ALTA/ACSM LAND TITLE SURVEY
OF
COBBLESTONE SQUARE SHOPPING CENTER
ON
ABBE ROAD

PART OF
ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 11
NOW IN THE VILLAGE OF
SHEFFIELD
LORAIN COUNTY, OHIO
FOR

MORGAN GUARANTY TRUST COMPANY OF NEW YORK
J.P. MORGAN MORTGAGE CAPITAL, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
AND
COBBLESTONE SQUARE II, LTD.

BY

THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND OHIO 44135
PH. (216) 251-3033 – FAX (216) 251-5149

BY: Stuart W. Sayler — VICE PRESIDENT
STUART W. SAYLER, REG. SURVEYOR NO. S-8028

SCALE: 1"=150' — JUNE, 2001

STATE OF OHIO — STUART W. SAYLER S-8028 — REGISTERED PROFESSIONAL SURVEYOR

SURVEYOR'S CERTIFICATE:
THE UNDERSIGNED HEREBY CERTIFIES TO MORGAN GUARANTY TRUST COMPANY OF NEW YORK, ITS SUCCESSORS AND ASSIGNS; J.P. MORGAN MORTGAGE CAPITAL, INC.; FIDELITY NATIONAL TITLE INSURANCE COMPANY; COBBLESTONE SQUARE II, LTD. THAT AS OF JUNE 20, 2001, THAT (a) THIS SURVEY WAS MADE ON THE GROUND, (b) IN RELIANCE UPON THE COMMITMENT FOR TITLE INSURANCE NO. 01-05066, DATED MAY 15, 2001, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COVERING THE PREMISES DESCRIBED HEREIN (THE "COMMITMENT") AS TO MATTERS OF RECORD AND EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHT OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, AND THERE ARE NO BUILDINGS, STRUCTURES OR IMPROVEMENTS LOCATED ON THE HEREIN DESCRIBED PREMISES, AND THERE ARE NO ENCROACHMENTS (EXCEPT AS NOTED) ON, ABOVE, AND UNDER SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, AND THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, OR BOUNDARY LINE CONFLICTS, (c) THIS DRAWING CORRECTLY SHOWS (I) THE FACTS FOUND AT THE TIME OF THE SURVEY, (ii) THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES, (iii) THE COURSES AND MEASURED DISTANCES ON OR AFFECTING THE SAID PREMISES, (iv) THE SCALE, THE NORTH DIRECTION, POINT OF REFERENCE FROM WHICH THE PREMISES ARE MEASURED, THE WIDTH OF THE STREET OR STREETS ON WHICH THE SAID PREMISES ABUT THE LOT AND BLOCK NUMBER SHOWN ON ANY MAP OR PLAT TO WHICH REFERENCE IS MADE IN THE LEGAL DESCRIPTION OF THE PREMISES, TOGETHER WITH THE RECORDING REFERENCES FOR SAID MAP OR PLAT, (v) THE LOCATION AND NUMBER OF PARKING SPACES AND THE TOTAL SQUARE FOOT AREA OF THE PREMISES AND ANY EASEMENTS LOCATED ON OR AFFECTING THE PREMISES, (vi) THE DIMENSIONS OF ALL IMPROVEMENTS ON SAID PREMISES AT GROUND SURFACE LEVEL AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF SAID PREMISES, TO ALL APPLICABLE BUILDING SET BACK LINES, AND TO OTHER IMPROVEMENTS ON SAID PREMISES AND (vii) BASED UPON THE COMMITMENT, AN ACCURATE REFERENCE TO THE REAL ESTATE RECORDS OF IDENTIFYING ALL EASEMENTS OF RECORD CROSSING OR AFFECTING THE SAID PREMISES AND (d) THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS INCLUDING "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS." THE UNDERSIGNED FURTHER CERTIFIES THAT (I) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY AND ALL STREETS ABUTTING THE SAID PREMISES AND ALL MEANS OF INGRESS AND EGRESS FOR THE SAID PREMISES HAVE BEEN COMPLETED, DEDICATED AND ACCEPTED FOR PUBLIC MAINTENANCE BY THE VILLAGE OF SHEFFIELD, (ii) THE PREMISES ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN. FURTHERMORE, THE UNDERSIGNED CERTIFIES THAT THIS SURVEY WAS MADE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 6, 7(b), 8, 9, 10, AND 11 OF TABLE "A" THEREOF. THE UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

