline of Butternut Ridge Road, passing through a 3/4" iron pipe found 457.21 feet therefrom;

COURSE VIII Thence North 48°27'00" East , along the centerline of Butternut Ridge Road, 280.96 feet to the Principal Place of Beginning and containing 874,361 square feet or 20.0726 acres of land according to a survey by Daniel Laux of Polaris Engineering & Surveying Inc., dated December 08, 2003;

Bearings are based on the centerline of Butternut Ridge Road as described in Fredrick H. Stobe Document Number 20020873451 of the Lorain County Deed Records.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

A., ACT.	ACTUAL MEASUREMENT OR CALCULATION
U., USED	USED MEASUREMENT OR MONUMENT
D., R., REC.	DEED OR RECORD
CALC.	CALCULATED
C/L	CENTERLINE
I PIN SET	5/8" DIA. BY 30" LONG IRON PIN SET WITH CAP 7087
P.K. SET	PARKER-KALON NAIL SET
OBS.	OBSERVED
P.P.N.	PERMANENT PARCEL NUMBER
M	IRON PIN IN MONUMENT FOUND
O	IRON PIN OR PIPE FOUND
	UTILITY OR POWER POLE

THE UNDERSIGNED HEREBY CERTIFIES TO DOLLAR BANK, FEDERAL SAVINGS BANK; GENERAL TITLE AND TRUST COMPANY; AND WHITLATCH & CO. THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY ALTA AND ASCM IN 1999, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ASCM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

I ALSO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SET FORTH IN OHIO ADMINISTRATIVE CODE, CHAPTER 4733-37; THAT THIS MAP, THE SURVEY ON WHICH IT IS BASED, AND THE LEGAL DESCRIPTIONS SHOWN HEREON MEET THE REQUIREMENTS, IF ANY, AS ESTABLISHED BY THE LORAIN COUNTY TRANSFER AND CONVEYANCE STANDARDS.

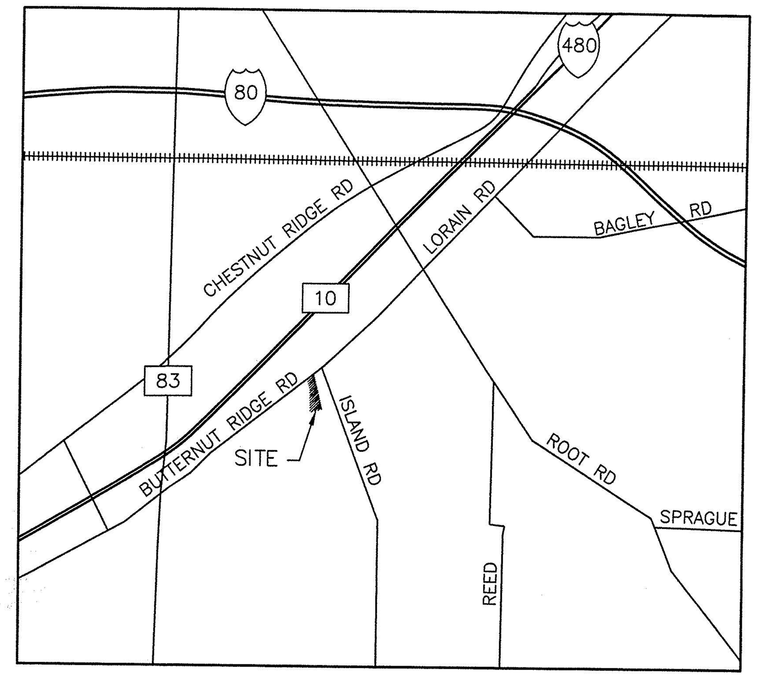
I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP HAS ACCESS TO A PUBLICLY DEDICATED STREET AND THAT THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY; THAT THE PROPERTY DESCRIPTIONS CONTAINED HEREIN INCLUDE THE PROPERTY SPECIFICALLY DESCRIBED IN GENERAL TITLE AND TRUST COMPANY COMMITMENT NO. 105913/E-11246 DATED OCTOBER 16, 2003, THAT EXCEPT AS SHOWN THE PROPERTY DOES NOT APPEAR TO SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS OR ANY OTHER PURPOSE; THAT THE PROPERTY IS LOCATED IN A FLOOD ZONE C AS SHOWN BY THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP FOR THE CITY OF NORTH RIDGEVILLE, COMMUNITY PANEL NUMBER 390352 0010 B DATED JUNE 4, 1980; THAT IF THE PROPERTY SHOWN ON THE MAP CONSISTS MORE THAN ONE PARCEL, THAT THE PARCELS ARE CONTIGUOUS AND WHEN TAKEN TOGETHER FORM ONE PARCEL WITHOUT ANY GAPS OR GORES; AND THAT EXISTING UTILITIES (I.E. STORM, SANITARY SEWERS, WATER, GAS AND ELECTRIC) ARE AVAILABLE TO THE PROPERTY.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF; BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED O INDICATE ANGLES ONLY. ALL OF THE ABOVE WHICH IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF.

