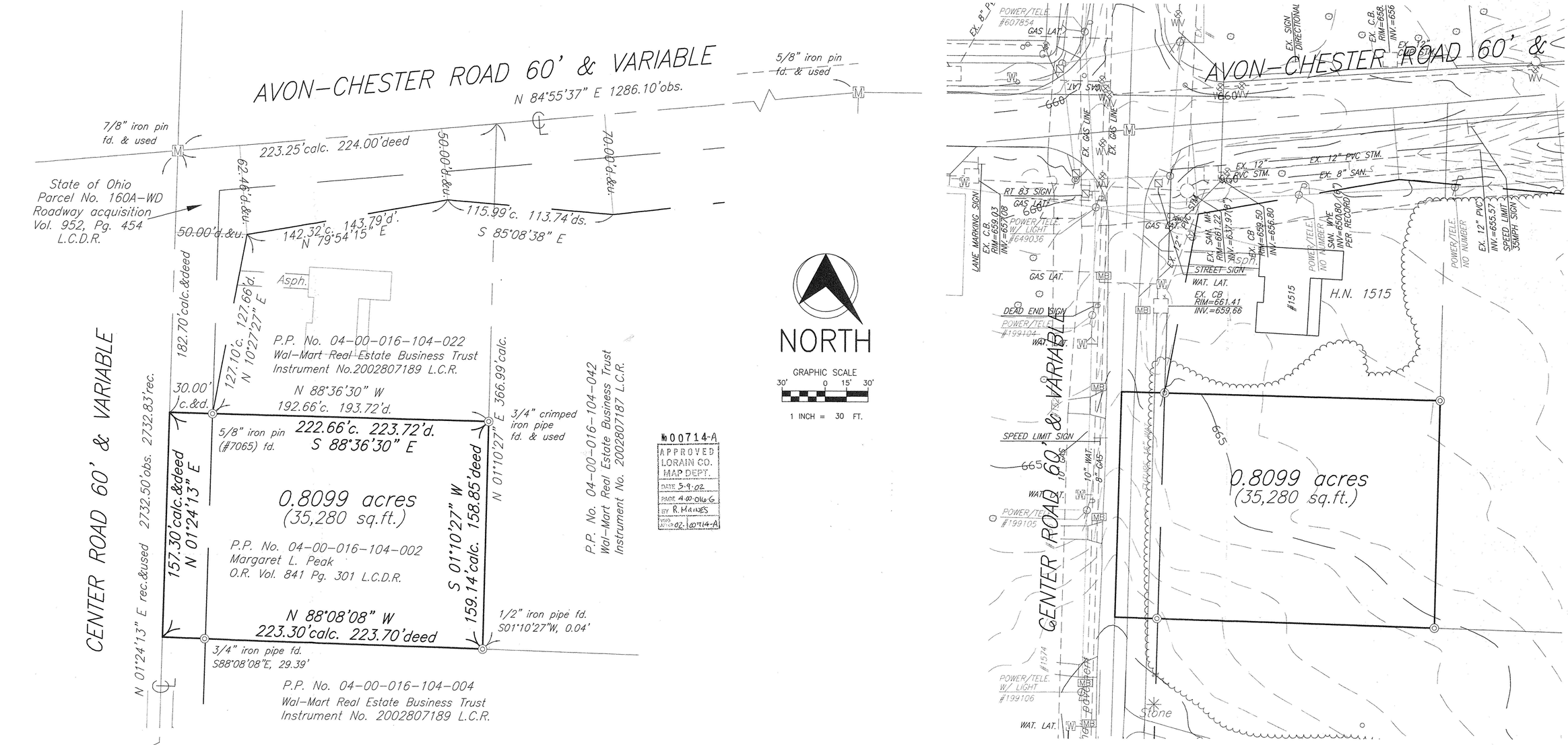


Legal Description
Peak Parcel

Situated in the City of Avon, County of Lorain, State of Ohio and known as being part of Original Avon Township, Section No. 16 and is further bounded and described as follows:

Beginning at a 7/8" iron pin found at the intersection of the center line of Avon-Chester Road (60 feet wide and variable) with the center line of Center Road (60 feet wide and variable). Thence South 01°-24'-13" West, along said center line of Center Road, a distance of 182.70 feet to the Southwesterly corner of a parcel of land conveyed to Wal-Mart Real Estate Business Trust by deed recorded in Instrument No. 2002807189 of Lorain County Records and the principal place of beginning of the land herein described;

