STATE OF OHIO, COUNTY OF LORAIN, CITY OF AVON, PART OF SECTION 21 (FORMERLY AVON TOWNSHIP)

SCHEDULE A
COMMITMENT NO. 24800241 NOL DATED 4/13/2004

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN AND STATE OF OHIO, BEING KNOWN AS PART OF SECTION NO. 21, AVON TOWNSHIP, NOW IN THE CITY OF AVON AND MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND SET AT THE INTERSECTION OF THE CENTERLINE OF CHESTER ROAD AND THE CENTERLINE OF JAYCOX ROAD; THENCE NORTH 11 DEG. 54' 30" EAST, IN THE CENTERLINE OF JAYCOX ROAD, A DISTANCE OF 2,615.54 FEET TO A POINT. SAID POINT IS THE PRINCIPAL PLACE OF BEGINNING; THENCE CONTINUING NORTH 11 DEG. 54' 30" EAST, IN THE CENTERLINE OF JAYCOX ROAD A DISTANCE OF 233.53 FEET TO A POINT; THENCE SOUTH 79 DEG. 38' 00" EAST, IN THE GRANTOR'S NORTH LINE, A DISTANCE OF 933.07 FEET TO AN IRON PIN SET IN THE GRANTOR'S EAST LINE. SAID LINE PASSES THROUGH AN IRON PIN SET 30.00 FEET OFF THE CENTERLINE OF JAYCOX ROAD;
THENCE SOUTH 11 DEG. 00' 30" WEST, IN THE GRANTOR'S EAST LINE, A DISTANCE OF 233.51 FEET TO A POINT; THENCE NORTH 79 DEG. 38' 00" WEST, A DISTANCE OF 936.66 FEET TO THE CENTERLINE OF JAYCOX ROAD, AND THE PRINCIPAL PLACE OF BEGINNING, ENCLOSING A PARCEL OF LAND CONTAINING 5.00 ACRES.

Permanent Parcel No.(s): 04-00-021-000-061
Prior Instrument Reference: Volume 1073, Page 874.

SCHEDULE B, SEC. 2 COMMITMENT NO. 24800241 NOL DATED 4/13/04		
ITEM	DESCRIPTION	COMMENT
1	RESERVATIONS RECORDED IN DEED VOLUME 824, PAGE 614 OF LORAIN COUNTY RECORDS.	Does not apply or affect subject property. Reservation parcel lies 67' South & parallel to R.R. R/W located approximately 950' North of the subject property.
2	OPEN-END MORTGAGE FROM CHARLES W. & ANN LEUTH, FEBRUARY 25, 2002, TO FIRSTMERIT BANK, N.A., DOC. NO. 200208 12315.	Not plottable - Mortgage
3	ASSIGNMENT OF RENTS BETWEEN CHARLES W. AND ANN LEUTH AND FIRSTMERIT BANK, N. A., FEBRUARY 25, 2002, DOC. NO. 200208 12316.	Not plottable - Rent assignments
4	THE COUNTY TREASURER'S 2003 GENERAL TAX DUPLICATE.	Not plottable - Taxes

SURVEYOR'S DESCRIPTION
MAY 14, 2004

Situated in the City Avon, County of Lorain, and State of Ohio and being part of Original Avon Township Section No. 21, and further known as being a tract of land conveyed to Charles W. and Ann T. Leuth by Instrument No. 2000666462 of the Lorain County Recorder's Office, described as follows:

Beginning at a 5/8 capped rebar "Zwick" found in a monument box at the centerline intersection of Chester Road, a 60 foot public right of way, with Jaycox Road, now a 70 foot public right of way as recorded in Plat Volume 62, Page 45 of the Lorain County Recorder's Office; thence North 11 degrees 54 minutes 30 seconds East along the centerline of said Jaycox Road a distance of 2623.76 feet to the true point of beginning, witnessed by a 5/8 inch rebar found South 79 degrees 37 minutes 51 seconds East at a distance of 29.75 feet;

Thence continuing North 11 degrees 54 minutes 30 seconds East along the centerline of said Jaycox Road a distance of 233.58 feet to a point;

thence South 79 degrees 37 minutes 51 seconds East a distance of 928.05 feet to a point in a ditch and on the westerly line of land now or formerly conveyed to Edward J. Schober, Jr. by Instrument No. 19980539127 of the Lorain County Recorder's office, passing through a 5/8 inch rebar found at a distance of 29.17 feet and through a 5/8 inch rebar with cap set for reference at a distance of 908.05 feet;

