ALTA / ACSM LAND TITLE SURVEY

FOR

LANDAMERICA LAWYERS TITLE Commitment No. 153610J , AMHERST PLAZA LIMITED PARTNERSHIP and LORMET COMMUNITY FEDERAL CREDIT UNION

Situated in The City of Amherst, County of Lorain and State of Ohio, and Known As Being part of Original Amherst Township Lot No. 41 and further known as Parcel "A " now Recorded in Vol. ____ Pg. ____ of Lorain County Records and bound and described as follows :

Beginning at the intersection of the South line of Cooper Foster Park Road (Ohio Route 254) 80.00 feet wide and the East line of Original Lot No. 41 thence N 88°15 ' 00 " W in the South line of Cooper Foster Park Road a distance of 976.34 feet to a point , said point shal be known as **PRINCIPAL PLACE OF BEGINNING :**

THENCE	N 88° 15 ' 00 " W	along the South Line of Cooper Foster Park Road a distance of 320.75 to a point
THENCE	S 3° 00' 23 " W	a distance of 9.12 feet to a point
THENCE	S 3° 03' 37" E	107.33 to a point
THENCE	S 21° 23' 29 " W	32.71 feet to a point
THENCE	S 3° 38' 00 " E	98.56 feet to a point
THENCE	S 88° 15' 00" E	313.70 feet to a point
THENCE	N 1° 45 ' 00 " E	a distance of 245.01 feet to the principal place of beginning

Containing 1.79 acres according to a survey made by Welsh's Cleveland Surveys dated May , 2004 be the same more or less but subject to all legal highways .

SURVEYOR'S CERTIFICATION

I, The Undersigned, being a Registered Surveyor of the State of Ohio do hereby certify to:
LANDAMERICA LAWYERS TITLE, AMHERST PLAZA LIMITED PARTNERSHIP
and LORMET COMMUNITY FEDERAL CREDIT UNION

I further certify that:

1.) This map or plat and survey on which it is based were made in accordance with the "Minimum Standard Detail Requirments for ALTA / ACSM Land Tilte Surveys," jointly established and adopted by the American Land Title Association and the American Congress on the Surveying and Mapping and the National Society of Professional Surveyors in 1999 and includes Items 2,3,4,10 ,11 (a& b), 14* , 15* ,16 *& 17 of Table "A " contained therein. Pursuant to the Accuracy Standards as adopted by ALTA / ACSM and NSPS and in effect on the date of this certification, the 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." and the property surveyed is described as follows: (See attached Legal Description)

14 * NONE EVIDENT
15* NONE EVIDENT
16 * NOT APPLICABLE

I further certify that the property abuts a publicly dedicated street and that there is vehicular ingress and egress to and from the property ; that the property description contained in LandAmerica Lawyers Title Commitment No. 153610J Dated June 14, 2004 ,is shown on the map or plat, and that existing utilities (i.e. , storm , sanitary sewers , water , gas and electric) are available to the property .

2.) The property shown on this survey is designated to be in Zone "C" areas of minimal flooding, Panel Number 39047-0005B, effective Date of August 1st., 1980

All of the above I declare to be accurate and correct to the best of my knowledge