Course 1 *Thence South 88°-36'-30" East, along a Southerly line of land so conveyed to Wal-Mart Real Estate Business Trust and passing through a 5/8" iron pin (#7065) found at 30.00 feet (the Easterly right of way line of Center Road, as aforesaid), a distance of 222.66 feet to a 3/4" iron pipe found at the Southeasterly corner thereof and in a Westerly line of a parcel of land conveyed to Wal-Mart Real Estate Business Trust by deed recorded in Instrument No. 2002807187 of Lorain County Records;*

Course 2 *Thence South 01°-10'-27" West, along said Westerly line of land so conveyed to Wal-Mart Real Estate Business Trust, a distance of 159.14 feet to a Southwesterly corner thereof and a Northerly line of a parcel of land conveyed to Wal-Mart Real Estate Business Trust by deed recorded in Instrument No. 2002807189 of Lorain County Records, as aforesaid. Said corner marked by a 1/2" iron pipe found South 01°-10'-27" West, a distance of 0.04 feet;*

Course 3 *Thence North 88°-08'-08" West, along said Northerly line of land so conveyed to Wal-Mart Real Estate Business Trust, and passing through a 3/4" iron pipe found at 193.91 feet, a distance of 223.30 feet to the center line of Center Road, as aforesaid;*

Course 4 *Thence North 01°-24'-13" East, along said center line of Center Road, a distance of 157.30 feet to the principal place of beginning and containing 0.8099 Acres (35,280 Square Feet) of land according to a survey made by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio in October of 2001.*

The subject area being the same land conveyed to Margaret L. Peak by deed recorded in O.R. Volume 841, Page 301 of Lorain County Records.

The basis of bearings for the premises surveyed is North 01°-24'-13" East, as the center line of Center Road as shown by the recorded plat in Volume 25 of Maps, Page 49 of Lorain County Records.

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

This survey has been coordinated with the Commitment for Title Insurance No. 22330079 issued by Chicago Title Insurance Company effective January 10, 2002.

For the Benefit of: *First Interstate Properties, Ltd.*
Chicago Title Insurance Company
Lawyers Title Insurance Corporation
Wal-Mart Real Estate Business Trust

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, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b), 13, 15 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 survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Subject premises are in Zone X, an area of minimal flooding as designated by the National Flood Insurance Program as reflected by the Community Parcel Number 390348 0005 C revise dated May 17, 1993.

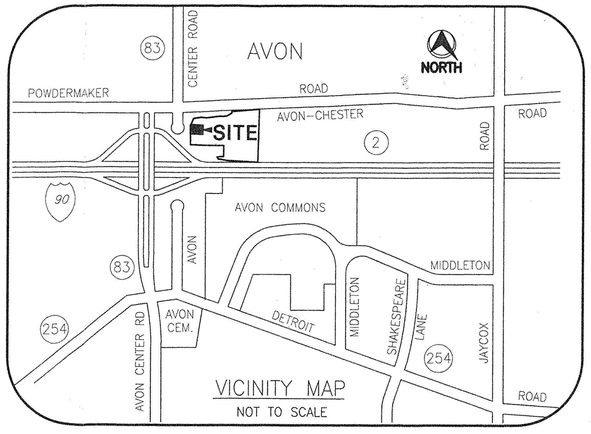
Distances shown hereon are given in feet and decimal parts thereof. Bearings shown hereon are to a record meridian and are used to denote angles only.

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

3-29-02
Date

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



REV NO	DATE	DESCRIPTION	BY

JOB NO	12281
SCALE	1"=30'
DRAWN BY	GMB
CHKD BY	
DWG NAME	12281-APEAK
DATE	FEBRUARY, 2002

NEFF & ASSOCIATES
A PROFESSIONAL CORPORATION
ENGINEERS, PLANNERS
LANDSCAPE ARCHITECTS
SURVEYORS
6415 York Road Parma Heights, Ohio 44130
(440) 884-3300 FAX (440) 884-6443

WAL-MAR REAL ESTATE BUSINESS TRUST
ALTA/ACSM LAND TITLE SURVEY
AVON, OHIO

SHEET NO.
1 OF 1