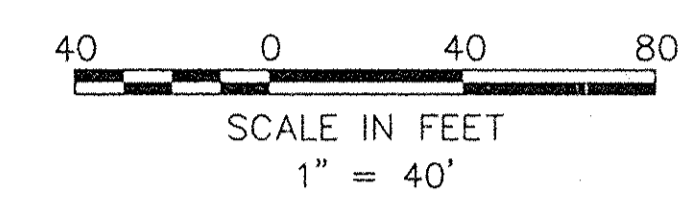
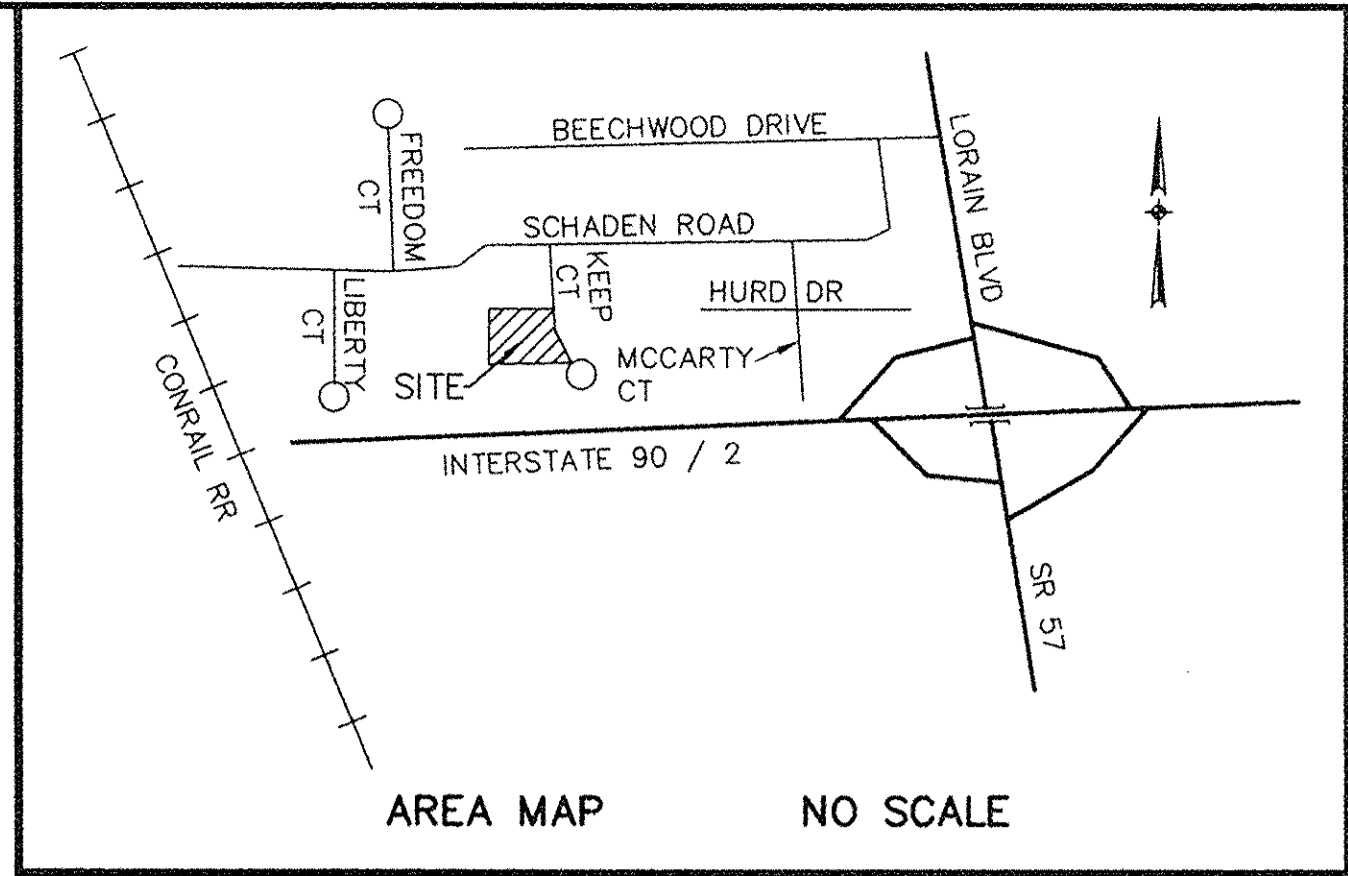


SCHADEN ROAD 60'



THE BEARING SYSTEM SHOWN IS FOR THE PURPOSE OF DESCRIBING ANGLES ONLY.

