

ALTA/ACSM SURVEY

FOR
RICHARD F. AND JUDITH B. THOMAS
PARK VIEW FEDERAL SAVINGS BANK
SURETY TITLE AGENCY, INC.
COMMONWEALTH LAND TITLE INSURANCE COMPANY

LEGAL DESCRIPTION

Situated in the City of Painesville, County of Lake, State of Ohio and known as being a part of Lots 73 and 74, in the Champion Survey bounded and described as follows:

Beginning at an iron pin at the intersection of centerline North St. Clair Street (60 feet wide) with the centerline of Main Street (82.5 feet wide):

Thence North 31° 57' 34" West along the centerline of North St. Clair Street, 564.36 feet to a point;

Thence North 61° 09' 25" East, 30.04 feet to an iron pipe on the easterly line of said North St. Clair Street and the southwesterly corner of land conveyed to Lake County Masonic Building Company by deed recorded in Volume 761, Page 320 of Lake County Deed Records and being the true place of beginning;

Thence North 61° 09' 25" East along the southerly line of land so conveyed to the Lake County Masonic Building Company, 190.00 feet to an iron pin on the westerly line of land conveyed to Board of Lake County Commissioners by deed recorded in Volume 626, Page 382 of Lake County Deed Records;

Thence South 30° 10' 41" East along said westerly line of land so conveyed to Board of Lake County Commissioners, 127.84 feet to a P.K. nail;

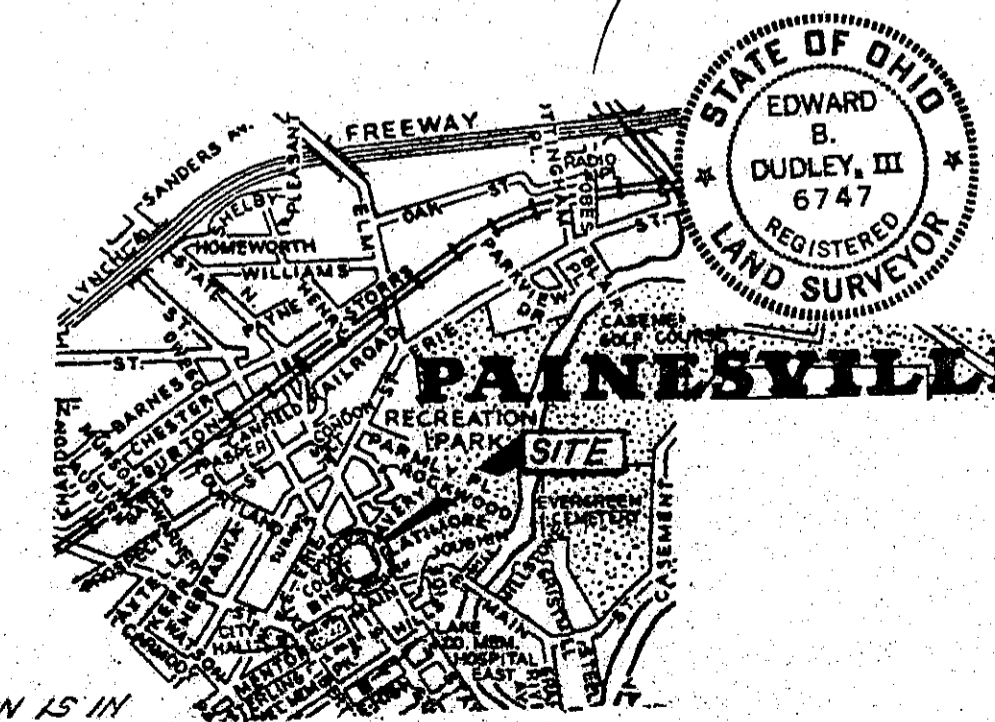
Thence South 61° 09' 25" West along northerly line of land so conveyed to Board of Lake County Commissioners, 186.02 feet to a concrete nail on the easterly line of said North St. Clair Avenue;

Thence North 31° 57' 34" West along the westerly line of North St. Clair Street, 128.00 feet to the true place of beginning and containing 0.5516 acres, as surveyed and described by the North Coast Engineering and Surveying Company, Inc. in August, 1994, be the same more or less, but subject to all legal highways.

The undersigned hereby certifies to Richard F. and Judith B. Thomas; Park View Federal Savings Bank; Surety Title Agency, Inc.; and Commonwealth Land Title Insurance Company that this map or plat and the survey on which it was based were made (i) in accordance with the "Minimum Standard" jointly established and adopted by ALTA and ACSM in 1992, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 10, 11 and 13 of Table A thereof, pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

I further certify that the property shown on this map or plat abuts a publicly dedicated street and there is vehicular ingress and egress to and from the property; that the property description is the same property specifically described in Commonwealth Land Title Insurance Company's Title Commitment No. ST 16154, dated July 26, 1994; that except as shown the premises does not serve any other adjoining property for drainage, ingress, egress or any other purpose; that the premises is located in a Flood Zone "C", a 500 year flood zone, as shown by Community Flood Panel No. 390319A Page 8, February 2, 1977; that the property consists of three parcels that the parcels are contiguous and when taken together form one parcel without any gaps or gores; and that existing utilities (i.e., storm, sanitary sewers, water, gas and electric) are available to the property.

