NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. 142022 DATED OCTOBER 17, 2001

9. EASEMENT RECORDED IN DEED VOLUME 585, PAGE 429, OF LORAIN COUNTY RECORDS AS TO PARCEL 1, 5. (DOES NOT APPLY)
10. EASEMENT RECORDED IN DEED VOLUME 639, PAGE 213, OF LORAIN COUNTY RECORDS AS TO PARCEL 1, 6. (SUPPORTING DOCUMENT NOT PROVIDED, HIGHWAY PLAN NEEDED TO VERIFY)
11. EASEMENT RECORDED IN DEED VOLUME 715, PAGE 566, OF LORAIN COUNTY RECORDS AS TO PARCEL 1, 6. (SUPPORTING DOCUMENT NOT PROVIDED, HIGHWAY PLAN NEEDED TO VERIFY)
12. PARTITION FENCE AGREEMENT RECORDED IN VOLUME 1, PAGE 27 OF LORAIN COUNTY RECORDS, AS TO PARCEL NOS. 2, 3. (UNABLE TO PLOT)
13. EASEMENT RECORDED IN DEED VOLUME 639, PAGE 459, OF LORAIN COUNTY RECORDS AS TO PARCEL 2. (SUPPORTING DOCUMENT NOT PROVIDED, HIGHWAY PLAN NEEDED TO VERIFY)
14. EASEMENT RECORDED IN COMMON PLEAS COURT CASE No. 32246, OF LORAIN COUNTY RECORDS, AS TO PARCEL No. 3. (SUPPORTING DOCUMENT NOT PROVIDED, HIGHWAY PLAN NEEDED TO VERIFY)
15. EASEMENT RECORDED IN COMMON PLEAS COURT CASE No. 34097, OF LORAIN COUNTY RECORDS, AS TO PARCEL No. 3. (UNABLE TO PLOT)
16. AGREEMENT AND EASEMENT RECORDED IN DEED VOLUME 639, PAGE 473, OF LORAIN COUNTY RECORDS AS TO PARCEL No. 3, 4. (SUPPORTING DOCUMENT NOT PROVIDED, HIGHWAY PLAN NEEDED TO VERIFY)
17. EASEMENT RECORDED IN DEED VOLUME 993, PAGE 865, OF LORAIN COUNTY RECORDS AS TO PARCEL 3. (UNABLE TO PLOT)
18. EASEMENT RECORDED IN DEED VOLUME 639, PAGE 313, OF LORAIN COUNTY RECORDS AS TO PARCEL 4. (SUPPORTING DOCUMENT NOT PROVIDED, HIGHWAY PLAN NEEDED TO VERIFY)
19. EASEMENT RECORDED IN DEED VOLUME 585, PAGE 430, OF LORAIN COUNTY RECORDS AS TO PARCEL 5. (SHOWN HEREON)
20. EASEMENT RECORDED IN DEED VOLUME 645, PAGE 56, OF LORAIN COUNTY RECORDS AS TO PARCEL 5. (SUPPORTING DOCUMENT NOT PROVIDED, HIGHWAY PLAN NEEDED TO VERIFY)
21. EASEMENT RECORDED IN DEED VOLUME 707, PAGE 244, OF LORAIN COUNTY RECORDS AS TO PARCEL 5. (UNABLE TO PLOT)
22. EASEMENT RECORDED IN DEED VOLUME 715, PAGE 572, OF LORAIN COUNTY RECORDS AS TO PARCEL 5. (SUPPORTING DOCUMENT NOT PROVIDED, HIGHWAY PLAN NEEDED TO VERIFY)
23. EASEMENT RECORDED IN DEED VOLUME 715, PAGE 574, OF LORAIN COUNTY RECORDS AS TO PARCEL 5. (SUPPORTING DOCUMENT NOT PROVIDED, HIGHWAY PLAN NEEDED TO VERIFY)
24. EASEMENT RECORDED IN DEED VOLUME 807, PAGE 364, OF LORAIN COUNTY RECORDS AS TO PARCEL 5. (SUPPORTING DOCUMENT NOT PROVIDED, HIGHWAY PLAN NEEDED TO VERIFY)
25. EASEMENT RECORDED IN DEED VOLUME 807, PAGE 370, OF LORAIN COUNTY RECORDS AS TO PARCEL 5. (SUPPORTING DOCUMENT NOT PROVIDED, HIGHWAY PLAN NEEDED TO VERIFY)
26. EASEMENT RECORDED IN COMMON PLEAS COURT No. 62956, OF LORAIN COUNTY RECORDS AS TO PARCEL No. 5. (UNABLE TO PLOT)
27. EASEMENT RECORDED IN COMMON PLEAS COURT No. 62958, OF LORAIN COUNTY RECORDS AS TO PARCEL No. 5. (SUPPORTING DOCUMENT NOT PROVIDED, HIGHWAY PLAN NEEDED TO VERIFY)

