BOUNDARY SURVEY & ALTA/ACSM LAND TITLE SURVEY
SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 67 AND FURTHER
KNOWN AS THOSE PARCELS OF LAND AS DESCRIBED IN DEED VOLUME 1146, PAGE 954 AND VOLUME 1271, PAGE 32 OF THE LORAIN COUNTY RECORDS

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO NATIONAL CITY BANK, A NATIONAL BANKING ASSOCIATION, AND TO LAWYERS TITLE INSURANCE CORPORATION THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 15 AND 16 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ASCM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A SUBURBAN SURVEY.

DATE: 12/5/00 Michael C. Bramhall

MICHAEL C. BRAMHALL
REGISTERED STATE OF OHIO SURVEYOR NO. 8073

STATE OF OHIO — MICHAEL BRAMHALL S-8073 — REGISTERED PROFESSIONAL SURVEYOR

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT WAS BASED MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SET FORTH IN OHIO ADMINISTRATIVE CODE, CHAPTER 4733-37; THAT THIS MAP OR PLAT, THE SURVEY ON WHICH IT WAS BASED, AND THE LEGAL DESCRIPTION SHOWN HEREON MEETS THE REQUIREMENTS, IF ANY, AS ESTABLISHED BY THE LORAIN COUNTY TRANSFER AND CONVEYANCE STANDARDS.

I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP OR PLAT ABUTS A DEDICATED STREET AND THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY; THAT THE PROPERTY DESCRIPTION IS THE SAME PROPERTY SPECIFICALLY DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION'S TITLE COMMITMENT NO. 136230, DATED AUGUST 21, 2000; THAT EXCEPT AS SHOWN THE PREMISES DOES NOT SERVE ANY OTHER ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE; THAT THE PREMISES IS LOCATED IN A FLOOD ZONE C AS SHOWN BY FIRM MAP NO. 390354-0005 B EFFECTIVE JUNE 18, 1980; THAT IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS THAT THE PARCELS ARE CONTIGUOUS AND WHEN TAKEN TOGETHER FORM ONE PARCEL WITHOUT ANY GAPS OR GORES; AND THAT EXISTING UTILITIES (i.e., STORM, SANITARY, SEWERS, WATER, GAS AND ELECTRIC) ARE AVAILABLE TO THE PROPERTY.

LEGAL DESCRIPTION

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, AND STATE OF OHIO AND BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT 67 AND BEING MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF EAST RIVER ROAD (60 FEET WIDE) AND SHEFFIELD FRENCH CREEK ROAD (60 FEET WIDE);

THENCE SOUTH 89-00-00 EAST ALONG THE CENTERLINE OF SAID SHEFFIELD FRENCH CREEK ROAD A DISTANCE OF 3563.65 FEET TO A PK NAIL SET AT THE NORTHEASTERLY CORNER OF LAND DESCRIBED IN DOCUMENT NUMBER 99-0648302 OF LORAIN COUNTY RECORDS TO BILL MOROG LTD. SAID POINT BEING THE TRUE PLACE OF BEGINNING OF LAND HEREIN DESCRIBED;

THENCE SOUTH 00-48-25 WEST ALONG THE EASTERLY LINE OF BILL MOROG LTD'S LAND A DISTANCE OF 528.63 FEET TO A 1 1/2" IRON PIPE FOUND, SAID PIPE BEING ON THE NORTHERLY LINE OF LAND DESCRIBED IN A DEED TO THE NEW YORK, CHICAGO, & ST. LOUIS RAILROAD COMPANY AS RECORDED IN DEED VOLUME 91, PAGE 416 OF LORAIN COUNTY RECORDS AND PASSING THROUGH A 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL" 30.00 FEET FROM SAID CENTERLINE;

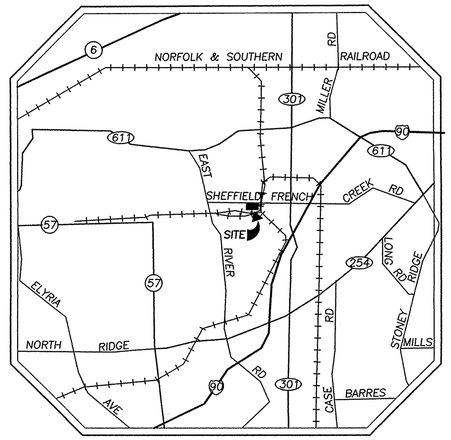
THENCE SOUTH 89-52-09 EAST ALONG SAID RAILROAD'S NORTHERLY LINE A DISTANCE OF 835.39 FEET TO A 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL";