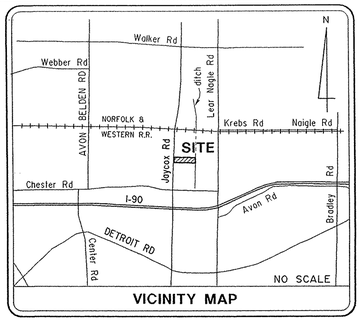
thence South 10 degrees 25 minutes 13 seconds West along the westerly line of said Schober a distance of 233.50 feet to a point witnessed by a 5/8 inch rebar found North 79 degrees 37 minutes 51 seconds West at a distance of 20.00 feet;

thence North 79 degrees 37 minutes 51 seconds West a distance of 934.12 feet to a the true point of beginning, passing through said 5/8 inch rebar found at a distance of 20.00 feet and through a 5/8 inch rebar found at a distance of 904.37 feet.

The above described tract of land contains an area of 217407 square feet or 4.9910 acres as surveyed under the direction of Timothy J. Briggs, P.S. 7495, Campbell & Associates, Inc. of Cuyahoga Falls, Ohio in May of 2004. Basis of bearings is North 11 degrees 54 minutes 30 seconds East the centerline of Jaycox Road per Instrument No. 2000663905 of the Lorain County Recorder's Office.

0 40' 80' 160'
SCALE: 1"=40'

BASIS OF BEARINGS
Basis of bearings is North 11 degrees 54 minutes 30 seconds East, as the centerline of Jaycox Road per Inst. No. 2000663905, Lorain County Recorder's Office.