UTILITY COMPANIES

ELECTRIC– LORAIN MEDINA RURAL ELECTRIC CO–OP INC.
22898 WEST RD.
WELLINGTON, OH
(440)647–2133

PHONE– ALLTEL
1–800–843–9214

GAS– COLUMBIA GAS OF OHIO INC.
1–800–344–4077

SEWER – CITY OF LORAIN ENGINEERING
(440)244–2136

WATER – RURAL LORAIN COUNTY WATER AUTHORITY
42401 ST RD 303
LAGRANGE, OH
1–800–842–1339

SHEET 1 OF 2

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

USSURVEYOR.COM
U.S. SURVEYOR®
4929 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
1-800- TO SURVEY

PREPARED FOR: LANDAMERICA

JOB NUMBER: 01755–11
FILE: SS22309A_6

PROJECT LOCATION: LORAIN COUNTY, OH

PROJECT ADDRESS: WEST ERIE AVENUE, LORAIN, OH

PROJECT NAME: ALTA/ACSM LAND TITLE SURVEY W/TOPO

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO FORD MOTOR CREDIT COMPANY, FORD LEASING DEVELOPMENT COMPANY, LAWYERS TITLE INSURANCE CORPORATION, COMMONWEALTH LAND TITLE INSURANCE COMPANY AND TRANSNATION TITLE INSURANCE COMPANY AS OF DECEMBER 12, 1999, THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND; THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME(UNLESS SHOWN OTHERWISE); THAT THE PROPERTY DESCRIPTION "CLOSES" BY ENGINEERING CALCULATION; THAT THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SETBACK LINES AFFECTING THE PROPERTY; THAT THE ELEVATIONS SHOWN HEREON ARE TIED TO USGS DATUM; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN HEREON; THAT ALL UTILITY SERVICES NECESSARY FOR THE OPERATION OF THE PROPERTY ARE PRESENT ON THE PROPERTY OR WITHIN ADJACENT PUBLIC RIGHT OF WAY OR RECORDED EASEMENTS; THAT THERE ARE NO ENCROACHMENTS ON THE ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENTS SITUATED UPON ANY ADJOINING PREMISES; INGRESS AND EGRESS TO AND FROM THE PROPERTY IS BY MEANS OF WEST ERIE AVENUE, A DEDICATED PUBLIC ROAD. AND THAT THE PROPERTY DOES LIE WITHIN ANY FLOOD HAZARD AREA SHOWN ON ANY U.S. DEPARTMENT OF H.U.D. FLOOD INSURANCE BOUNDARY MAP OR SPECIAL FLOOD HAZARD AREA MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS SURVEY WAS MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS 1 THROUGH 11 OF TABLE A THEREON, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

