LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- YARD DRAIN
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- GAS METER
- UTILITY MANHOLE
- UTILITY VALVE
- POWER POLE
- TELEPHONE/POWER POLE
- TELEPHONE POLE
- SUPPORT POLE
- LIGHT POLE
- GUY ANCHOR
- SIGN
- MAILBOX
- NEWSPAPER BOX
- MONUMENT BOX FOUND
- IRON PIN/PIPE FOUND
- 5/8"x30" KS CAPPED REBAR SET MARKED "KS ASSOCS INC PROP MARKER
- CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- SECTION LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- OVERHEAD ELECTRIC/TELEPHONE
- FENCE
- DITCH
- WOODS

ABBREVIATIONS

CPP	CORRUGATED PLASTIC PIPE
FD	FOUND
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R	RECORD
S	SURVEYED

LEGAL DESCRIPTIONS:

Parcels 04-00-016-102-044 and 04-00-021-000-248

Situated in the City of Avon, County of Lorain, State of Ohio and being known as a part of Original Avon Township Section Nos. 16 and 21, also being the land conveyed to Donald A. Brown, Trustee as recorded Instrument No. 20070235168 of the Lorain County Land Records, being more definitely described as follows;

Commencing at a 1" iron pin found in a monument box at the intersection of the centerline of State Route 83 and the centerline of Chester Road;

Thence, along the centerline of Chester Road, North 83° 17' 52" East, 1286.13 feet to a "ZWICK" capped pin found in a monument box;

Thence, continuing along said centerline, North 88° 56' 44" East, 50.00 feet to the southeasterly corner of land conveyed to Chester Square, LTD as recorded in Instrument No. 20070195689 of the Lorain County Land Records and the True Point of Beginning for the parcel herein described;

Thence, leaving said centerline, along Chester Square, LTD's easterly line and the easterly line of land conveyed to Chester Square II, LTD as recorded in Instrument No. 20070195688 of the Lorain County Land Records, North 00° 08' 39" East, 938.90 feet to a 5/8" iron pipe found and passing 0.08 feet East of a 1" iron pipe found 30.14 feet northerly of said centerline;

Thence, along Chester Square II, LTD's northerly line, North 88° 46' 55" West, 50.00 feet to the southeasterly corner of Block "E" of Avon Crossing Subdivision as recorded in Volume 93, Page 19 of the Lorain County Plat Records, said point being referenced by a "ZWICK" capped pin found 0.04 feet North and 0.27 feet East;

Thence, along the easterly line of said Block "E", North 00° 21' 16" West, 488.05 feet to the centerline of Schneider Court and passing 0.23 feet East of a "BRAMHALL" capped pin found 30.07 feet southerly of said centerline;

Thence, along said centerline, South 89° 37' 55" East, 1121.76 feet to the northwesterly corner of land conveyed to Leslie E. and Tammy L. Ahrens as recorded in Instrument No. 970484251 of the Lorain County Land Records;

Thence, leaving said centerline, along Ahrens' westerly line, South 00° 14' 52" West, 483.89 feet to a 1" iron pipe found at the southwesterly corner thereof and passing 0.31 feet East of a "BRAMHALL" capped pin found 30.28 feet southerly of said centerline;

Thence, along Ahrens' southerly line South 89° 39' 07" East, 90.07 feet to a 1" iron pipe found at the southeasterly corner thereof;

Thence, along Ahrens' easterly line, North 00° 13' 42" East, 483.86 feet to the centerline of Schneider Court and passing 0.25 feet East of a "BRAMHALL" capped pin found 30.17 feet southerly of said centerline;

Thence, along said centerline, South 89° 37' 55" East, 577.37 feet to the southeasterly corner of land conveyed to The City of Avon as recorded in Instrument No. 20030918937 of the Lorain County Land Records, said point is referenced by a "BRAMHALL" capped pin found 0.55 feet North and 0.07 feet East;

LEGAL DESCRIPTIONS Cont'd

Thence, along The City of Avon's easterly line, North 00° 00' 38" West, 675.11 feet to the southerly line of land conveyed to Custom Culinary, Inc. as recorded in Instrument No. 20060124810 of the Lorain County Land Records, said point is referenced by a "RIVERSTONE" capped pin found 0.36 feet East;

Thence, along Custom Culinary, Inc's southerly line, South 89° 55' 00" East, 1049.76 feet to the northwesterly corner of land conveyed to KMF III, LTD as recorded in Instrument No. 990589441 of the Lorain County Land Records, said point is referenced by a "ZWICK" capped pin found 0.61 feet East;