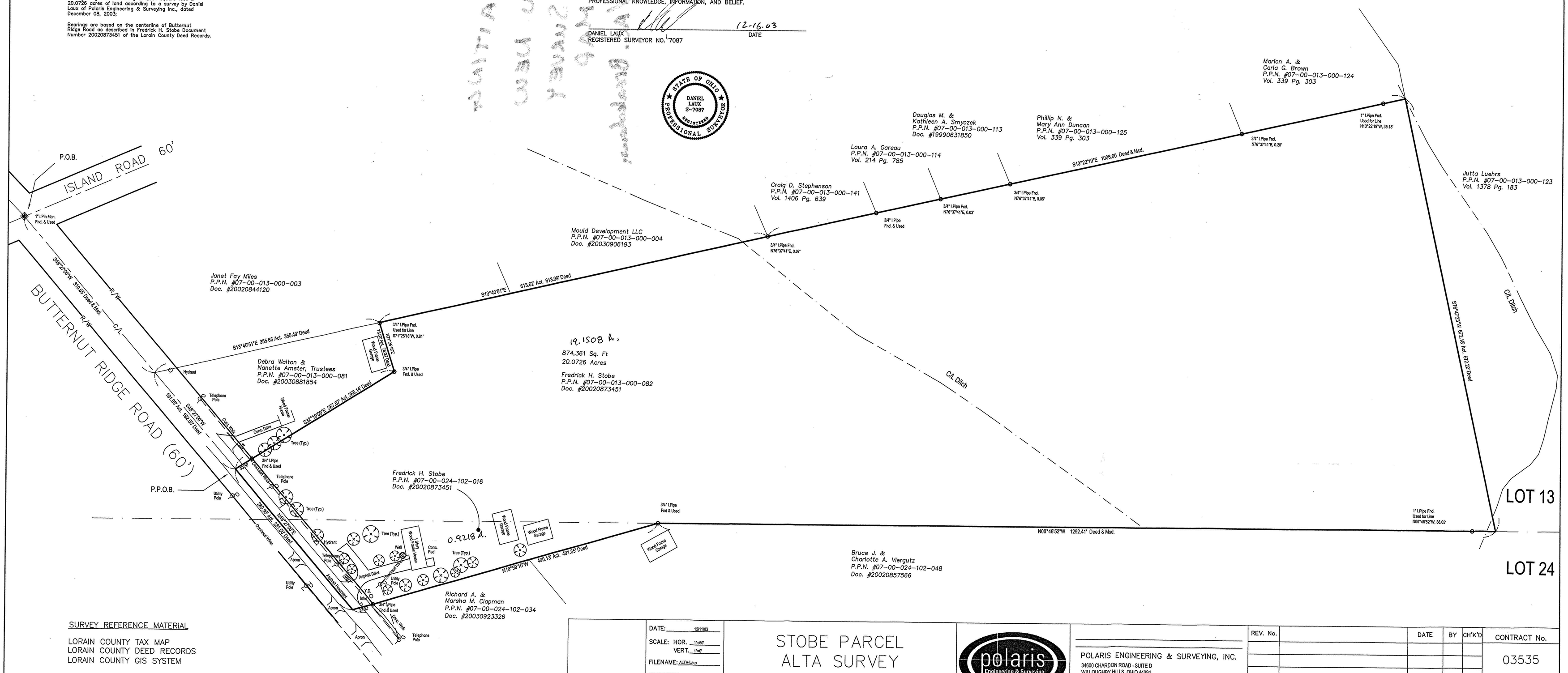
DANIEL LAUX
REGISTERED SURVEYOR NO. 7087

12-16-03
DATE

STATE OF OHIO
DANIEL LAUX
S-7087
REGISTERED
PROFESSIONAL SURVEYOR



LOCATION MAP
SCALE: 1" = 3500'



SURVEY REFERENCE MATERIAL

LORAIN COUNTY TAX MAP
LORAIN COUNTY DEED RECORDS
LORAIN COUNTY GIS SYSTEM

DATE: 12/11/03
SCALE: HOR. 1"=60' VERT. 1"=0'
FILENAME: ALTA-Laux
COMPUTER: DL
CREW CHIEF: MWT-PCS

STOBE PARCEL
ALTA SURVEY

NORTH RIDGEVILLE-LORAIN COUNTY-OHIO

polaris Engineering & Surveying

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

REV. No.		DATE	BY	CH'K'D

CONTRACT No. 03535

SHEET 1 OF 1