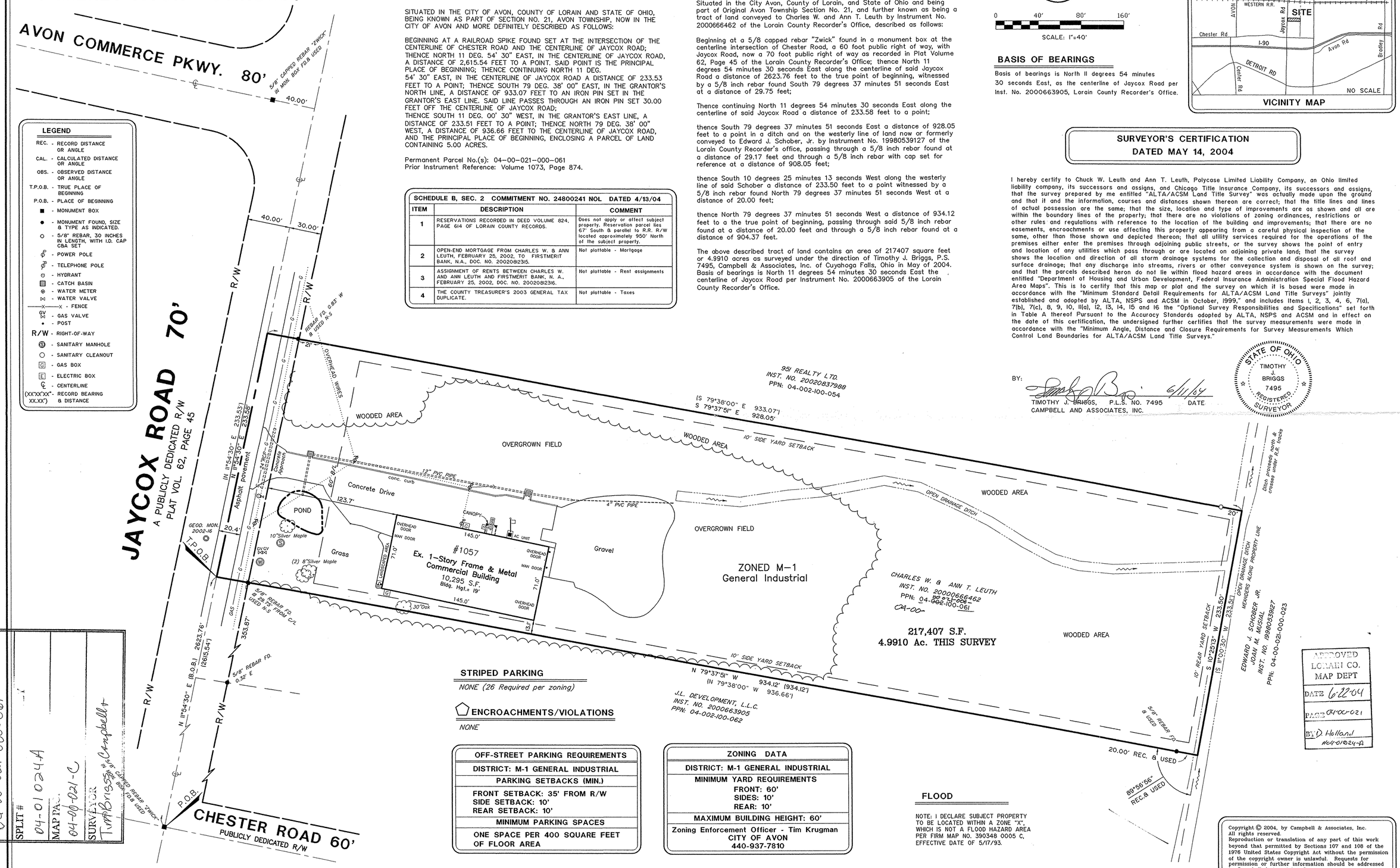
VICINITY MAP

SURVEYOR'S CERTIFICATION
DATED MAY 14, 2004

I hereby certify to Chuck W. Leuth and Ann T. Leuth, Polycase Limited Liability Company, an Ohio limited liability company, its successors and assigns, and Chicago Title Insurance Company, its successors and assigns, that the survey prepared by me entitled "ALTA/ACSM Land Title Survey" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of the building and improvements; that there are no easements, encroachments or use affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcels described heron do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration Special Flood Hazard Area Maps". This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, NSPS and ACSM in October, 1999," and includes Items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 12, 13, 14, 15 and 16 the "Optional Survey Responsibilities and Specifications" set forth in Table A thereof Pursuant to the Accuracy Standards adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that 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."

BY: 6/11/04
TIMOTHY J. BRIGGS, P.L.S. NO. 7495 DATE
CAMPBELL AND ASSOCIATES, INC.

STATE OF OHIO
TIMOTHY J. BRIGGS
7495
REGISTERED SURVEYOR



STRIPED PARKING
NONE (26 Required per zoning)

ENCROACHMENTS/VIOLATIONS
NONE

OFF-STREET PARKING REQUIREMENTS
DISTRICT: M-1 GENERAL INDUSTRIAL
PARKING SETBACKS (MIN.)
FRONT SETBACK: 35' FROM R/W SIDE SETBACK: 10' REAR SETBACK: 10'
MINIMUM PARKING SPACES
ONE SPACE PER 400 SQUARE FEET OF FLOOR AREA

ZONING DATA
DISTRICT: M-1 GENERAL INDUSTRIAL
MINIMUM YARD REQUIREMENTS FRONT: 60' SIDES: 10' REAR: 10'
MAXIMUM BUILDING HEIGHT: 60'
Zoning Enforcement Officer - Tim Krugman CITY OF AVON 440-937-7810

FLOOD
NOTE: I DECLARE SUBJECT PROPERTY TO BE LOCATED WITHIN A ZONE "X", WHICH IS NOT A FLOOD HAZARD AREA PER FIRM MAP NO. 390348 0005 C, EFFECTIVE DATE OF 5/17/93.

APPROVED
LORAIN CO.
MAP DEPT
DATE 6-22-04
PAGE 04-00-021
BY: D. Holland
#04-01024-A

P.P. NO. 04-00-021-000-061
SPLIT # 04-01024A
MAP PA... 04-00-021-C
SURVEYOR Tim Briggs w/ Campbell +

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REVISIONS	DATE

Date: 5/14/2004
Drawn By: JM
Checked By: TB
Field Book: TG
Scale: 1"=40'

ALTA/ACSM LAND TITLE SURVEY
CHARLES W. & ANN T. LEUTH
1057 JAYCOX ROAD
AVON, OHIO

CAMPBELL & ASSOCIATES, INC.
Surveying • Engineering
1923 Bailey Road Suite A
Cuyahoga Falls, Ohio 44221
(330) 945-4117
www.campbellsurvey.com

JOB NO. 20040210

SHEET 1 OF 2