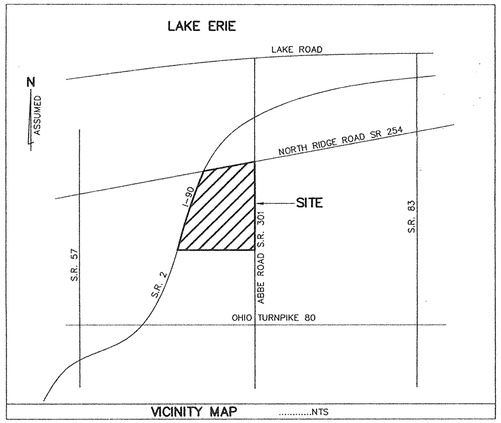
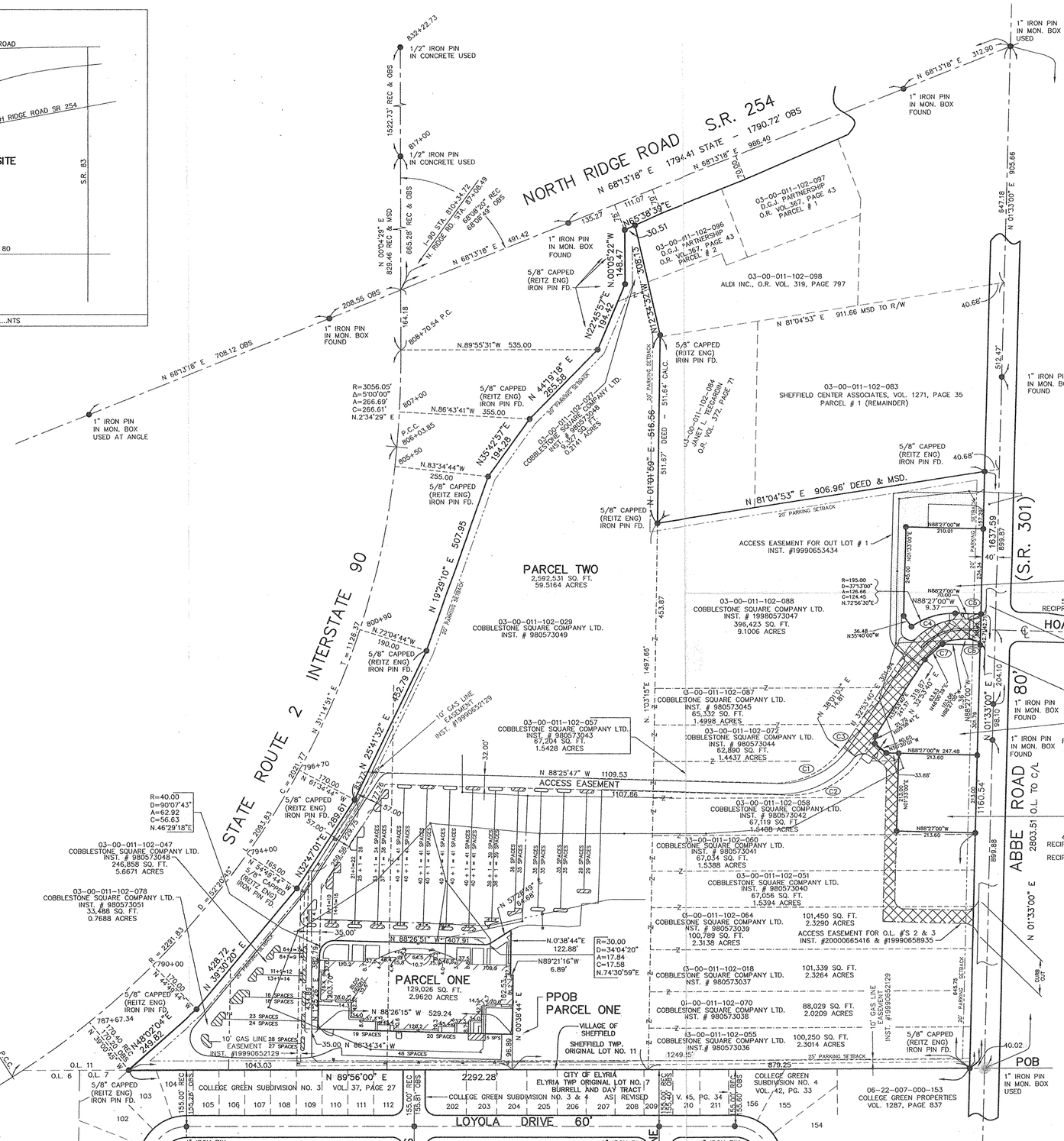


