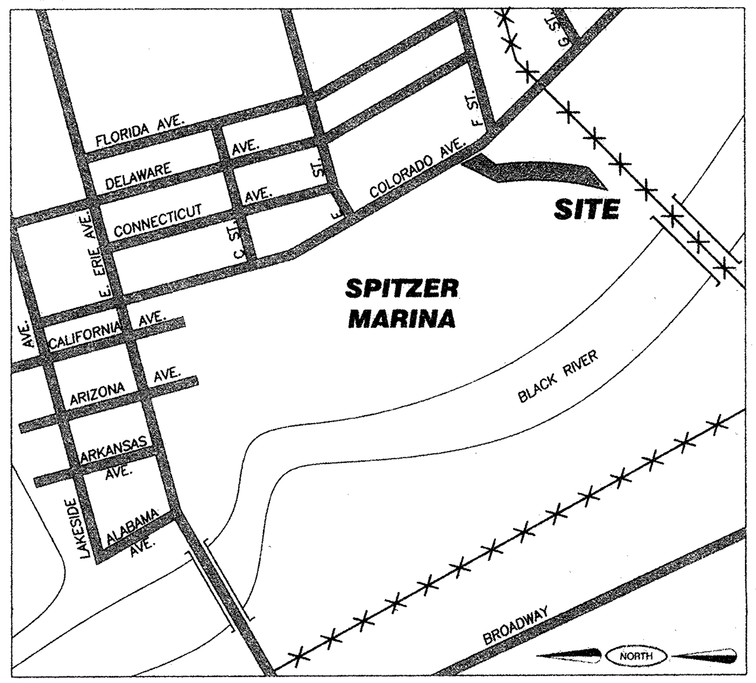
BOUNDARY SURVEY

CSX TRANSPORTATION, INC. PARCEL
AS RECORDED IN DEED VOL. 83 PG. 498
OF THE LORAIN COUNTY RECORDS

LOCATION MAP NTS



NORTH
ASSUMED

GRAPHIC SCALE
0 40
20 80
(IN FEET)

LEGEND OF SYMBOLS

- GUY POLE
- LIGHT POLE
- POWER POLE
- TELEPHONE, POWER POLE
- TELEPHONE, POWER, LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- MANHOLE
- CATCH BASIN
- CATCH BASIN
- CATCH BASIN
- T.P.O.B. — TRUE PLACE OF BEGINNING
- P.O.C. — PLACE OF BEGINNING
- LIGHT
- DOWN GUY
- WATER METER
- SHRUB
- TREE
- PINE
- SIGN
- MONUMENT BOX
- EXISTING PIN FOUND
- 5/8" REBAR SET

LEGAL DESCRIPTION

SITUATED IN THE CITY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL TRACT NUMBER 01, LOT NUMBER 03, TOWNSHIP 07, AND RANGE 18, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN A MONUMENT BOX AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT NUMBER 3 AND THE CENTERLINE OF COLORADO AVENUE (WIDTH 60 FEET);

THENCE SOUTH 52°30'49" EAST ALONG SAID CENTERLINE OF COLORADO AVENUE A DISTANCE OF 757.92 FEET TO A PK NAIL SET, SAID POINT BEING THE TRUE PLACE OF BEGINNING;

THENCE CONTINUING SOUTH 52°30'49" EAST ALONG SAID CENTERLINE OF COLORADO AVENUE A DISTANCE OF 357.00 FEET TO A 1 INCH IRON PIN FOUND IN A MONUMENT BOX;

THENCE SOUTH 37°29'11" WEST A DISTANCE OF 78.00 FEET TO A 5/8" INCH DIAMETER REBAR SET WITH CAP STAMPED "BRAMHALL";

THENCE ALONG A NON-TANGENT CURVE DEFLECTING TO THE RIGHT A DISTANCE OF 501.36 FEET TO A 5/8" INCH DIAMETER REEAR SET WITH CAP STAMPED "BRAMHALL" SAID PIN SET IN THE NORTHERLY LINE OF RIGHT-OF-WAY OF THE NORFOLK AND WESTERN RAILROAD (FORMERLY NEW YORK, CHICAGO, AND ST. LOUIS RAILROAD COMPANY) SAID CURVE HAVING A RADIUS OF 701.35 FEET, A CHORD BEARING OF SOUTH 12°11'05" EAST, AND A CHORD DISTANCE OF 491.04 FEET;

THENCE SOUTH 37°53'00" WEST ALONG THE NORTHERLY LINE OF SAID RAILROAD RIGHT-OF-WAY A DISTANCE OF 168.35 FEET TO A 5/8" INCH REBAR SET WITH CAP STAMPED "BRAMHALL";

THENCE ALONG A NON-TANGENT CURVE DEFLECTING TO THE LEFT A DISTANCE OF 870.40 FEET TO A 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL". SAID CURVE HAVING A RADIUS OF 635.35 FEET, A CHORD BEARING OF NORTH 17°36'58" WEST, AND A CHORD DISTANCE OF 803.91 FEET;

