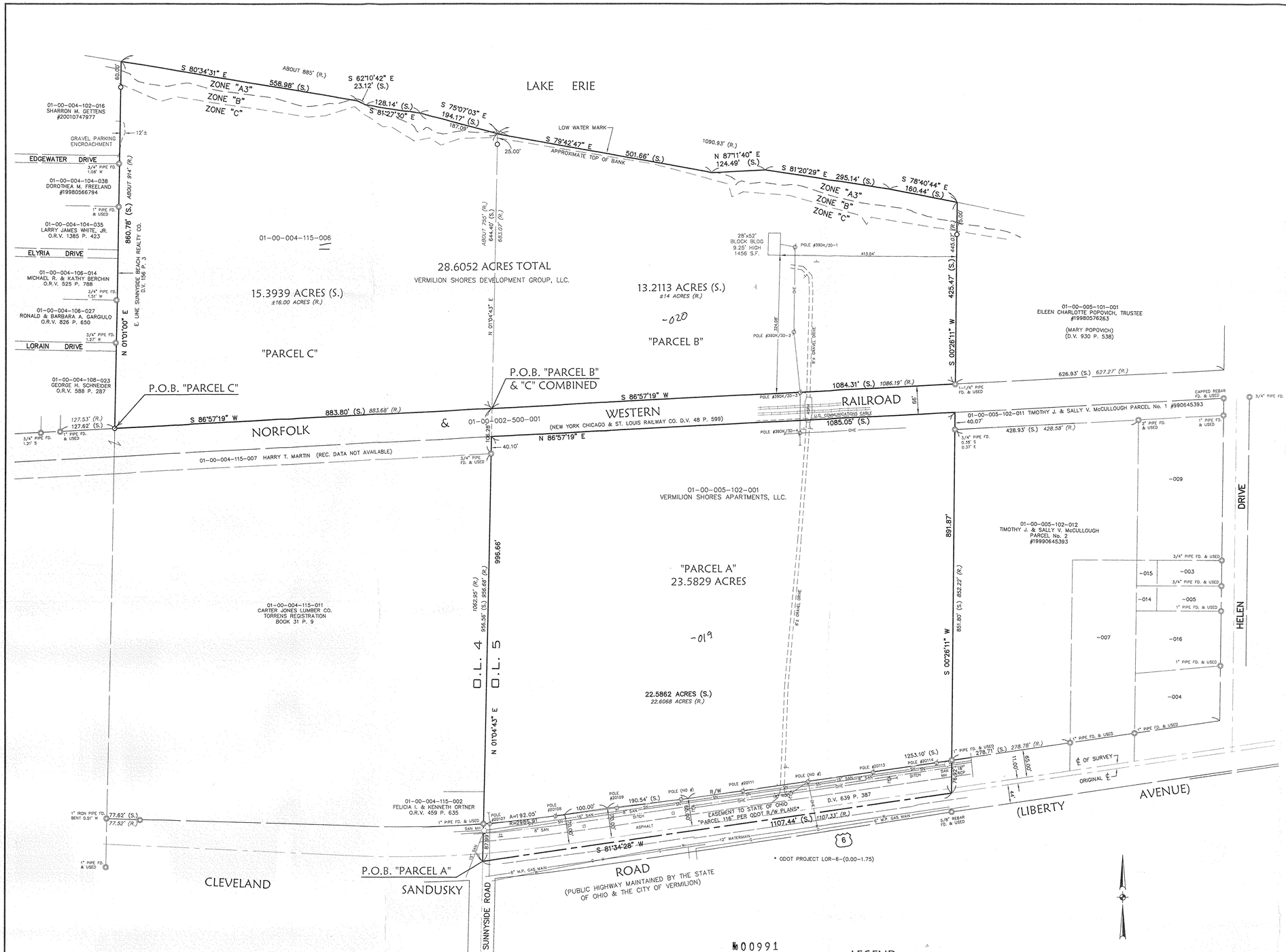

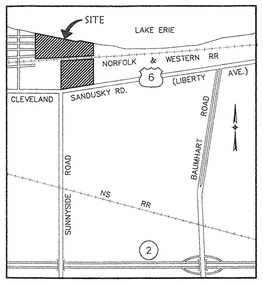

VICINITY MAP
NO SCALE

LEGAL DESCRIPTIONS:

PARCEL "A"

Situated in the City of Vermilion, County of Lorain, and State of Ohio. Being known as part of Original Brownhelm Township Lot 5, and more definitely described as follows:

Beginning at the intersection of the centerline of the Cleveland–Sandusky Road, also known as Liberty Avenue, also known as U.S. Route No. 6, and the line between Original Brownhelm Township Lots Nos. 4 and 5, said point being also the intersection of the centerline of the Cleveland–Sandusky Road and the centerline of Sunnyside Road;

Thence North 1° 04' 43" East in the line between Original Lots Nos. 4 and 5, and passing through a 1" iron pipe 87.99 feet northerly, a distance of 996.66 feet to a point in the northerly line of a 40 foot wide right–of–way conveyed to the Sandusky and Interurban Electric Railway Company as recorded in Volume 90, Page 436 of Lorain County Deed Records;

Thence North 86° 57' 19" East in the northerly line of said 40 foot wide right–of–way so conveyed to the Sandusky and Interurban Electric Railway Company, a distance of 1085.05 feet to a point in the northerly extension of the westerly line of "Parcel No. 2" conveyed to Timothy J. and Sally V. McCullough as recorded in Lorain County Recorder's Instrument No. 199906453 93;

Thence South 0° 26' 11" West in the westerly line of said "Parcel No. 2" and northerly extension thereof, a distance of 891.87 feet to a point in the original centerline of the Cleveland–Sandusky Road; said line passes through a 1" iron pipe found set 76.92 feet northerly of said centerline;

Thence South 81° 34' 28" West in the centerline of the Cleveland–Sandusky Road, a distance of 1107.44 feet to the place of beginning;

Enclosing a parcel containing 23.5829 acres but subject to all legal highways as surveyed by KS Associates, Inc., Engineers and Surveyors, in July of 2001.

PARCELS "B" AND "C" COMBINED

Situated in the City of Vermilion, County of Lorain, and State of Ohio. Being known as part of Original Brownhelm Township Lots Nos. 4 and 5, and more definitely described as follows:

Beginning at the intersection of the centerline of the Cleveland–Sandusky Road, also known as Liberty Avenue, also known as U.S. Route No. 6, and the line between Original Brownhelm Township Lots Nos. 4 and 5, said point being also the intersection of the centerline of the Cleveland–Sandusky Road and the centerline of Sunnyside Road;

Thence North 1° 04' 43" East in the line between Original Lots Nos. 4 and 5, and passing through a 1" iron pipe 87.99 feet northerly, a distance of 956.56 feet to a 3/4" iron pipe found set in the southerly line of a 40 foot wide right–of–way conveyed to the Sandusky and Interurban Electric Railway Company as recorded in Volume 90, Page 436 of Lorain County Deed Records;

Thence continuing North 1° 04' 43" East in the line between Original Lots Nos. 4 and 5, a distance of 106.28 feet to a point in the northerly right–of–way line of the Norfolk and Western Railroad, 66 feet wide; said point is the principal place of beginning;

Thence South 86° 57' 19" West in the Norfolk and Western Railroad's northerly right–of–way line, a distance of 883.80 feet to a 5/8" capped rebar set in the southeasterly corner of land conveyed to George H. Schneider as recorded in Volume 588, Page 287 of Lorain County Official Records;

Thence North 1° 01' 00" East in Schneider's easterly line and in the easterly lines and extensions thereof of lands conveyed to the following: Ronald and Barbara A. Gargiulo as recorded in Volume 826, Page 650 of Lorain County Official Records, Michael R. and Kathy Berchin as recorded in Volume 525, Page 788 of Lorain County Official Records, Larry James White Jr. as recorded in Volume 1385, Page 423 of Lorain County Official Records, Dorothea M. Freeland as recorded in Lorain County Recorder's Instrument No. 199805667 94, and Sharron M. Gettens as recorded in Lorain County Recorder's Instrument No. 200107479 77, a distance of 860.78 feet to a point in the Low Water Mark of Lake Erie; said line passes through a 5/8" capped rebar set about 60 feet southerly from said Low Water Mark;

The following 8 courses are in the Low Water Mark of Lake Erie:

Thence South 80° 34' 31" East, a distance of 558.98 feet to a point;

Thence South 62° 10' 42" East, a distance of 23.12 feet to a point;

Thence South 81° 27' 30" East, a distance of 128.14 feet to a point;

Thence South 75° 07' 03" East, a distance of 194.17 feet to a point;

Thence South 79° 42' 47" East, a distance of 501.66 feet to a point;

Thence North 87° 11' 40" East, a distance of 124.49 feet to a point;

Thence South 81° 20' 29" East, a distance of 295.14 feet to a point;