THE HENRY G. REITZ ENGINEERING COMPANY
BY: Stuart W. Sayler
STUART W. SAYLER, REG. SURVEYOR NO. S-8028

STATE OF OHIO — STUART W. SAYLER S-8028 — REGISTERED PROFESSIONAL SURVEYOR

THE PROPERTY SURVEYED AND SHOWN ON THIS MAP LIES IN ZONE "C", (AREAS OF MINIMAL FLOODING) PER THE "NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NUMBER 390132 0005 B, HAVING AN EFFECTIVE DATE OF JANUARY 3rd., 1979.

UNDERGROUND INFORMATION TAKEN FROM RECORDS IS NOT GUARANTEED.

EASEMENTS:

TO: OHIO EDISON, VOLUME 1323, PAGE 61 & VOLUME 1330, PAGE 451
CLEARANCE EASEMENT & RIGHT OF WAY, – ALONG SOUTHERLY LINE OF O.L. 11 (NON-PLOTTABLE)

TO: OHIO FUEL GAS COMPANY, VOLUME 442, PAGE 243
INGRESS, EGRESS, INSTALL, MAINTAIN AND OPERATE (BLANKET EASEMENT FOR FORMER PARCELS 03-00-011-102-029 & 03-00-011-102-47)

TO: OHIO PUBLIC SERVICE COMPANY, VOLUME 391, PAGE 111
FOR POLE LINE,– 370' SOUTH OF NORTH RIDGE RD. ALONG THE WEST LINE OF PPN 03-00-011-102-029, DOES NOT EFFECT THIS PROPERTY

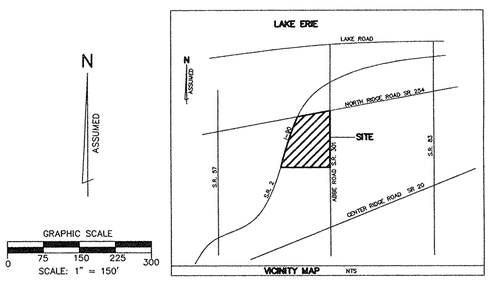
TO: COLUMBIA GAS OF OHIO, VOLUME 1001, PAGE 98 CENTER OF RIGHT OF WAY IS FIVE FEET WEST OF WEST RIGHT OF WAY OF ABBE ROAD FROM VILLAGE LINE TO PARCEL 03-00-011-102-106, (NO WIDTH) NOT SHOWN FOR CLARITY

NOTE:
LOYOLA DRIVE, PEPPERDINE DRIVE, NAPLES DRIVE, ABBE ROAD, HOAG DRIVE AND NORTH RIDGE ROADS ARE DEDICATED PUBLIC ROADWAYS.

LEGEND:
—SAN— DENOTES EXISTING SANITARY SEWER (DENOTES MANHOLE)
—STM— DENOTES EXISTING STORM SEWER (DENOTES MANHOLE)
—W— DENOTES EXISTING WATER LINE (DENOTES HYDRANT)
GAS VALVE
LIGHT POLE
HANDICAP PARKING SPACE
ISLAND PAINTED ON ASPHALT SURFACE
CONCRETE CURBED ISLAND
● DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND (UNLESS NOTED OTHERWISE)

