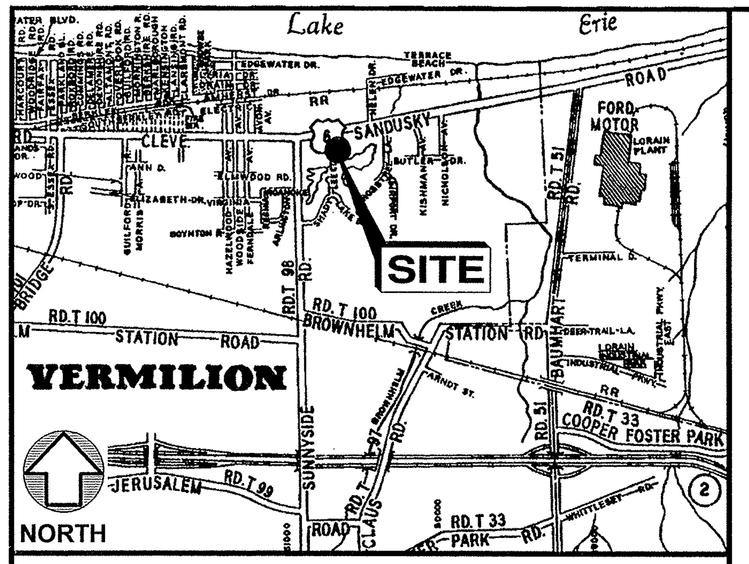


LOCATION MAP (NO SCALE)

ALTA/ACSM SURVEY

SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NO. 5.

DEED REFERENCE:
PARCEL NO. 01-00-005-104-067
DEED VOLUME 1406, PAGE 69 LORAIN COUNTY RECORDS (9/18/1986)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40 FT.

JULY 7, 2005

NORTH

CERTIFICATION:

July 7, 2005

This survey was made for the benefit of:

Commonwealth Land Title Insurance Company (File Number: CW-200410-37)

I, Howard R. Selee, Registered Land Surveyor No. 5471, do hereby certify to the aforesaid party, as of the date set forth above, that I have made a careful survey of the tracts of land as follows:

I certify that:

1.) The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no building encroachments on the subject property or upon adjacent land abutting said property unless shown hereon; and there are no visible or apparent easements or rights-of-way except as shown.

2.) The property has direct access to Liberty Avenue, a dedicated public street.

3.) No evidence of earth moving work, building construction or building additions with recent months.

4.) No observable evidence of site used as a solid waste dump, sump or sanitary landfill.

5.) No evidence of recent street or sidewalk construction or repair.

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."