proforma

MICHAEL F. FELDBUSCH
OHIO REGISTRATION NO. 7761
DATE OF CERTIFICATION 12/20/01

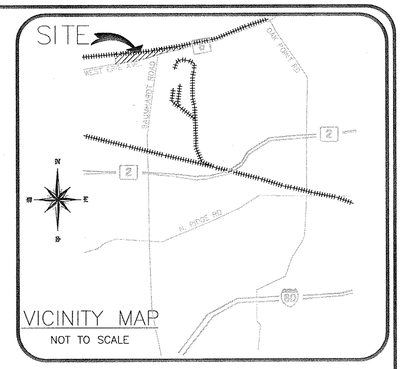
STATE OF OHIO — MICHAEL F. FELDBUSCH — S 7761 — PROFESSIONAL SURVEYOR

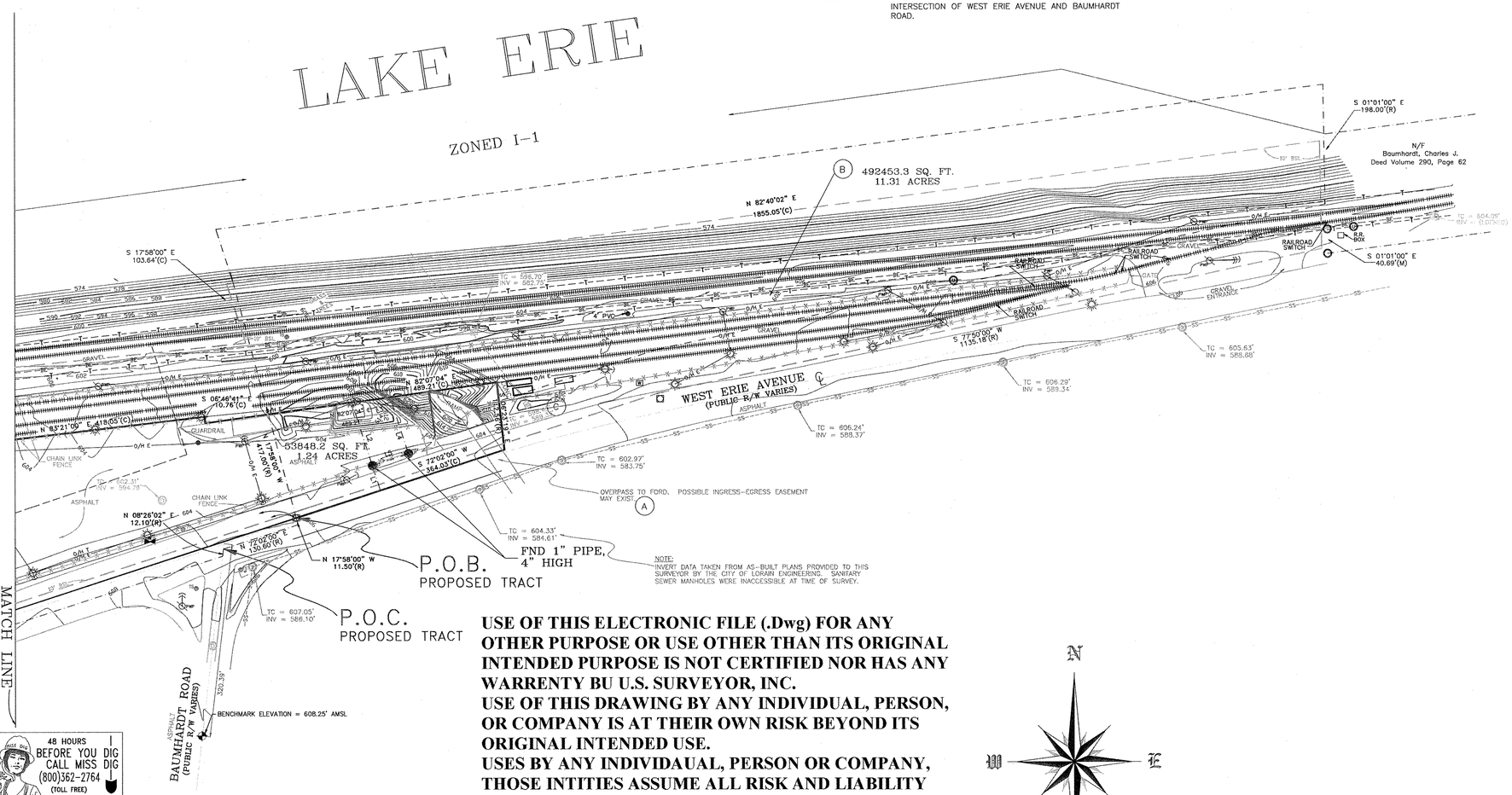
LEGEND

MONUMENT FOUND
MONUMENT SET
P.K. NAIL FOUND
P.K. NAIL SET
FND X MARK
SET X MARK
R.R. SPIKE FOUND
R.R. SPIKE SET
BENCHMARK
CONC. R/W MARKER
(R) RECORD DATA
(M) MEASURED DATA
(C) CALCULATED DATA
R/W RIGHT OF WAY
BSL BACK SET LINE
RCP REINFORCED CONC PIPE
CMP CORRUGATED METAL PIPE
PVC PLASTIC PIPE
MTL METAL
L/S LANDSCAPING
TREE
POWERPOLE
GUY WIRE
LIGHT POLE
STREET LIGHT POLE
ELEC. TRANSFORMER
AIR CONDITIONER
BE BURIED ELECTRIC
O/H E OVERHEAD ELECTRIC
ELEC. MANHOLE
ELECTRIC METER
W WATER LINE
WATER MANHOLE
WATER VALVE
WATER METER
HYDRANT
G GAS LINE
GAS VALVE
GAS METER
GAS MANHOLE
BOLLARD
BORE HOLE
MW MONITORING WELL
MAIL BOX
UNKNOWN MANHOLE
SS SAN.SEWER LINE
SEWER MANHOLE
CLEAN OUT
SD STORM DRAIN LINE
STORM DRAIN MANHOLE
STORM INLET
CURB INLET
PAY PHONE
TELEPHONE BOX
TELEPHONE MANHOLE
TELEPHONE POLE
T TELEPHONE LINE
O/H T OVERHEAD TELEPHONE
C CABLE TELEVISION
O/H C OVERHEAD CABLE
CABLE BOX
TRAFFIC POLES
TRAFFIC SIGNAL
TRAFFIC MANHOLE
TRAFFIC SIGNAL BOX
STOP STOP SIGN
SIGN

SITE DATA

1. ZONING– I–2 (HEAVY INDUSTRIAL)
   SETBACKS– FRONT YARD: 100'
   SIDE YARD: 25' ABUTTING A RESIDENTIAL DISTRICT: 150'
   REAR YARD: 25' ABUTTING A RESIDENTIAL DISTRICT: 150'