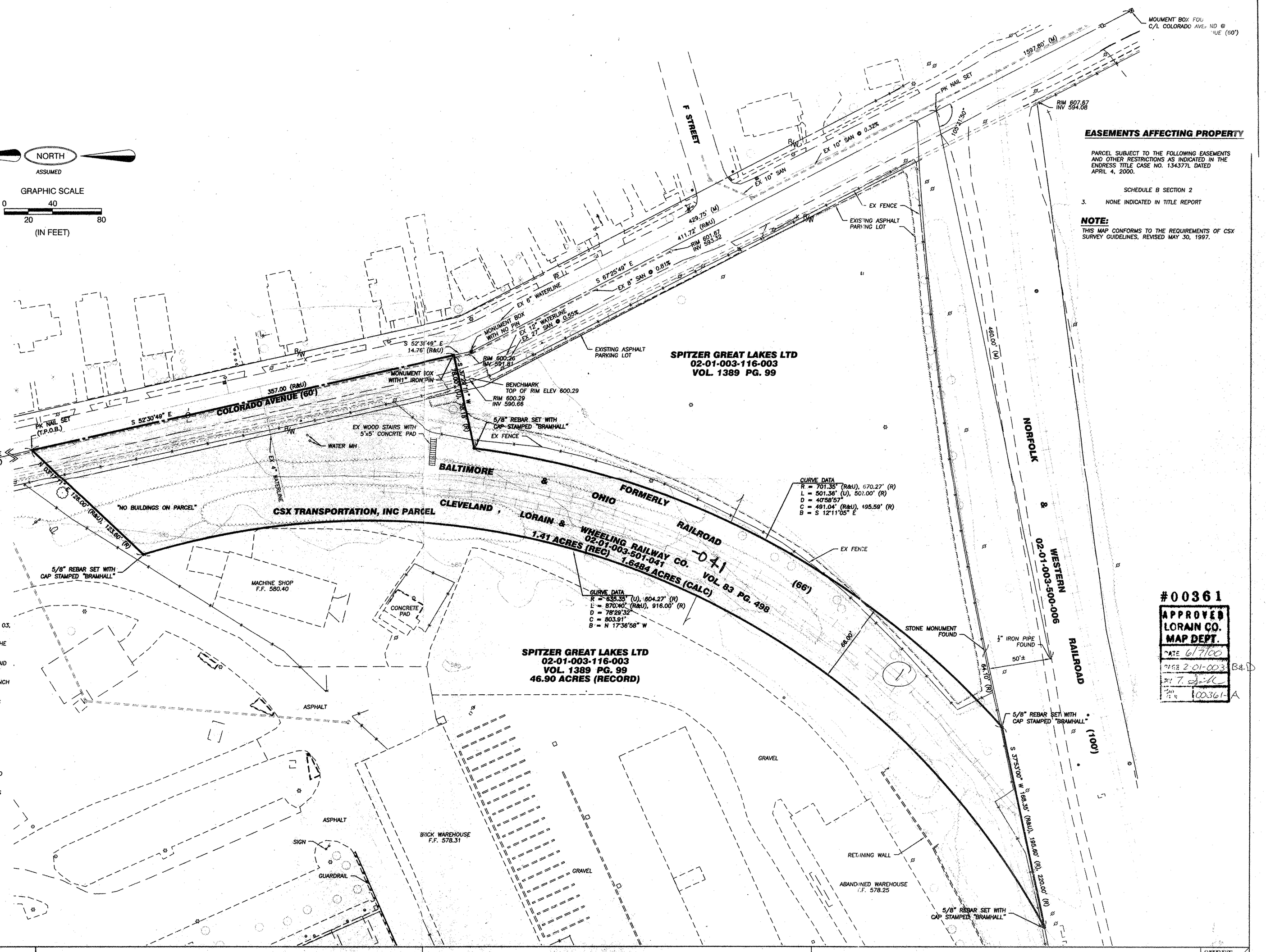
THENCE NORTH 03°17'11" EAST A DISTANCE OF 126.00 FEET TO THE TRUE PLACE OF BEGINNING. CONTAINING WITHIN SAID BOUNDS 1.6484 ACRES OF LAND MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS AS SURVEYED BY BRAMHALL ENGINEERING AND SURVEYING COMPANY, INC. IN MAY OF 2000.

SURVEYOR'S CERTIFICATE

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL TRACT NO. 1, LOT NO. 3, TOWNSHIP 7, AND RANGE 18. DIMENSIONS SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED. I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP AND THAT SAID MAP IS CORRECT.

STATE OF OHIO
DOUGLAS H. MOSLEY
6303
REGISTERED
PROFESSIONAL SURVEYOR

Doug Mosley
DOUG MOSLEY
REGISTERED SURVEYOR NO. 6303



EASEMENTS AFFECTING PROPERTY

PARCEL SUBJECT TO THE FOLLOWING EASEMENTS AND OTHER RESTRICTIONS AS INDICATED IN THE ENDRESS TITLE CASE NO. 134377L DATED APRIL 4, 2000.

SCHEDULE B SECTION 2

3. NONE INDICATED IN TITLE REPORT

NOTE:

THIS MAP CONFORMS TO THE REQUIREMENTS OF CSX SURVEY GUIDELINES, REVISED MAY 30, 1997.

#00361
APPROVED
LORAIN CO.
MAP DEPT.
DATE 6/7/00
PAGE 2-01-003 B4-D
BY T. Sink
FILE 00361-A

REVISIONS	
5/17/00	ISSUE FOR REVIEW

\SPITZER\99476\ALTA.DWG

PREPARED FOR:
SPITZER GREAT LAKES, LTD.
150 E. BRIDGE STREET (440) 323 4115
ELYRIA, OHIO 44036 (440) 323 4240 FAX

BOUNDARY SURVEY
PREPARED FOR SPTIZER GREAT LAKES, LTD.
CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO
PART OF ORIGINAL TRACT NO. 1, LOT NO. 3,
TOWNSHIP NO. 7, RANGE NO. 18

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET 1 OF 1
JOB NO. 00-476