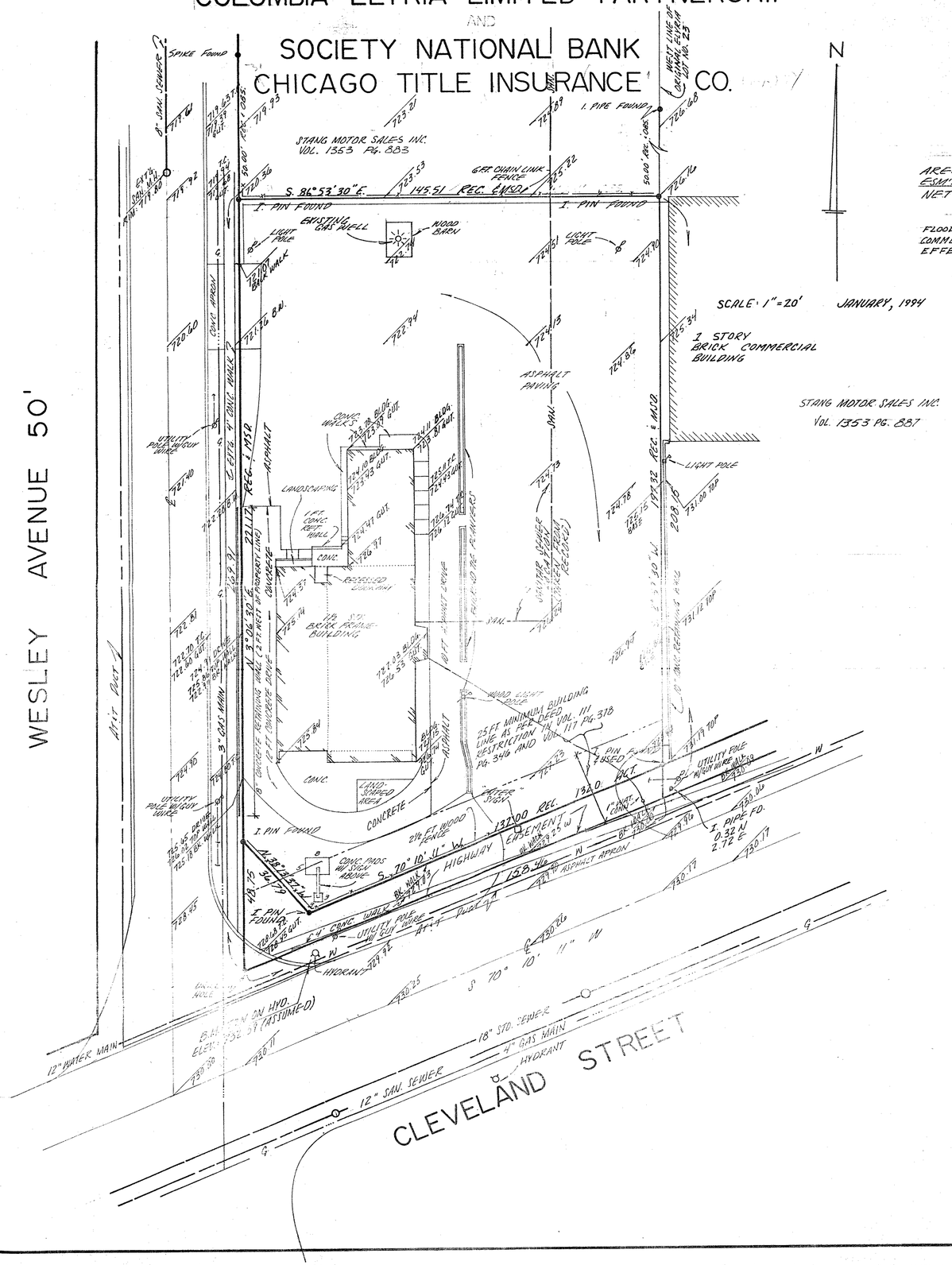
A.L.T.A SURVEY

MADE FOR AND AT THE INSTANCE OF

COLUMBIA ELYRIA LIMITED PARTNERSHIP

AND

SOCIETY NATIONAL BANK
CHICAGO TITLE INSURANCE CO.



