

To: THE MOST REVEREND RICHARD G. LENNON, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF CLEVELAND; SURETY TITLE AGENCY, INC.; and COMMONWEALTH LAND

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 and NSPS in 2005, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10 13, 19 and 20 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 exceeded that which is specified therein.

COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT DATE: March 30, 2009

Right of the public utilities and others, if any, in and to that portion of the premises described in Schedule A. that lies within the bounds of the alley between Thirteenth and Fourteenth Streets, vacated by City of Elyria Ordinance Number 81-214, passed September 9, 1981, affective September 9, 1981 and recorded in Volume 1332, Page 626 of Lorain County Records. VACATED ALLEY AFFECTS NORTHERLY 8.58 FEET OF COMMITMENT PARCEL 2 HEREON.

Item 3: Both Subject Premises are located within Flood Zone "X", defined as "Area determined to be outside of the 0.2% annual chance floodplain" as shown on the U.S. Department of Homeland Security, Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for City of Elyria, Lorain County, Ohio designated as Map Number 39093C 0226 D, bearing an Effective Date of August 19, 2008.

Item 9: There are 71 marked parking spaces, including 4 handicapped spaces, located on Commitment Parcel No. 1. There are no marked parking spaces located c

LEGAL DESCRIPTIONS FROM COMMITMENT

Situated in the City of Elyria, County of Lorain, State of Ohio and known as part of Out Lot No. 1, bounded on the north by the South line of West 14th Street; on the east by the West line of West Avenue; on the south by the North line of Mussey Avenue and on the West by a line parallel with the said West line of West Avenue and 320 feet distant West therefrom, having a frontage of 153.73 feet on West Avenue and Containing within said bounds 1.13 acres of land, be the same

Situated in the City of Elyria, County of Lorain, State of Ohio and known as being part of Sublot No. 10, in Wm. Hurst, E.S. Carter and D.M. Fisher's Allotment of part of Original Elyria Lot No. 8, between the branches of Black River as show by the recorded plat in Volume 2 of Maps, Page 19 of Lorain County Records, and bounded and described as follows:

Beginning at the alley adjoining the above property on the east in the north line of West Fourteenth Street; thence Westerly a distance or 43.02 feet along said Fourteenth Street; thence Northerly a distance of parallel with said alley of 88.42 feet; thence East 43.02 feet along West Thirteenth Street alley; thence South 88.42 feet along said first named alley to the place of beginning, be the same more or less, but subject to all legal highways, and includes 8 feet of a vacated alley per

LEGAL DESCRIPTIONS FROM SURVEY

Situated in the City of Elyria, County of Lorain, State of Ohio and known as part of Out Lot No. 1 between the branches of the Black River, being further bounded and described as follows: Beginning at the intersection of the westerly line of West Avenue, 66 feet wide, with the northerly line of Mussey Avenue, 60 feet wide, witness a 1" iron pipe found good North and South, and 0.31

Course 1 thence along the northerly line of Mussey Avenue, South 89°57'00" West, a distance of 320.00 feet to the southeasterly corner of Sublot No. 1 in the Mussey Avenue Allotment as shown by the recorded plat in Volume 8 of Maps, Page 49 of Lorain County Records;

Course 2 thence parallel with the westerly line of West Avenue, also being the easterly line of said Sublot No. 1, Due North, a distance of 154.00 feet to the southerly line of West 14th Street, 30.33 feet wide, witness a 1" iron pipe found 0.80 feet South, and good East and

Course 3 thence along the southerly line of West 14th Street, North 89°58'00" East, a distance of 320.00 feet to a drill hole in concrete set at its intersection with the westerly line of West

Course 4 thence along the westerly line of West Avenue; Due South, a distance of 153.91 feet to the place of beginning and containing 1.1310 acres of land according to a survey by Matthew C. Neff, Ohio Professional Surveyor #7315, of the M Neff Design Group dated

NOTE: Bearings shown hereon are to an assumed meridian and are used to denote angles only.

Situated in the City of Elyria, County of Lorain, State of Ohio and known as being part of Sublot No. 10, in Wm. Hurst, E.S. Carter and D.M. Fisher's Allotment of part of Original Elyria Lot No. 8, between the branches of Black River as show by the recorded plat in Volume 2 of Maps, Page 19 of Lorain County Records, being further bounded and described as follows: Beginning at a 5/8" iron pin set at the intersection of the westerly line of an Alley, 20 feet wide, with the northerly line of West 14th Street, 30.33 feet wide, said point is 152.00 feet westerly, as measured along the northerly line of West 14th Street, from the westerly line of West Avenue, 66 feet wide;

Course 1 thence along the northerly line of West 14th Street, South 89°58'00" West, a distance of

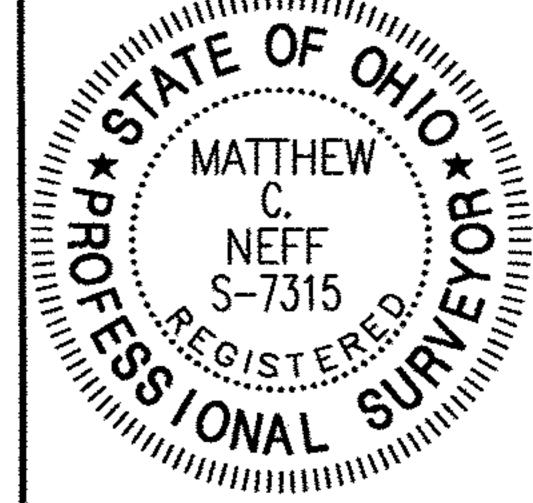
Course 2 thence parallel to said Alley, 20 feet wide, Due North, a distance of 97.05 feet to the centerline of West 13th Street Alley as vacated by Ordinance 81-214, witness a 1" iron

Course 3 thence along the centerline of said vacated Alley, North 89°58'00" East, a distance

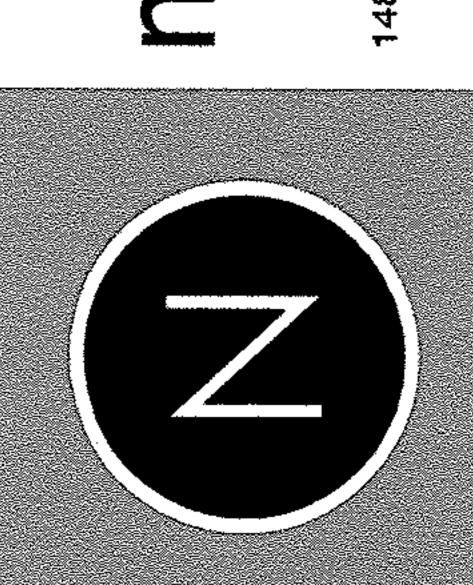
Course 4 thence along the westerly line of said Alley, 20 feet wide, Due South, a distance of 97 feet to the place of beginning and containing 0.0958 acre of land according to a sur by Matthew C. Neff, Ohio Professional Surveyor #7315, of the M Neff Design Gro dated May 8, 2009, be the same more or less but subject to all legal highways.

NOTE: Monuments described as 5/8" iron pins set are 5/8" diameter by 30" long rebar with of stamped 'M NEFF 7315'. Bearings shown hereon are to an assumed meridian and

Surety Title Agency, Inc. Order No.: ST 31746 Escrow No .: 09 - 221C



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ce of vide;	Horizontal Scale 1" = 20'	Vertical Scale None
7.05 irvey	Original Submission May 13, 2009	Last Plot Date May 13, 2009
roup	Drawn By STP	Checked By
cap d are	Project Number 7458	Field Crew FS & BH
	Sheet	