A	03-00-011-102-102 WENDYS OF LORAIN INC. INST. # 199906534 34 51,261 SQ. FT. – 1.1768 ACRES RECIPROCAL EASEMENT, INST.# 199906534 35
B	03-00-011-102-104 ATLANTIC FINANCIAL GROUP INST. # 199906589 34 63,270 SQ. FT. – 1.4525 ACRES RECIPROCAL EASEMENT # 199906589 35
C	03-00-011-102-106 STEAK-N-SHAKE INC. INST. # 200006654 15 45,497 SQ. FT. 1.0445 ACRES RECIPROCAL EASEMENT # 200008554 17 AMENDMENT TO RECIPROCAL EASEMENT # 200006654 16
D	03-00-011-102-113 SAM'S REAL ESTATE BUSINESS TRUST INST. # 200107503 17 RECIPROCAL EASEMENT # 200107503 18
E	03-00-011-102-114 KTJ LIMITED PARTNERSHIP SIXTY-SEVEN INST. # 200107450 02 RECIPROCAL EASEMENT # 200107450 03

ACCESS EASEMENT "A" (OUTER RING ROAD)
ACCESS EASEMENT FOR WENDY'S INST. #199906534 34 AND #199906534 35
EASEMENT FOR SEWER PURPOSES TO OHIO WATER DEVELOPMENT AUTHORITY VOLUME 1075, PAGE 608
ACCESS EASEMENT "B" (SERVICE ROAD)
ACCESS EASEMENT FOR O.L. #'S 2 & 3 INST. #200008554 17 AMENDMENT TO #200006654 16 & #199906589 35
HATCH FOR ACCESS EASEMENT FOR OUTLOT 2
CONCRETE AREA
OUTER RING ROAD
OHIO EDISON EASEMENT INST. # 684046
GANDER MOUNTAIN ACCESS EASEMENT