SITE DATA

AREA: 34 383 S.F.
ESM'T AREA: 2 043 S.F.
NET AREA: 32 795 S.F.

FLOOD PLANE DATA:
COMMUNITY PANEL NO. 390 350 0010 B
EFFECTIVE DATE: JULY 2, 1980 ZONE "C"

SCALE: 1" = 20' JANUARY, 1994

LEGAL DESCRIPTION

Situated in the City of Elyria, County of Lorain and State of Ohio and known as being part of Original Elyria Township Lot No. 23 East of the Black River and bounded and described as follows:

Beginning at the intersection of the Easterly line Wesley Avenue, 50 feet wide, with the Northerly line of Cleveland Street, so called 60 feet wide; Thence North 3° 06' 30" East along the Easterly line of Wesley Avenue a distance of 269.91 feet to an iron pin found at the Southwesterly corner of a parcel of land conveyed to Stang Motor Sales, Inc. by deed as recorded in volume 1353, page 883 of Lorain County deed records; Thence South 86° 53' 30" East a distance of 145.51 feet to the Westerly line of a parcel of land conveyed to Stang Motor Sales, Inc. by deed as recorded in volume 1353, page 887 of Lorain County deed records; Thence South 2° 59' 30" West along said Westerly line a distance of 208.15 feet to the Northerly line of Cleveland Street; Thence South 70° 10' 11" West along said Northerly line a distance of 158.46 feet to the place of beginning and containing 0.7998 of an acre of land according to a survey by James A. Resar Ohio Registered Surveyor No. 6361 dated January 1994 be the same more or less but subject to all legal highways.

SURVEYOR'S CERTIFICATE

The undersigned hereby CERTIFIES to SOCIETY NATIONAL BANK and COLUMBIA ELYRIA LIMITED PARTNERSHIP as of January 20, 1994, that (a) this survey was made on the ground, (b) in reliance upon the Commitment for Title Insurance No. CLC 98941 dated December 13, 1993 issued by Chicago Title Insurance Co. covering the premises described herein (the "Commitment") as to matters of record and except as shown hereon, there are no visible or recorded easements or rights of way across said premises or any other easements or rights of way of which the undersigned has been advised, and there are no encroachments on, above or under adjoining property, easements, streets or alleys by any of the buildings, structures or improvements located on the herein described premises, and there are no encroachments on, above, and under said premises by buildings, structures or other improvements situated on adjoining property, and there are no discrepancies, conflicts, shortages in area, or boundary line conflicts, (c) this drawing correctly shows (i) the facts found at the time of the survey, (ii) the location of all buildings, structures and other improvements situated on the above premises, (iii) the courses and measured distances on or affecting the said premises, (iv) the scale, the north direction, point of reference from which the premises are measured, the width of the street or streets on which the said premises abut, the lot and block number shown on any map or plat to which reference is made in the legal description of the premises, together with the recording references for said map or plat, (v) the location of the parking spaces and the total square foot area of the premises and any easements located on or affecting the premises, (vi) the dimensions of all improvements on said premises at ground surface level and the distance therefrom to the nearest facing exterior property lines of said premises, to all applicable building set back lines, and to other improvements on said premises and (vii) based upon the Commitment, an accurate reference to the real estate records of Lorain County identifying all easements of record crossing or affecting the said premises and (d) this professional service conforms to the current Surveyors Association Standards and Specifications including "minimum Standard Detail Requirements for Land Title Surveys."* The undersigned further certifies that (i) the property has access to and from a public roadway and all streets abutting the said premises and all means of ingress and egress for the said premises have been completed, dedicated and accepted for public maintenance by the City of Elyria & State of Ohio (ii) the premises are not located within the 100 year flood plain.

Name: _____

*AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY

06-25-023-103041

APPROVED
LORAIN CO.
MAP DEPT.
DATE 4/7/10
PAGE 6-89
BY R. MANDES
TOND # 10-02004-C

APPROVED
LORAIN CO.
MAP DEPT.
BY
DATE
TOND #

#44791

RESAR & ASSOCIATES
CONSULTING ENGINEERS SURVEYORS
24629 DETROIT ROAD WESTLAKE, OHIO 44145