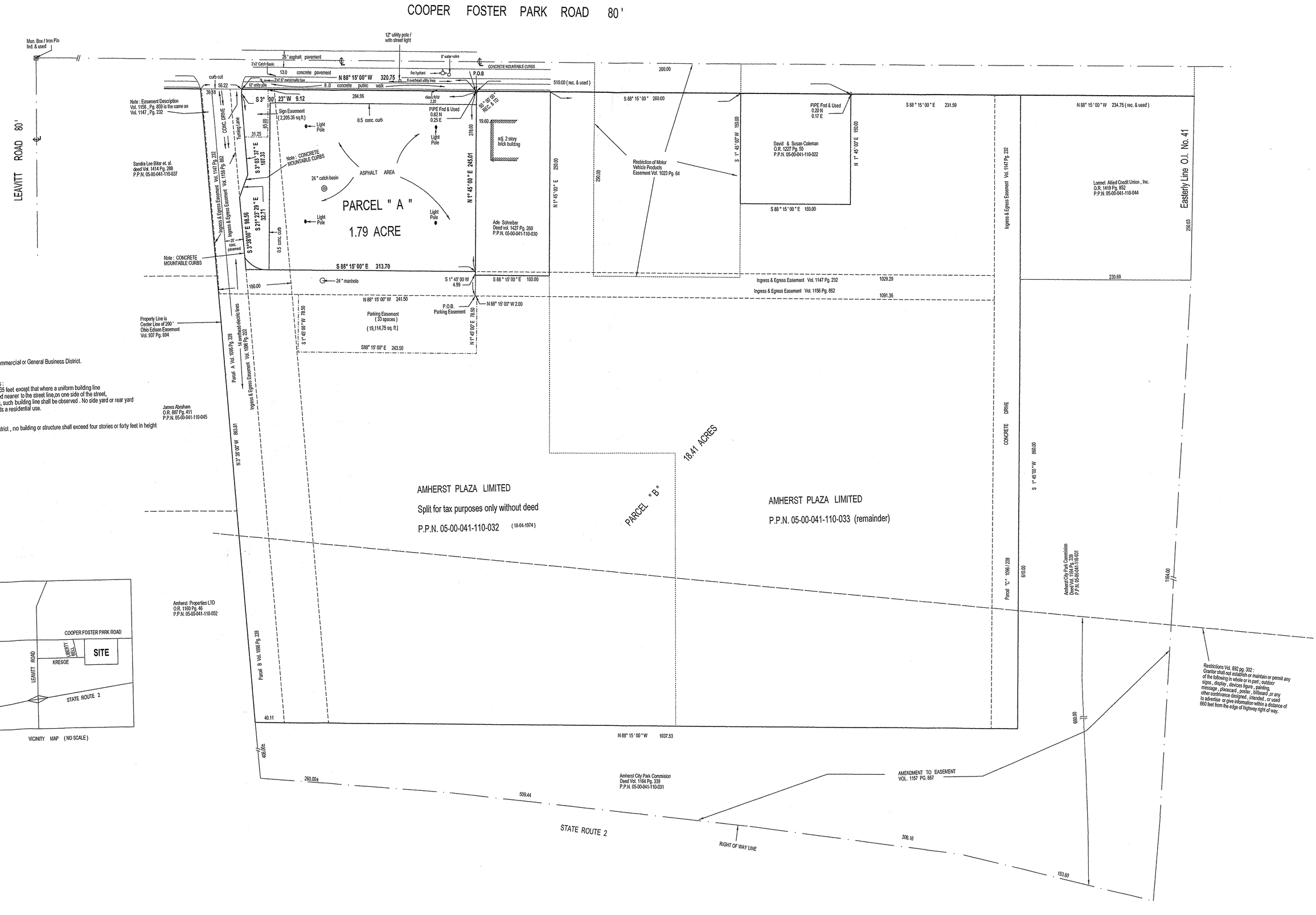
John W. Welsh Registered Surveyor No. 6370 Date:_____

Dimensions shown on this Plat are expressed in Feet and Decimal Parts Thereof. Monuments were Found or Set as indicated hereon. Bearings refer to an Assumed Meridian and indicate angles only. All of which I Certify to be correct to the best of my knowledge.

John W. Welsh, Registered Surveyor No. 6370 May 7, 2004 Date

STATE OF OHIO JOHN W. WELSH S-6370 SURVEYOR

SCALE: 1" = 50'



NOTE :

Zoned C-2 , Commercial or General Business District.

Setback and Building restrictions :
The depth of front yard shall be 35 feet except that where a uniform building line has been established or observed nearer to the street line,on one side of the street, between two intersecting streets, such building line shall be observed . No side yard or rear yard required except where such abuts a residential uss.

Height regulations : In a C-2 District , no building or structure shall exceed four stories or forty feet in height .

No. 354003

Welsh's Cleveland Surveys, Inc. * 2403 St. Clair Avenue 44114 * Phone (216) 622-6034 * Fax (216) 622-6037