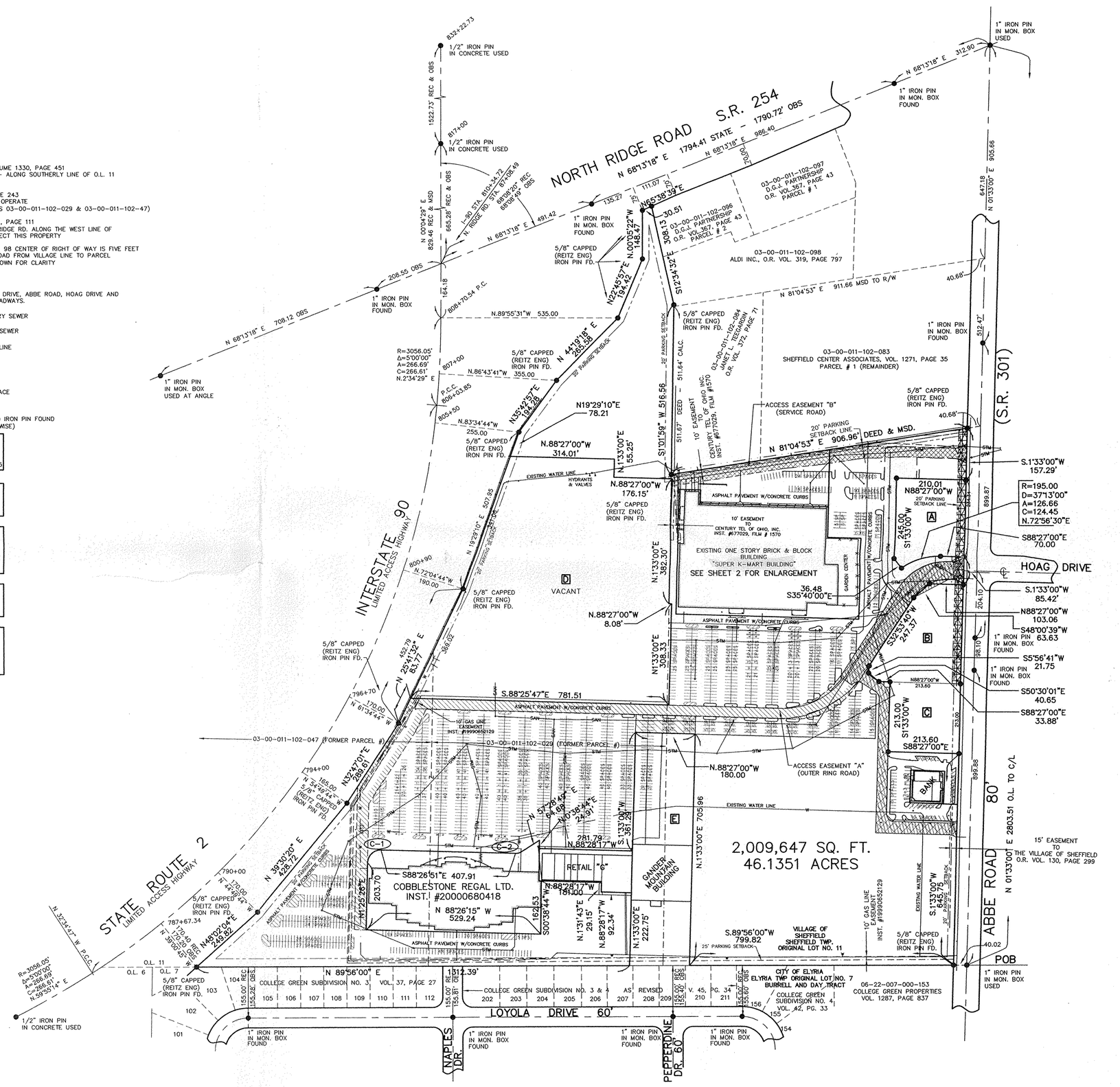


PARKING SPACES:
REGULAR SPACES.....1892
HANDICAP SPACES... 35
1927 TOTAL

(C-1) R=40.00 D=90°07'43" A=62.92 C=56.63 N.46°29'18"E

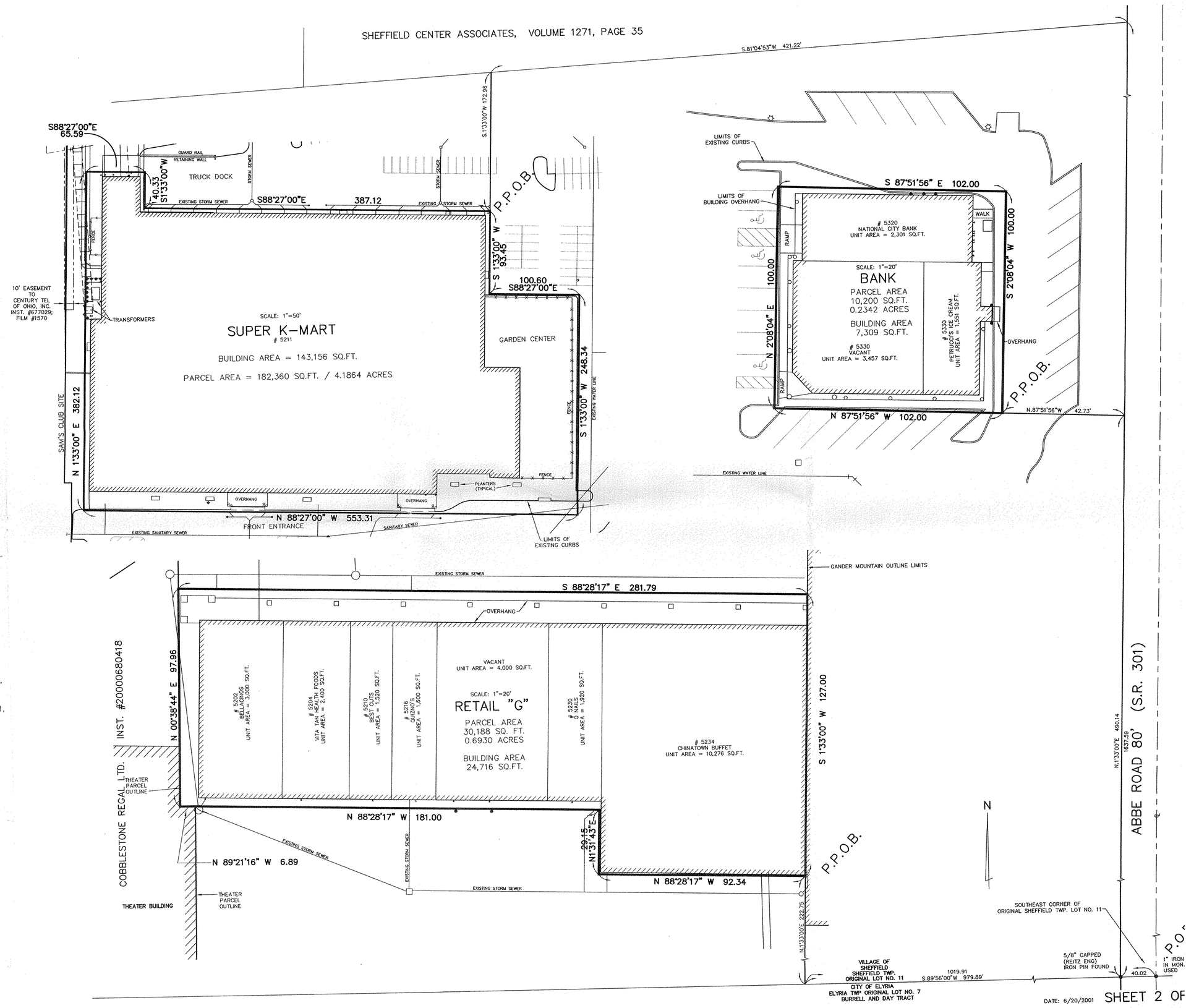
(C-2) R=30.00 D=34°04'20" A=17.84 C=17.58 N.74°30'59"E