THENCE ALONG A NONTANGENT CURVE WHICH DEFLECTS TO THE LEFT A DISTANCE OF 340.65 FEET (DELTA 90-37-09; RADIUS 616.35 FEET; CHORD 336.45 FEET; BEARING NORTH 16-47-26 EAST) TO A 3/4" IRON PIPE FOUND; (SAID LINE BEING THE WESTERLY LINE OF SAID RAILROAD PARCEL);

THENCE NORTH 00-45-00 EAST ALONG SAID RAILROAD'S WESTERLY LINE A DISTANCE OF 192.20 FEET TO THE CENTERLINE OF SAID SHEFFIELD FRENCH CREEK ROAD AND PASSING THROUGH A 5/8" REBAR SET WITH CAP STAMPED "BRAMHALL" 30.00 FEET FROM SAID CENTERLINE;

THENCE NORTH 89-00-00 WEST ALONG THE CENTERLINE OF SAID SHEFFIELD FRENCH CREEK ROAD A DISTANCE OF 927.80 FEET TO THE TRUE PLACE OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 10.7685 ACRES OF LAND MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AS SURVEYED BY MICHAEL C. BRAMHALL, REGISTERED SURVEYOR NO. 8703 STATE OF OHIO, IN NOVEMBER 2000.



LOCATION MAP 1 IN = 1/2 MILE

EASEMENTS AFFECTING PROPERTY

PARCEL SUBJECT TO THE FOLLOWING EASEMENTS AND OTHER RESTRICTIONS AS INDICATED IN THE LAWYERS TITLE INSURANCE CORPORATION POLICY COMMITMENT NO. 136230 DATED AUGUST 21, 2000.

SCHEDULE B SECTION 2

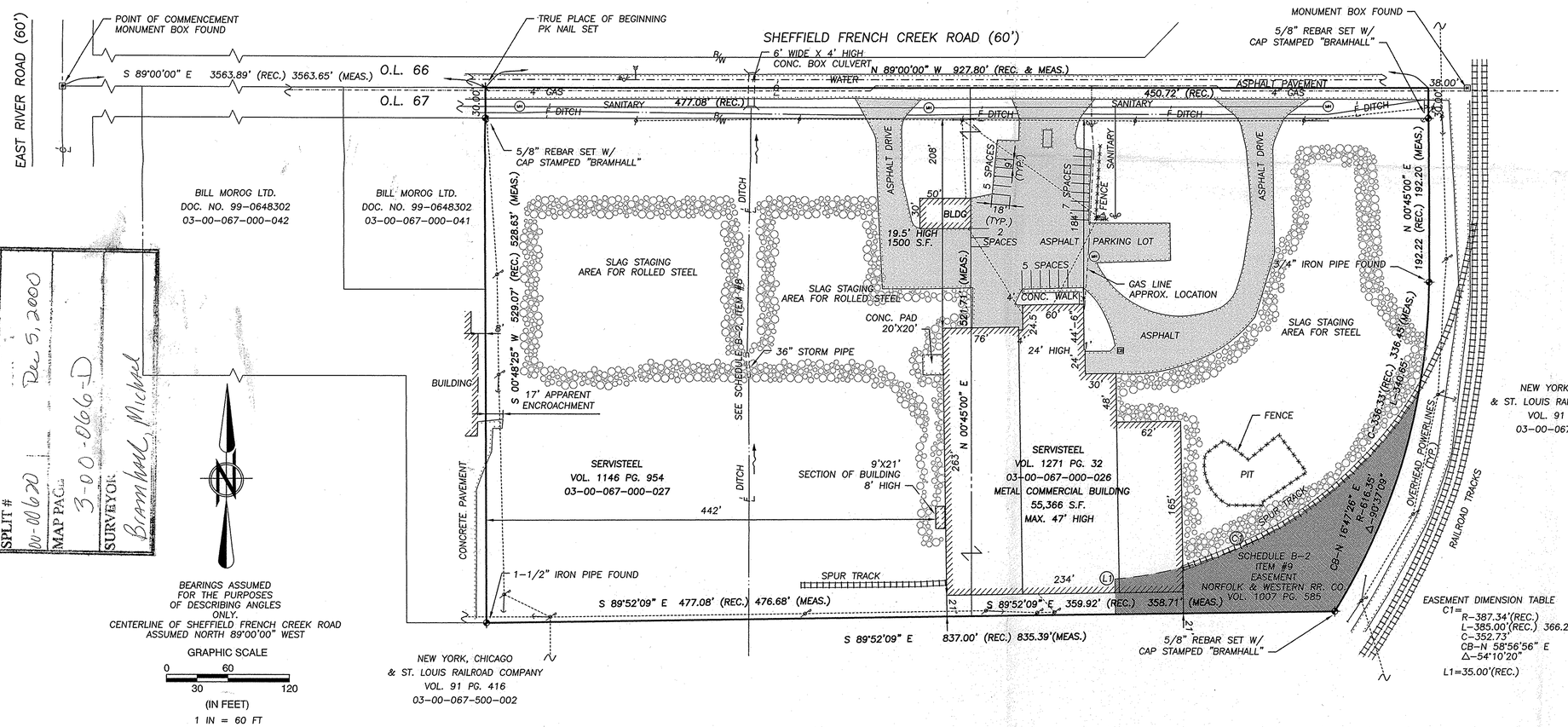
8. EASEMENT TO WILLIAM DAY FILED FOR RECORD SEPTEMBER 6, 1866 IN VOLUME 25, PAGE 295 OF LORAIN COUNTY RECORDS. – APPEARS TO RELATE TO DRAINAGE EASEMENT FOR EXISTING NORTH/SOUTH DITCHON SUBJECT PARCEL. (UNABLE TO CONFIRN EXACT LOCATION)
9. EASEMENT TO THE NORFOLK & WESTERN RAILWAY COMPANY FILED FOR RECORD JULY 22, 1970 IN VOLUME 1007, PAGE 583 OF LORAIN COUNTY RECORDS. (AS INDICATED HEREON)
10. LEASE TO NORTHCOAST COMMUNICATIONS ILC. DATED JUNE 24, 1998, RECORDED IN DOCUMENT NO. 20000690690 OF LORAIN COUNTY RECORDS. (GENERAL IN NATURE) (UNABLE TO LOCATE)