   (SETBACK INFORMATION IS SUBJECT TO CONDITIONAL RESTRICTIONS. LOCAL ZONING AUTHORITY SHOULD BE CONTACTED TO DETERMINE CONDITIONAL APPLICATIONS.)
   HEIGHT RESTRICTIONS– 60' MAX
   PARKING RESTRICTIONS– BASED ON USE
2. ZONING– I–1 (LIGHT INDUSTRIAL)
   SETBACKS– FRONT YARD: 10'
   SIDE YARD: 10' ABUTTING A RESIDENTIAL DISTRICT: 30'
   REAR YARD: 10' ABUTTING A RESIDENTIAL DISTRICT: 30'
   ****(SETBACK INFORMATION IS SUBJECT TO CONDITIONAL RESTRICTIONS. LOCAL ZONING AUTHORITY SHOULD BE CONTACTED TO DETERMINE CONDITIONAL APPLICATIONS.)
   HEIGHT RESTRICTIONS– 45' MAX
   PARKING RESTRICTIONS– BASED ON USE
3. VERTICAL DATUM– USGS
4. BENCHMARK– LOCATED ALONG THE CENTERLINE 320.39'± FROM THE INTERSECTION OF WEST ERIE AVENUE AND BAUMHARDT ROAD.





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PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATION

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FLOOD DATA A portion of the property is in Zone A of the Flood Insurance Rate Map, Community Panel No. 395374 0005 C which has an effective date of NOVEMBER 12, 1982 and IS in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

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N W E S

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

DATE OF ORIGINAL: DECEMBER 20, 2001
REVISION: 1 NEW DESCRIPTION PER CLIENT DATE: JANUARY 18, 2002 SS22901_6
REVISION: 2 CLOSURE ERROR_6 DATE: JANUARY 28, 2002