Thence, along KMF III, LTD's westerly line and the westerly line of land conveyed to Maroon Limited as recorded in Instrument No. 20000732986 of the Lorain County Land Records and the westerly line of land conveyed to 35350 Group Partnership, LLC as recorded in Instrument No. 20070203534 of the Lorain County Land Records, South 00° 03' 34" West, 2035.18 feet to the centerline of Chester Road and passing through a 1" iron pipe found 30.18 feet northerly of said centerline;

Thence, along said centerline, the following three courses;

North 82° 52' 41" West, 527.64 feet to a 5/8" iron pin found in a monument box;

Thence South 86° 07' 15" West, 1596.61 feet to a "ZWICK" capped pin found in a monument box;

Thence South 88° 56' 44" West, 669.47 feet to the point of beginning.

Containing within said bounds 103.0350 acres (4,488,206 square feet) of land as surveyed by KS Associates, Inc. under the supervision of Trevor A. Bixler, Professional Surveyor, No. 7730, in May of 2008.

Bearings are based on Ohio State Plane, North Zone NAD83 (1995) Grid North.

SCHEDULE B SECTION II COMMENTS

Fidelity National Title Insurance Company
Title No. FC08-1152
Effective Date April 28, 2008

j. Mortgage recorded in Instrument No. 20050078117 of the Lorain County Records affects parcels 04-00-016-102-044 and 04-00-021-000-248.

UTILITY REFERENCES

STORM SEWERS WERE FIELD LOCATED BY KS ASSOCIATES

△1 PLANS FROM COLUMBIA GAS OF OHIO RECEIVED 4-23-08.

△2 SCHNEIDER COURT ROADWAY IMPROVEMENTS AS-BUILT PLANS BY BRAMHALL ENGINEERING AND SURVAYING CO., INC. DATED 1-09-06.

△3 FIELD LOCATED BY KS ASSOCIATES FROM UTILITY MARKINGS.

SURVEYOR'S NOTES

1. The basis of bearings for this survey is Ohio State Plane, North Zone NAD83 (1995) Grid North.

2. Vertical datum is NAVD 1988.

3. Pertinent records used are as shown hereon.

4. This map and the survey on which it is based have been prepared with the benefit of a Title Report prepared by Fidelity National Title Insurance Company, having an effective date of April 28, 2008. This survey is intended to depict only those easements and rights-of-way identified in said report to the extent they can be shown.

5. Underground utilities are shown from plans and field markings provided by utility companies and agencies. Actual locations may vary. Contact Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to excavation.

6. As of June 9, 2008, the following companies have responded to the initial OUPS request #A813-702-203) for utility plans: Illuminating Company. The following companies have not responded: Columbia Gas of Ohio, CenturyTel.

7. The survey shown hereon lies within zone X (areas of 500-year flood) according to the Flood Insurance Rate Map (FIRM) for the City of Avon, Ohio Community Panel No. 390348 0005 C issued by the Federal Emergency Management Agency (FEMA), and having a map revision date of May 17, 1993.

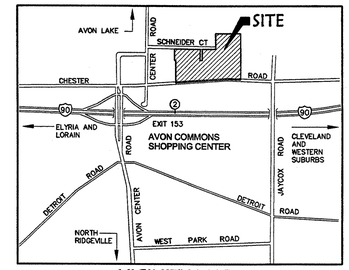
8. The property shown hereon lies within Zone O-2 (Planned Research Park) and Zone M-1 (General Industrial). Under this classification the following would apply to new construction:

Zone O-2 (Planned Research Park)
Minimum lot size: 3 acres
Minimum lot width: 250 feet
Minimum landscaped open space: 30% of lot area
Maximum building coverage of lot: 30% of lot area
Minimum building setback from street right of way: 100 feet
Minimum setback from side or rear lot line: 50 feet adjacent to non-residential district
Minimum setback from side or rear lot line: 100 feet adjacent to residential district
Minimum separation between buildings on the same lot: 50 feet
Maximum building height: 45 feet

Zone M-1 (General Industrial)
Minimum lot size: 1 acres
Minimum lot width: 150 feet
Minimum landscaped open space: 20% of lot area
Minimum building setback from street right of way: 60 feet
Minimum setback from side or rear lot line: 10 feet adjacent to non-residential district
Minimum setback from side or rear lot line: 100 feet adjacent to residential district
Minimum separation between buildings on the same lot: 30 feet
Maximum building height: 60 feet

9. Positional tolerance noted in Surveyor's Certification pertains to property corner location and building corner location.