EASEMENTS/RESTRICTIONS PER COMMITMENT FOR TITLE INSURANCE NO. 01-96-606919-1 DATED JUNE 20,1996

8. RIGHT OF WAY TO THE OHIO FUEL GAS CO. RECORDED IN M.V. 12 P. 262 - BLANKET EASEMENT REFERS TO ORIG. LOT 9-DOES NOT APPLY-LOCATION OFF SITE
9. EASEMENT TO THE MARION-RESERVE POWER COMPANY RECORDED IN D.V. 318 P. 33 - BLANKET EASEMENT REFERS TO ORIG. LOT 9
10. EASEMENT TO THE OHIO PUBLIC SERVICE CO. RECORDED IN D.V. 361 P. 44 - DOES NOT APPLY REFERS TO ORIG. LOT 10 & 14
11. EASEMENT TO THE OHIO PUBLIC SERVICE COMPANY RECORDED IN D.V. 371 P. 219 - DOES NOT APPLY REFERS TO ORIG. LOT 11
12. EASEMENT TO THE CITY OF ELYRIA RECORDED IN D.V. 983 P. 818 - PARCEL 1 DOES NOT APPLY PARCEL 2 DESCRIBES KEEP COURT
13. EASEMENT/AGREEMENT RECORDED IN D.V. 983 P. 892 - DESCRIBES KEEP COURT
15. ABUTTER'S RIGHTS RECORDED IN D.V. 896 P. 152 - DOES NOT APPLY REFERS ORIG. LOT 10
16. RESTRICTIONS/COVENANTS RECORDED IN D.V. 983 P. 886 - AS SHOWN
18. EASEMENT TO OHIO EDISON COMPANY RECORDED IN D.V. 992 P. 836 - AS SHOWN

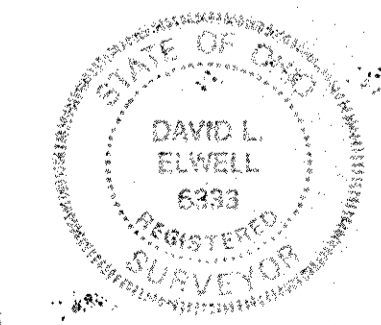
#21948-A

APPROVED
LORAIN CO.
MAP DEPT.
DATE 10-1-96
PAGE 6-26
BY T. McLean
JOB # 21948-A

SURVEYORS CERTIFICATION
TO: BAR- ONE LIMITED
UNIBUS, INC.
FIRST AMERICAN TITLE INSURANCE 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 1,2,3,4,6,7a,7b1, 7c,8,9,10,11 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.

David L. Elwell
DAVID L. ELWELL REG. SURVEYOR NO. 6333 8-7-96 DATE



PRINTED
AUG 13 1996
KS ASSOCIATES, INC.

SANDRA L. & ELMER F. COOKINS
O.R.V. 677 P. 651

JEAN M. ZAJAC & JAMES E. ZAJAC
D.V. 1394 P. 489

ROBERT & DELORES IOGE
D.V. 1238 P. 384
PARCEL 1

BLANKET EASEMENT TO THE OHIO FUEL GAS CO.
M.V. 12 P. 262

BLANKET EASEMENT TO THE MARION-RESERVE POWER CO.
D.V. 318 P. 33

BAR - ONE LTD.
D.V. 1344 P. 329

INDUSTRIAL BUILDING
145 KEEP COURT

8.6308 ACRES
(375959 SQ FT)
8.6596 AC. REC

ROBERT P. GRAHAM

D.V. 1234 P. 918

NOTES:
THE PARCEL SHOWN HEREON IS CONTAINED WITHIN FLOOD ZONE "C" PER H.U.D. FLOOD INSURANCE RATE MAP PANEL NO. 390346 0045 B, DATED 2-4-81
PARCEL ZONED "M-1" LIGHT INDUSTRIAL DISTRICT
FRONT SETBACK- 20 FEET
REAR SETBACK- 20 FEET
SIDE YARD- NONE (EXCEPT ABUTTING "R" DISTRICT)
HEIGHT RESTRICTION- 40 FEET
SUBJECT PARCEL CONTAINS 232 TOTAL PARKING SPACES. (4 HANDICAPPED SPACES)
UNDERGROUND UTILITIES NOT LOCATED UNLESS OTHERWISE NOTED.

DATE:	08-07-96
DRAWN BY:	RFB
CH'D BY:	DLE
F.B. #	425, 42-46, 431, 11
DWG. NAME:	96140/1-BASED01

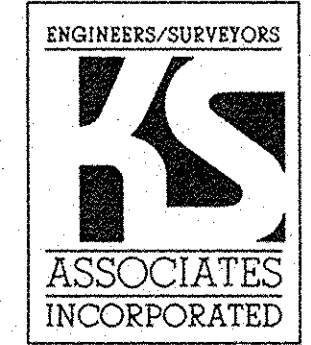
REVISIONS	8-16-96	REVISE EASEMENT NO.8
	8-07-96	ORIGINAL ISSUE

ALTA/ACSM LAND TITLE SURVEY

PART OF ORIGINAL ELYRIA TOWNSHIP LOT NOS. 9 & 13
BRACE TRACT
CITY OF ELYRIA 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

SHEET 1 OF 1
JOB NO. 96140