NOTES:

1. CURRENT ZONING CLASSIFICATION
   I-1 INDUSTRIAL
2. BUILDING SETBACKS:
   FRONT = 60'
   SIDE = 100' RESIDENTIAL
   30' NON-RESIDENTIAL
3. PARKING SETBACKS:
   FRONT = 20'
   SIDE = 25' RESIDENTIAL
   15' NON-RESIDENTIAL
4. PARCEL IS NOT IN AN IDENTIFIED "FLOOD PRONE AREA" PER FIRM MAP NO. 390354-0005 B, EFFECTIVE JUNE 18, 1980. PARCEL LIES WITHIN ZONE "C". (AS DETERMINED SCALED PLOTTING)

EXISTING UNDERGROUND UTILITIES NOTE:

THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, BRAMHALL ENGINEERING AND SURVEYING COMPANY, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.



P.P. NO. (03-00-067-000-044) 03-00-067-000-044
SPLIT # 00-00620
MAP PAGE 3-00-0660-D
SURVEYOR: Bramhall, Michael
Dec 5, 2000

BEARINGS ASSUMED FOR THE PURPOSES OF DESCRIBING ANGLES ONLY.
CENTERLINE OF SHEFFIELD FRENCH CREEK ROAD ASSUMED NORTH 89°00'00" WEST

GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 IN = 60 FT

EASEMENT DIMENSION TABLE
C1=
R=387.34'(REC.)
L=385.00'(REC.) 366.22'(MEAS.)
C=352.73'
CB=N 58°56'56" E
Δ=54°10'20"
L1=35.00'(REC.)

NEW YORK, CHICAGO & ST. LOUIS RAILROAD COMPANY VOL. 91 PG. 416 03-00-067-500-002

LEGEND OF SYMBOLS & LINE TYPES

- CATCH BASIN
- MANHOLE
- CLEANOUT
- GAS VALVE
- MONUMENT BOX
- MONUMENT FOUND AND/OR SET AS IDENTIFIED
- PK NAIL SET
- DOWN GUY
- LIGHT POLE
- POWER POLE
- UTILITY POLE
- RAILROAD SIGNAL
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- WATERLINE
- SANITARY
- FENCE
- OVERHEAD POWERLINES
- RAILROAD TRACK
- PAVEMENT EDGE
- SLAG AREA

#00620
APPROVED LORAIN CO. MAP DEPT.
DATE 12-6-00
PAGE 3-00-0660
BY T. McNeil
#00620

REVISIONS	
12/5/00	ISSUE 1
11/28/00	ISSUE 0

\00884\ALTA.DWG

PREPARED FOR:

SERVISTEEL CORPORATION
4920 FRENCH CREEK ROAD
SHEFFIELD VILLAGE, OHIO 44054

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

ALTA/ACSM LAND TITLE SURVEY (SUBURBAN)
PREPARED FOR NATIONAL CITY BANK AND LAWYERS TITLE INSURANCE CORPORATION

SHEET 1 OF 1
JOB NO. 00-884