00796
APPROVED LORAIN CO. MAP DEPT
DATE 6-26-01
PAGE 3-00-011-A 3-L
BY JHATFIELD
#01-00796



SHEET 1 OF

DESCRIPTION OF RETAIL "G" BUILDING AREA;
SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 11, AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX ON THE CENTERLINE OF ABBE ROAD, S.R. 301, 80 FEET WIDE, AT ITS INTERSECTION WITH A NORTHERLY CORPORATION LINE OF THE CITY OF ELYRIA, WHICH LINE IS ALSO A SOUTHERLY CORPORATION LINE OF THE VILLAGE OF SHEFFIELD AND THE SOUTHERLY LINE OF SAID ORIGINAL LOT NO. 11;
THENCE S. 89° 56' 00" W., ALONG A NORTHERLY CORPORATION LINE OF THE CITY OF ELYRIA, WHICH LINE IS ALSO A SOUTHERLY CORPORATION LINE OF THE VILLAGE OF SHEFFIELD AND THE SOUTHERLY LINE OF SAID ORIGINAL LOT NO. 11, PASSING THROUGH A 5/8" CAPPED (REITZ ENG) IRON PIN FOUND ON THE WESTERLY LINE OF ABBE ROAD, S.R. 301, AT 40.02 FEET, A DISTANCE OF 1019.91 FEET;
THENCE N. 1° 33' 00" E., A DISTANCE OF 222.75 FEET TO THE PRINCIPAL PLACE OF BEGINNING;
THENCE N. 88° 28' 17" W., A DISTANCE OF 92.34 FEET;
THENCE N. 1° 31' 43" E., A DISTANCE OF 29.15 FEET;
THENCE N. 88° 28' 17" W., A DISTANCE OF 181.00 FEET TO A NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO COBBLESTONE REGAL LTD., BY DEED RECORDED IN INSTRUMENT NO. 20000680418 OF LORAIN COUNTY RECORDS;
THENCE N. 89° 21' 16" W., ALONG A NORTHERLY LINE OF LAND SO CONVEYED TO COBBLESTONE REGAL LTD., A DISTANCE OF 6.89 FEET TO AN INTERIOR CORNER THEREOF;
THENCE N. 0° 38' 44" E., ALONG AN EASTERLY LINE OF LAND SO CONVEYED TO COBBLESTONE REGAL LTD., A DISTANCE OF 97.96 FEET;
THENCE S. 88° 28' 17" E., A DISTANCE OF 281.79 FEET;
THENCE S. 1° 33' 00" W., A DISTANCE OF 127.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

