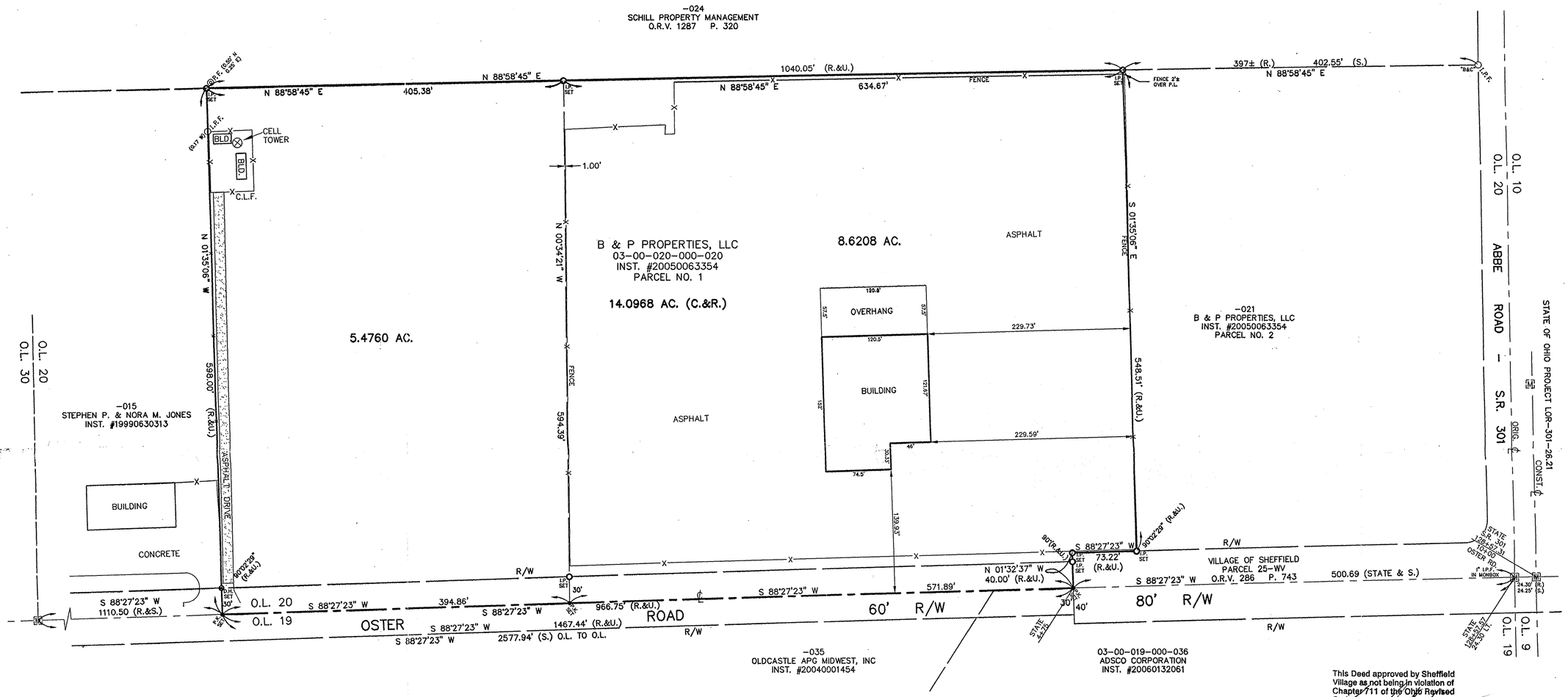


This Deed approved by Sheffield Village as not being in violation of Chapter 711 of the Ohio Revised Code.

SHEFFIELD VILLAGE

SHEFFIELD VILLAGE OFFICIAL SEAL OHIO

SURVEYOR'S CERTIFICATION

To: B & P PROPERTIES LLC:

I hereby certify that: the survey shown hereon is the result of an on-the-ground survey that has been performed by me or under my supervision; that the survey was prepared in accordance with Chapter 4733-37 (Minumum Standards for Boundary Surveys) of the Ohio Administrative Code; that it is a survey of the lands conveyed to B & P Properties LLC as recorded in Instrument No. 20050063354 Parcel No. 1.

This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances, or other circumstances affecting the title to the property shown hereon.

David L. Elwell 06-06-06

David L. Elwell
Professional Surveyor Ohio Reg. No. 6333

Date of Survey: March 2006

STATE OF OHIO
DAVID L. ELWELL
6333
REGISTERED
SURVEYOR

REFERENCES

DEEDS AS CITED HEREON

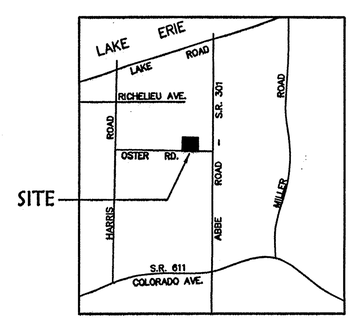
LORAIN COUNTY TAX MAPS

BOUNDARY SURVEYS BY KS ASSOCIATES, INC. DATED 1988 & 1992

ODOT R/W PLANS PROJECT LOR-301-26.21

LEGEND

(C.) - CALCULATED
(R.) - RECORD
(S.) - SURVEY
(U.) - USED
O - IRON PIN SET
• - PK NAIL SET
⊙ - DRILL HOLE SET
○I.R.F. - IRON PIN FOUND
◎P.F. - IRON PIPE FOUND
—X——X— - EXISTING FENCE



VICINITY MAP
NO SCALE

60 0 60 120
SCALE: 1" = 60'

THE BEARING SYSTEM IS ASSUMED AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY.

REVISIONS			
DATE	DESCRIPTION	BY
6-06-06	UPDATED OWNERSHIP PARCEL -036	CPW

DATE: 3/9/06
DRAWN BY: CWT
CHK'D BY:
DWG. NAME: 0-SPLIT01
PATH: R:\06054\LDDT\CONTROL\DWG
F.B. B. 743 P. 59-61

KS Associates, Inc.
860 Burns Rd. Suite 100
Elyria, Ohio 44035
Phone (440) 365-4730
Fax (440) 365-4790
mailroom@ksassoc.com
www.ksassoc.com

KS ASSOCIATES

BOUNDARY SURVEY AND PARCEL SPLIT MAP

OF PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 20
VILLAGE OF SHEFFIELD COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 1

JOB NO. 06054

No 02221
APPROVED
LORAIN CO.
MAP DEPT.
DATE 8-29-06
PARCEL 3-00-020-B
BY J. Hilfiker
#06-02213

R:\06000\06054\LDDT\control\dwg\0-SPLIT01.dwg 6/6/2006 8:04:54 AM EDT