Edward B. Dudley, III
 AUGUST 29, 1994
 Edward B. Dudley P.L.S. 6747



ZONING: B-5, GENERAL BUSINESS

TOTAL ACREAGE = PARCELS 1, 2 & 3
 0.5516 ACRES

TOTAL PARKING SPACES = 30
 (INCLUDED = 1 N.C.)

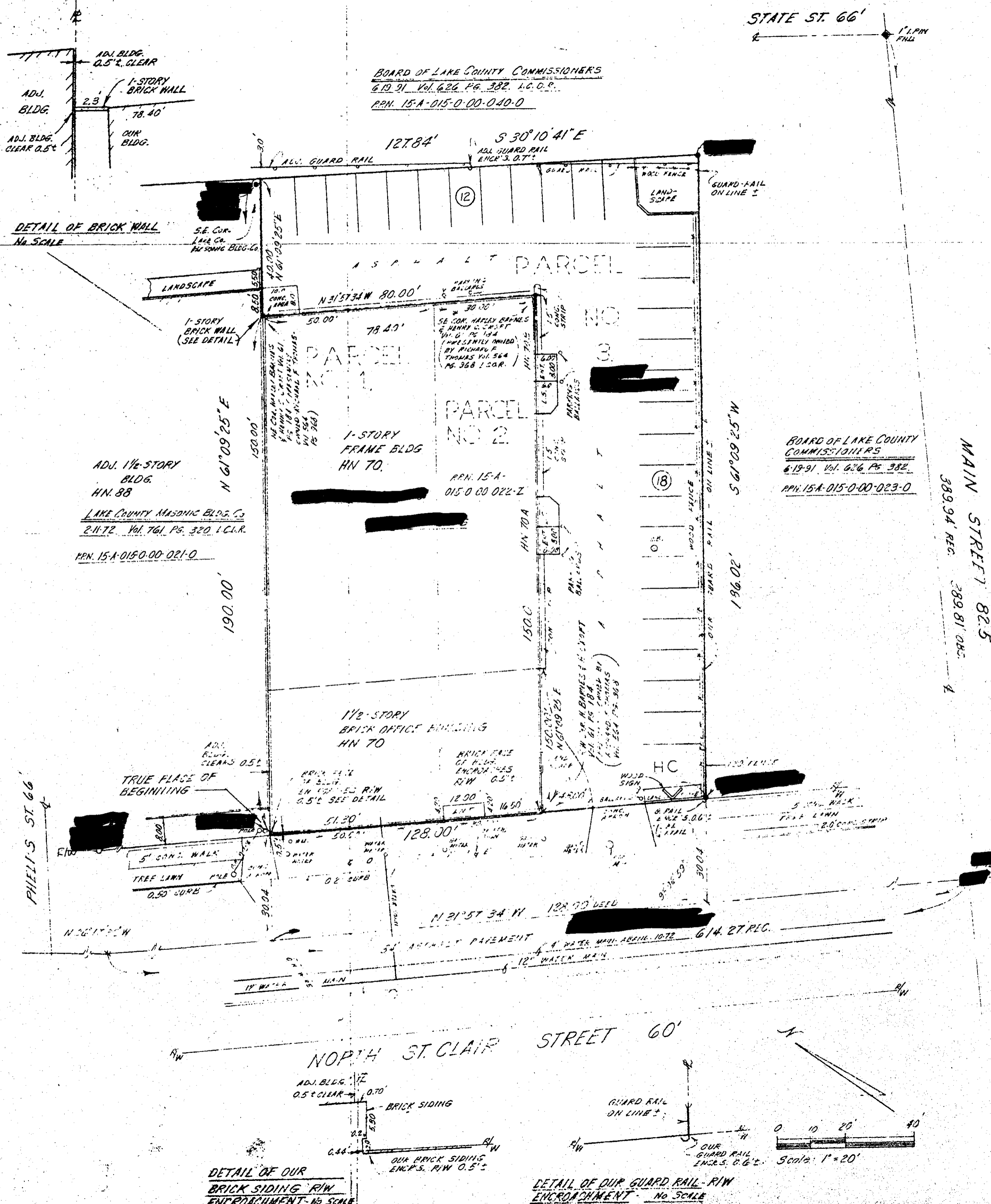
FLOOD ZONE: PROPERTY HEREON IS IN ZONE "C", A MINIMUM FLOOD ZONE AS SHOWN ON THE FEDERAL FLOOD MAPS PANEL NO. 390319A.

VICINITY MAP
 NO SCALE

NORTH COAST ENGINEERING AND SURVEYING CO., INC.

2570 SUPERIOR AVE.
 CLEVELAND, OHIO 44114
 (216) 241-7070 FAX (216) 241-7071

94-298



BOARD OF LAKE COUNTY COMMISSIONERS
 6-19-91 VOL. 626 PG. 382
 RPN. 15-A-015-0-00-023-0

ADJ. 1 1/2-STORY BLDG.
 HN. 88
 LAKE COUNTY MASONIC BLDG. CO.
 2-11-72 VOL. 761 PG. 320 I.C.R.
 RPN. 15-A-015-0-00-021-0

DETAIL OF OUR BRICK SIDING R/W ENCROACHMENT - NO SCALE

DETAIL OF OUR GUARD RAIL R/W ENCROACHMENT - NO SCALE

15A-15-22-#44