VICINITY MAP .....NTS



SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES TO SKYMAR CAPITAL CORPORATION, AND COBBLESTONE SQUARE COMPANY LTD. AS OF MARCH 10th., 2000, THAT (a) THIS SURVEY WAS MADE ON THE GROUND, (b) IN RELIANCE UPON THE COMMITMENT FOR TITLE INSURANCE NO. 00-02134, DATED MARCH 9th, 2000, ISSUED BY INDEPENDENCE TITLE AGENCY, COVERING THE PREMISES DESCRIBED HEREIN (THE "COMMITMENT") AS TO THE 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 RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, AND THERE ARE NO ENCROACHMENTS ON, ABOVE OR UNDER ADJOINING PROPERTY, EASEMENTS, STREETS OR ALLEYS BY ANY OF THE BUILDINGS, STRUCTURES OR IMPROVEMENTS LOCATED ON THE HEREIN DESCRIBED PREMISES, AND THERE NO ENCROACHMENTS ON, ABOVE, AND UNDER SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, 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, (iv) 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 SETBACK LINES, AND TO OTHER IMPROVEMENTS ON SAID PREMISES AND (vii) BASED UPON THE COMMITMENT, AN ACCURATE REFERENCE TO THE REAL ESTATE RECORDS OF LORAIN COUNTY, 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 SAID PREMISES HAVE BEEN COMPLETED, DEDICATED AND ACCEPTED FOR PUBLIC MAINTENANCE BY THE THE VILLAGE OF SHEFFIELD (ii) THE PREMISES ARE LOCATED IN ZONE "C" (AREAS OF MINIMAL FLOODING), AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 390354 0005 B, HAVING AN EFFECTED DATE OF JUNE 18th, 1980.

FURTHERMORE, THE UNDERSIGNED CERTIFIES THAT THIS SURVEY WAS MADE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, (ii) AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10 AND 11 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 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

DONALD E. WOIKE, REG. PUBLIC SURVEYOR NO. 5547

STATE OF OHIO
DONALD E. WOIKE
5547
REGISTERED
SURVEYOR

PARKING SPACES: 1074 REGULAR STRIPED SPACES
+ 20 HANDICAPPED SPACES
1094 TOTAL SPACES

DIMENSIONS FOR ACCESS EASEMENT TO PARCEL 1

C1
R=222.50
D=53°33'10"
A=207.96
C=200.48
N.64°47'38"E

C2
R=225.00
D=58°40'33"
A=227.86
C=218.03
N.62°13'57"E

C3
R=222.50
D=5°07'25"
A=19.90
C=19.89
N.35°27'21"E

C4
R=177.50
D=58°39'19"
A=181.71
C=173.88
N.62°13'20"E

C5
R=49.50
D=46°02'05"
A=39.77
C=38.71
N.68°31'59"E

C6
49.50
D=46°02'50"
A=39.78
C=38.72
N.65°25'28"W

C7
R=122.50
D=58°39'20"
A=126.41
C=120.00
N.62°13'20"E

EASEMENTS:

TO: OHIO EDISON, VOLUME 1323, PAGE 61 & VOLUME 1330, PAGE 451
CLEARENCE EASEMENT & RIGHT OF WAY, – ALONG SOUTHERLY LINE OF O.L. 11

TO: OHIO FUEL GAS COMPANY, VOLUME 442, PAGE 243
INGRESS, EGRESS, INSTALL, MAINTAIN AND OPERATE
(BLANKET EASEMENT FOR 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

EXHIBIT "C"

SURVEY

OF

COBBLESTONE SQUARE THEATER AREA

OF PART OF

ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 11

IN

THE VILLAGE OF SHEFFIELD
COUNTY OF LORAIN, STATE OF OHIO

FOR

CARNEGIE MANAGEMENT & DEVELOPMENT CORPORATION

BY

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

BY: PRESIDENT
DONALD E. WOIKE, REGISTERED SURVEYOR NO. 5547
SCALE: 1" = 150'
MARCH 10, 2000
REVISED 3-15-2000, – INST. #'S

STATE OF OHIO
DONALD E. WOIKE
5547
REGISTERED
SURVEYOR

03-00-011-102-108,109

#00 406

APPROVED
LORAIN CO.
MAP DEPT
DATE 4-19-2000
PAGE 3-00 011-A
BY
#00406

L:\DWGS\M\COBTHEATER