DESCRIPTION OF BANK BUILDING AREA;
SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 11, AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX ON THE CENTERLINE OF ABBE ROAD, S.R. 301, 80 FEET WIDE, AT ITS INTERSECTION WITH A NORTHERLY CORPORATION LINE OF THE CITY OF ELYRIA, WHICH LINE IS ALSO A SOUTHERLY CORPORATION LINE OF THE VILLAGE OF SHEFFIELD AND THE SOUTHERLY LINE OF SAID ORIGINAL LOT NO. 11;
THENCE S. 89° 56' 00" W., ALONG A NORTHERLY CORPORATION LINE OF THE CITY OF ELYRIA, WHICH LINE IS ALSO A SOUTHERLY CORPORATION LINE OF THE VILLAGE OF SHEFFIELD AND THE SOUTHERLY LINE OF SAID ORIGINAL LOT NO. 11, A DISTANCE OF 40.02 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN FOUND ON THE WESTERLY LINE OF ABBE ROAD, S.R. 301;
THENCE N. 1° 33' 00" E., ALONG THE WESTERLY LINE OF ABBE ROAD, S.R. 301, A DISTANCE OF 490.14 FEET;
THENCE N. 87° 51' 56" W., A DISTANCE OF 42.73 FEET TO THE PRINCIPAL PLACE OF BEGINNING;
THENCE CONTINUING N. 87° 51' 56" W., A DISTANCE OF 102.00 FEET;
THENCE N. 2° 08' 04" E., A DISTANCE OF 100.00 FEET;
THENCE S. 87° 51' 56" E., A DISTANCE OF 102.00 FEET;
THENCE S. 2° 08' 04" W., A DISTANCE OF 100.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

DESCRIPTION OF SUPER K-MART BUILDING AREA;
SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 11, AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX ON THE CENTERLINE OF ABBE ROAD, S.R. 301, 80 FEET WIDE, AT ITS INTERSECTION WITH A NORTHERLY CORPORATION LINE OF THE CITY OF ELYRIA, WHICH LINE IS ALSO A SOUTHERLY CORPORATION LINE OF THE VILLAGE OF SHEFFIELD AND THE SOUTHERLY LINE OF SAID ORIGINAL LOT NO. 11;
THENCE S. 89° 56' 00" W., ALONG A NORTHERLY CORPORATION LINE OF THE CITY OF ELYRIA, WHICH LINE IS ALSO A SOUTHERLY CORPORATION LINE OF THE VILLAGE OF SHEFFIELD AND THE SOUTHERLY LINE OF SAID ORIGINAL LOT NO. 11, A DISTANCE OF 40.02 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN FOUND ON THE WESTERLY LINE OF ABBE ROAD, S.R. 301;
THENCE N. 1° 33' 00" E., ALONG THE WESTERLY LINE OF ABBE ROAD, S.R. 301, A DISTANCE OF 1637.59 FEET;
THENCE S. 81° 04' 53" W., A DISTANCE OF 421.22 FEET;
THENCE S. 1° 33' 00" W., A DISTANCE OF 172.96 FEET TO THE PRINCIPAL PLACE OF BEGINNING;
THENCE CONTINUING S. 1° 33' 00" W., A DISTANCE OF 93.45 FEET;
THENCE S. 88° 27' 00" E., A DISTANCE OF 100.60 FEET;
THENCE S. 1° 33' 00 W., A DISTANCE OF 248.34 FEET;
THENCE N. 88° 27' 00" W., A DISTANCE OF 553.31 FEET;
THENCE N. 1° 33' 00" E., A DISTANCE OF 382.12 FEET;
THENCE S. 88° 27' 00" E., A DISTANCE OF 65.59 FEET;
THENCE S. 1° 33' 00" W., A DISTANCE OF 40.33 FEET;
THENCE S. 88° 27' 00" E., A DISTANCE OF 387.12 FEET TO THE PRINCIPAL PLACE OF BEGINNING, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.