Thence South 78° 40' 44" East, a distance of 160.44 feet to a point in the easterly line of land conveyed to Eileen Charlotte Popovich, Trustee as recorded in Lorain County Recorder's Instrument No. 199805762 63;

Thence South 0° 26' 11" West in Eileen Charlotte Popovich's westerly line and passing through a 5/8" capped rebar set about 75 feet southerly, a distance of 425.47 feet to a 1 1/4" iron pipe found set in Popovich's southwesterly corner and at a point in the northerly right–of–way line of the Norfolk and Western Railroad, 66 feet wide;

Thence South 86° 57' 19" West in the Norfolk and Western Railroad's northerly right–of–way line, a distance of 1084.31 feet to the principal place of beginning;

Enclosing a parcel containing 28.6052 acres of land, of which 15.3939 acres are contained within Original Lot No. 4 and 13.2113 acres are contained within Original Lot No. 5 but subject to all legal highways as surveyed by KS Associates, Inc., Engineers and Surveyors in July of 2001.

SURVEYOR'S NOTES:

1. The survey shown hereon lies within Zones "A3", "B" & "C" according to the Flood Insurance Rate Map (FIRM) for the city of Vermilion, Ohio, Community Panel No. 39374 0005 c issued by the Federal Emergency Management Agency (FEMA), and having a map effective date of November 12, 1982.
2. Direct access from Cleveland–Sandusky Road to subject parcels north of Norfolk & Western Railroad is across property owned by others. An access easement for the railroad crossing shown was not included in the title report provided.
3. "Parcel A", "Parcel B", & "Parcel C" are designations by KS Associates, Inc..

SURVEYOR'S CERTIFICATION:

The undersigned hereby certifies to Vermilion Shores Development Co. LLC., Fifth Third Bank, McKinley Title Agency, Inc., Commonwealth Land Title: that (i) this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b) and 13 of Table A thereof, and (ii) 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 the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Additionally, this map or plat and the survey on which it was based were made (i) in accordance with and satisfy the Minimum Standards for Boundary Surveys in the State of Ohio, as codified in Chapter 4733 of the Ohio Administrative Code in effect at the time and (ii) the current standards of conveyance adopted by Lorain County, if any.

David L. Elwell 02/06/02
David L. Elwell, Reg. Surveyor No. 6333 Date

STATE OF OHIO
DAVID L. ELWELL
6333
REGISTERED
SURVEYOR

№ 00991
APPROVED
LORAIN CO.
MAP DEPT.
DATE 2-20-02
PAGE 1-C
1-00-004-B
BY R. Mann
NO. 02-00991

LEGEND

- MANHOLE
- HYDRANT
- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- TRAFFIC CONTROL BOX
- SIGN
- MONUMENT BOX
- IRON PIN/PIPE FOUND
- 5/8" CAPPED REBAR SET

ABBREVIATIONS

FD.	—	FOUND
R.	—	RECORD
S.	—	SURVEYED
SAN	—	SANITRY SEWER
STO	—	STORM SEWER
OHE	—	OVERHEAD ELECTRIC LINES

BASIS OF BEARINGS IS THE EASTERLY BOUNDARY LINE OF THE SUNNYSIDE BEACH REALTY CO. ALLOTMENT AS RECORDED IN P.V. 9 P. 17, N 01°01'00"E

100 0 100 200
SCALE IN FEET
SCALE: 1" = 100'

SURVEY RELATED TITLE EXCEPTIONS:

McKinley Title Agency, Inc.
Title Commitment No. CT17362A
Effective Date: January 15, 2002
Schedule B, Section 2:

1. d. Easement for Ingress and Egress recorded in O.R.V. P. .

REVISIONS			
DATE	DESCRIPTION	BY
2-04-02	REVISED PER COMMENTS	ABR
7-20-01	ORIGINAL ISSUE	ABR

DATE: 7-20-01
DRAWN BY: ABR
CHD BY:
DWG. NAME: R-BLTM01
PATH: 01157
F.B.

KS ASSOCIATES, INC.
P.O. Box 1569
Elyria, Ohio 44036
Phone: (440) 365-4730
Fax: (440) 365-4790
mail@ksassoc.com
www.ksassoc.com
KS ASSOCIATES

ALTA/ASCM LAND TITLE SURVEY

OF PART OF
ORIGINAL BROWNHELM TOWNSHIP LOT No.'s 4 & 5
CITY OF VERMILION COUNTY OF LORAIN STATE OF OHIO

SHEET 1 OF 1

JOB NO. 01157