10. Visible surface utilities have been field located.



VICINITY MAP

NO SCALE

SURVEYOR'S CERTIFICATION

To: REO Holdings, LLC, an Ohio limited liability company, Fidelity National Title Insurance Company:

This is to certify that 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 and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11a and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the relative Positional Accuracy of this survey does not exceed that which is specified therein.

6-9-08

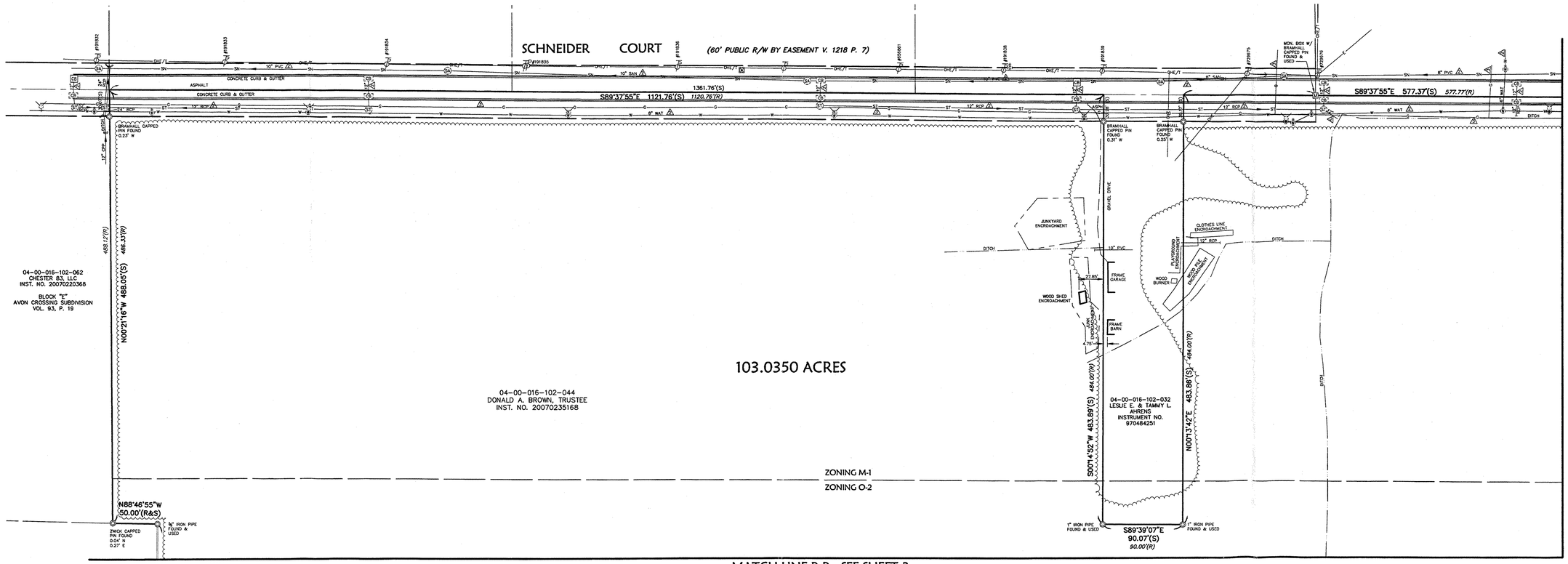
Trevor A. Bixler, P.S. — Date
Professional Surveyor Ohio Reg. No. 7730

Date of Survey: May 16-19, 2008

Last Date of Revision:

STATE OF OHIO — TREVOR A. BIXLER 7730 — REGISTERED PROFESSIONAL SURVEYOR

50 0 50 100
SCALE IN FEET
SCALE 1"=50'



REVISIONS	DATE	DESCRIPTION	BY

DATE: 6-09-08
DRAWN BY: ABR
CHD BY: TAB
DWG. NAME: 0-ALTA02
PATH: 08075
F.B. 805

KS ASSOCIATES
KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com

ALTA/ACSM LAND TITLE SURVEY

OF PART OF
ORIGINAL AVON TOWNSHIP SECTION NO's 16 & 21
CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

SHEET 1 OF 4

JOB NO. 08075-01