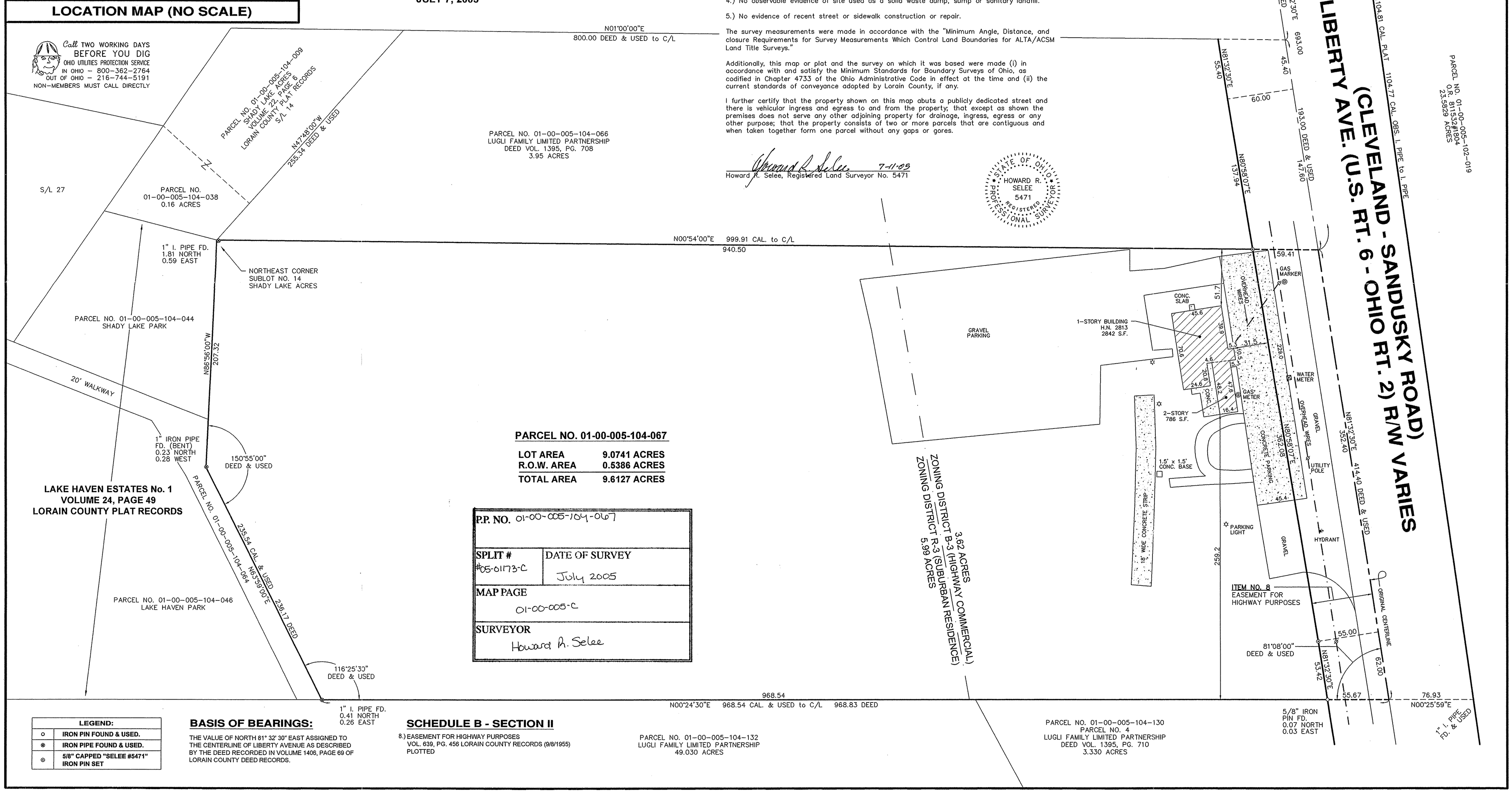
Additionally, this map or plat and the survey on which it was based were made (i) in accordance with and satisfy the Minimum Standards for Boundary Surveys of Ohio, as codified in Chapter 4733 of the Ohio Administrative Code in effect at the time and (ii) the current standards of conveyance adopted by Lorain County, if any.

I further certify that the property shown on this map abuts a publicly dedicated street and there is vehicular ingress and egress to and from the property; that except as shown the premises does not serve any other adjoining property for drainage, ingress, egress or any other purpose; that the property consists of two or more parcels that are contiguous and when taken together form one parcel without any gaps or gores.

Howard R. Selee 7-11-05
Howard R. Selee, Registered Land Surveyor No. 5471

STATE OF OHIO
HOWARD R. SELEE
5471
REGISTERED PROFESSIONAL SURVEYOR

APPROVED
LORAIN CO.
MAP DEPT
DATE 7/18/05
PAGE 01-00-005-C
BY D. Holland
#05-01173-C



LEGEND:	
○	IRON PIN FOUND & USED.
⊗	IRON PIPE FOUND & USED.
⊙	5/8" CAPPED "SELEE #5471" IRON PIN SET

BASIS OF BEARINGS:

THE VALUE OF NORTH 81° 32' 30" EAST ASSIGNED TO THE CENTERLINE OF LIBERTY AVENUE AS DESCRIBED BY THE DEED RECORDED IN VOLUME 1406, PAGE 69 OF LORAIN COUNTY DEED RECORDS.

SCHEDULE B - SECTION II

8.) EASEMENT FOR HIGHWAY PURPOSES
VOL. 639, PG. 456 LORAIN COUNTY RECORDS (9/8/1955)
PLOTTED