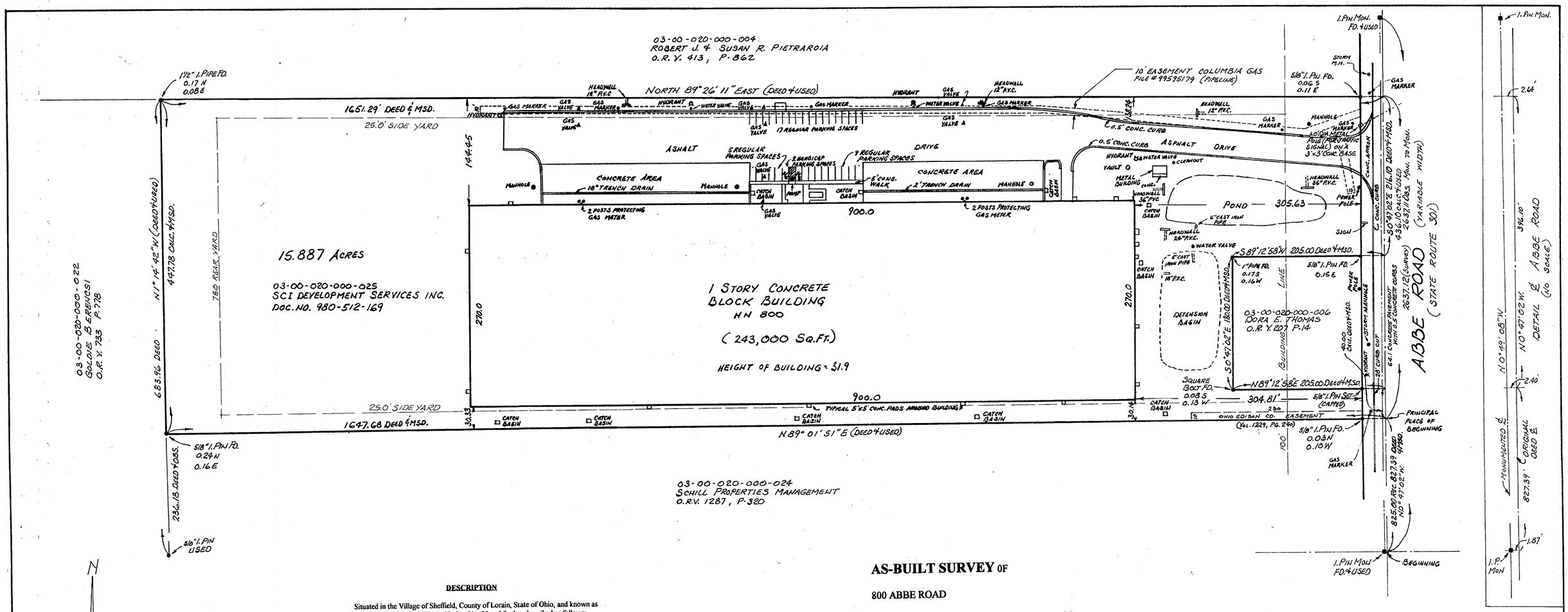


DESCRIPTION

Situated in the Village of Sheffield, County of Lorain, State of Ohio, and known as being part of Original Sheffield Township Lot No. 20 and further described as follows:

Beginning at the intersection of the original centerline of Abbe Road with the centerline of Oster Road; Thence North 00degrees-47'-02" West along the original centerline of Abbe Road, a distance of 827.39 feet to a point, which point is the principal place of beginning of the parcel herein described;

Thence South 89degrees-01'-51" West, a distance of 1647.68 feet to a point in the easterly line of land conveyed to Goldie Berencsi as recorded in Volume 733, Page 778 of Lorain County Official Records, from which point a 5/8" iron pin found bears North 32degrees-55'-40" East a distance of 0.29 feet;

Thence North 01degree-14'-42" West, along Berencsi's easterly line, a distance of 447.78 feet to a point in the southerly line of land conveyed to Robert J. and Susan R. Pietraroia as recorded in Volume 413, Page 862 of Lorain County Official Records, from which point an iron pipe found bears North 24degrees-24'-06" East a distance of 0.19 feet;

Thence North 89degrees-26'-11" East, along Pietraroia's southerly line, a distance of 1651.29 feet to a point in the said original centerline of Abbe Road;

Thence South 00degrees-47'-02" East, along the said original centerline of Abbe Road, a distance of 216.10 feet to the northeasterly corner of land conveyed to Dora E. Thomas as recorded in Volume 207, Page 14 of Lorain County Official Records;

Thence South 89degrees-12'-58" West, along Thomas' northerly line, a distance of 205.00 feet to point, from which point an iron pipe found bears South 42degrees-41'-59" West a distance of 0.23 feet;

Thence South 00degrees-47'-02" West, along Thomas' westerly line, a distance of 180.00 feet to a point, from which point a square bolt found bears South 56degrees-49'-46" West a distance of 0.15 feet;

Thence North 89degrees-12'-58" East, along Thomas' southerly line, a distance of 205.00 feet to a point in the said original centerline of Abbe Road, from which point a drill hole found bears South 55degrees-53'-04" West a distance of 0.21 feet;

Thence South 00degrees-47'-02" East, along said original centerline of Abbe Road, a distance of 40.00 feet to the principal place of beginning, and containing approximately 15.887 Acres of land according to a survey made by Welsh's Cleveland Surveys Inc. and dated September 1997, be the same more or less but subject to all legal highways.

NOTE:

1. Parking spaces are uncovered and approximately 9' x 19'. And located as shown on this as-built survey.
2. Existing utilities (storm and sanitary sewers, water, gas and electric) are available to the property shown on this as-built survey.
3. No part of the land shown hereon lies within an area that would be classified as wetland under federal, state or local laws.
4. Building line regulations are 100' front building line, 25' side yard and 75' rear building line.

AS-BUILT SURVEY OF

800 ABBE ROAD

Of part of Original Sheffield Township Lot No. 20
now in the

Village of Sheffield
County of Lorain
State of Ohio

Surveyor's Certificate

To:
MIDAMCO
THE FRANKLIN LIFE INSURANCE COMPANY
CHICAGO TITLE INSURANCE COMPANY
LORAIN COUNTY TITLE COMPANY, INC.

This is to certify that this map or plat and survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11(visible utilities only) and 13 ,14 ,15 of Table A therefore, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a "Urban," Survey.

By graphical plotting this property falls in Zone "C" Area according to Flood Insurance Rate Map, Community Panel No. 390354-0005B, dated June 18th, 1980, as published by the Federal Emergency Management Agency. Zone "C" is defined as "Area of minimal flooding".

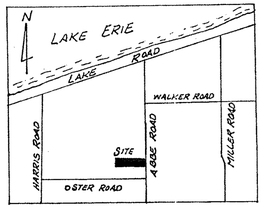
Regarding Item 6 in Table A: We were unable to obtain any height or bulk restrictions. information from the Village of Sheffield at this time. Property is Zoned I-2 Industrial. (see attached). EXHIBIT "A"

As-Built Survey - December 1998
As-Built Survey Update - March 1999 (MARCH 17, 1999)

Date:_____

_____
John William Welsh Reg. Surveyor 6370

STATE OF OHIO
JOHN W. WELSH
S-6370
SURVEYOR



VICINITY MAP
(NO SCALE)

341794
335966