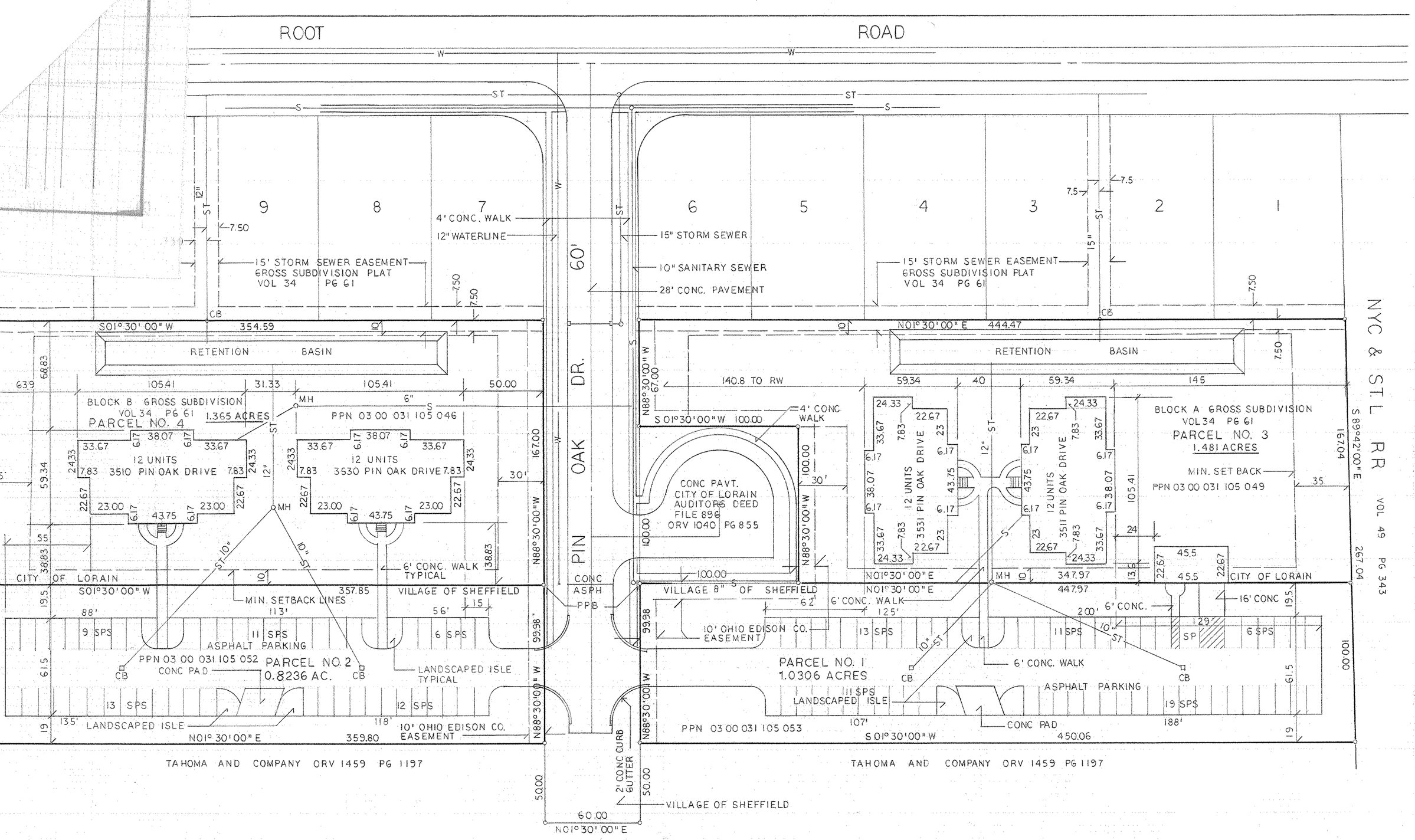
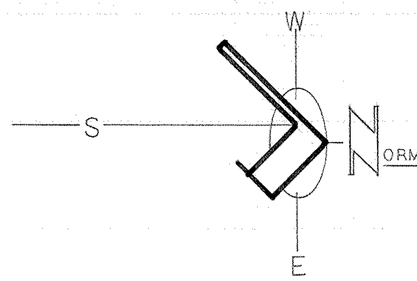
03-00-031-105 046, 049, 052, 053
03-00-031-A Scan# 47876





NORMAN R HURA – REGISTERED SURVEYOR
4808 EDGEWOOD DR.
LORAIN – OHIO 44053

STATE OF OHIO N. R. HURA S-5208 REGISTERED PROFESSIONAL SURVEYOR

I, THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF OHIO CERTIFIES TO ARMSTRONG MORTGAGE COMPANY, FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AND OHIO BAR TITLE INSURANCE COMPANY AS FOLLOWS:

1. THIS 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 THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992 AND THIS SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED THEREIN.
2. THE SURVEY WAS MADE ON THE GROUND BETWEEN MAY 1, 1997 AND MAY 8, 1997 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
3. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
4. THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS BY THE IMPROVEMENTS ON THE SUBJECT PROPERTIES, STREETS OR ALLEYS OR BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREET OR ALLEYS UPON THE SUBJECT PROPERTY.
5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT DATED AUGUST 10, 1997 ISSUED BY THE OHIO BAR TITLE INSURANCE COMPANY (COMMITMENT NO. OBT 97-1168)WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH THE MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.
6. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY (PIN OAK DRIVE)
7. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
9. NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FEDERAL INSURANCE RATE MAP (ZONE X / PANEL NO. 39031 0010 C / MARCH 3, 1992) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

NORMAN R. HURA
REGISTERED SURVEYOR NO. S 5208

6/8/97
DATE

UPDATED AUGUST 27, 1997

PPN 03 00 031 105 046
PPN 03 00 031 105 049
PPN 03 00 031 105 052
PPN 03 00 031 105 053
SCALE 1" = 40' 0"
JUNE 1997

PLAT OF SURVEY
PART OF BLOCK "A" AND ALL OF BLOCK "B" OF GROSS SUBDIVISION - LORAIN-OHIO
AND PART OF SHEFFIELD ORIGINAL TOWNSHIP LOT NO. 31
SHEFFIELD VILLAGE - LORAIN CO.-OHIO

LORAIN GREEN LIMITED PARTNERSHIP
AN OHIO LIMITED PARTNERSHIP

NO. 1

n the County of Lorain and the State of Ohio. Being known as part of Original Township Lot No. 31, now within the corporate limits of the Village of nd more definitely described to as follows.

at an iron pin found set in the intersection of the north line of Pin Oak Drive st line of Gross Subdivision as was recorded in Volume 34 Page 61 of the unty Record of Plats. Said point being set in that corporation line seperating Lorain from the Village of Sheffield.

orth 01°-30'-00" East in the east line Block "A" of Gross Subdivision, also corporation line of the City of Lorain and the Village of Sheffield, a distance feet to an iron pin found set in the northeast corner of Block "A". Said point set in the south line of lands formerly owned by the New York Central and St. oad Company and described in Volume 49 Page 343 of the Lorain County Deeds.

uth 89°-42'-00" East in the south line of lands formerly owned by the New ral and St. Louis Railroad Company, a distance of 100.00 feet to an iron pin

uth 01°-30'-00" West in a line parallel to and 99.98 feet distant easterly by measurement from the east line of Gross Subdivision, a distance of 450.06 ron pin set in the north line of the proposed easterly extension of Pin Oak

orth 88°-30'-00" West in the north line of the proposed easterly extension of rive, a distance of 99.98 feet to the place of beginning, containg within said *306 acres* of land, be the same more or less but is subject to all legal highways ents of record.

Parcel No. 03-00-031-105-053

PARCEL NO. 2

Situated in the County of Lorain and the State of Ohio. Being known as part of Original Sheffield Township Lot No. 31, now within the corporate limits of the Village of Sheffield and more definitely described to as follows.

Beginning at an iron pin found set in the intersection of the south line of Pin Oak Drive and the East line of Gross Subdivision as was recorded in Volume 34 Page 61 of the Lorain County Record of Plats. Said point being set in that corporation line seperating the City of Lorain from the Village of Sheffield.

Thence South 01°-30'-00" West in the east line Block "B" of Gross Subdivision, also being the corporation line of the City of Lorain and the Village of Sheffield, a distance of 357.85 feet to an iron pin found set in the southeast corner of Block "B". Said point also being set in the north line of lands conveyed to Grace Baptist Church as described in Volume 823 Page 483 of the Lorain County Record of Deeds.

Thence South 87°-23'-00" East in the north line of lands so conveyed to Grace Baptist Church, a distance of 100.00 feet to an iron pin set.

Thence North 01°-30'-00" East in a line parallel to and 99.98 feet distant easterly by rectangular measurement from the east line of Gross Subdivision, a distance of 359.80 feet to an iron pin set in the south line of the proposed easterly extension of Pin Oak Drive.

Thence North 88°-30'-00" West in the south line of the proposed easterly extension of Pin Oak Drive, a distance of 99.98 feet to the place of beginning, containg within said bounds *0.8236 acres* of land, be the same more or less but is subject to all legal highways and easements of record.

Permanent Parcel No. 03-00-031-105-052

PARCEL NO. 3

Situated in the County of Lorain and State of Ohio. Being known as Part of Original Sheffield Township Lot No. 31, now within the corporate limits of the City of Lorain and more definitely described as follows:
Being known as all of Block "A" of the Gross Subdivision as was recorded in Volume 34 Page 61 of the Lorain County Record of Plats.
Permanent Parcel No. 03-00-031-105-049

Excepting therefrom the following:

Situated in the County of Lorain and State of Ohio: Being known as part of Original Sheffield Township Lot No. 31. Also being known as part of Block "A" of the Gross Subdivision as was recorded in Volume 34 Page 61 of the Lorain County Record of Plats and more definitely described as follows:
Beginning at the southeast corner of Block "A" of the Gross Subdivision. Said point also being the intersection of the east line of said Gross Subdivision and the north line of Pin Oak Drive, a 60.00 feet wide street.

Thence North 01°-30'-00" East in the east line of Block "A", also being the east line of Gross Subdivision, a distance of 100.00 feet to a point.

Thence North 88°-30'-00" West, a distance of 100.00 feet to a point.

Thence South 01°-30'-00" West, a distance of 100.00 feet to a point in the north line of Pin Oak Drive.

Thence South 88°-30'-00" East, a distance of 100.00 feet to the place of beginning, containing within said bounds *0.2296 acres* of land, be the same more or less but subject to all legal highways and easements of record.

PARCEL NO. 4

Situated in the County of Lorain and State of Ohio. Being known as part of Original Sheffield Township Lot No. 31, now within the corporate limits of the City of Lorain and more definitely described as follows:
Being known as all of Block "B" of the Gross Subdivision as was recorded in Volume 34 Page 61 of the Lorain County Record of Plats.
Permanent Parcel No. 03-00-031-105-046

TOTAL PARKING 112 SPACES

NOTE: OHIO EDISON COMPANY EASEMENT DESCRIBED IN OR VOL 1369 PG 910 OTHER THAN THE 10 FEET ABUTTING EACH SIDE OF PIN OAK DRIVE IS GENERAL AND CANNOT BE DELINEATED.

6027