

ZONING DATA AS OF 5/14/99

- ZONED L-1
- FOR LIGHT INDUSTRIAL
- MINIMUM LOT AREA - 10,000 SQ. FT.
- MINIMUM LOT WIDTH - 100 FT.
- MINIMUM FRONT YARD SETBACK - 20 FT.
- MINIMUM SIDE YARD SETBACK - 15 FT.
- MINIMUM REAR YARD SETBACK - 15 FT.
- MAXIMUM BUILDING HEIGHT - 40 FT.
- NO MAXIMUM LOT COVERAGE

FLOOD ZONE DATA

ENTIRE PARCEL IS IN FLOOD ZONE "C" DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS SHOWN IN FEMA FLOOD INSURANCE RATE MAP (FIRM) 390350-0010-B, DATED JULY 2, 1980.

THIS ALTA/ACSM URBAN LAND TITLE SURVEY IS BASED UPON BUT NOT LIMITED TO THE FOLLOWING:

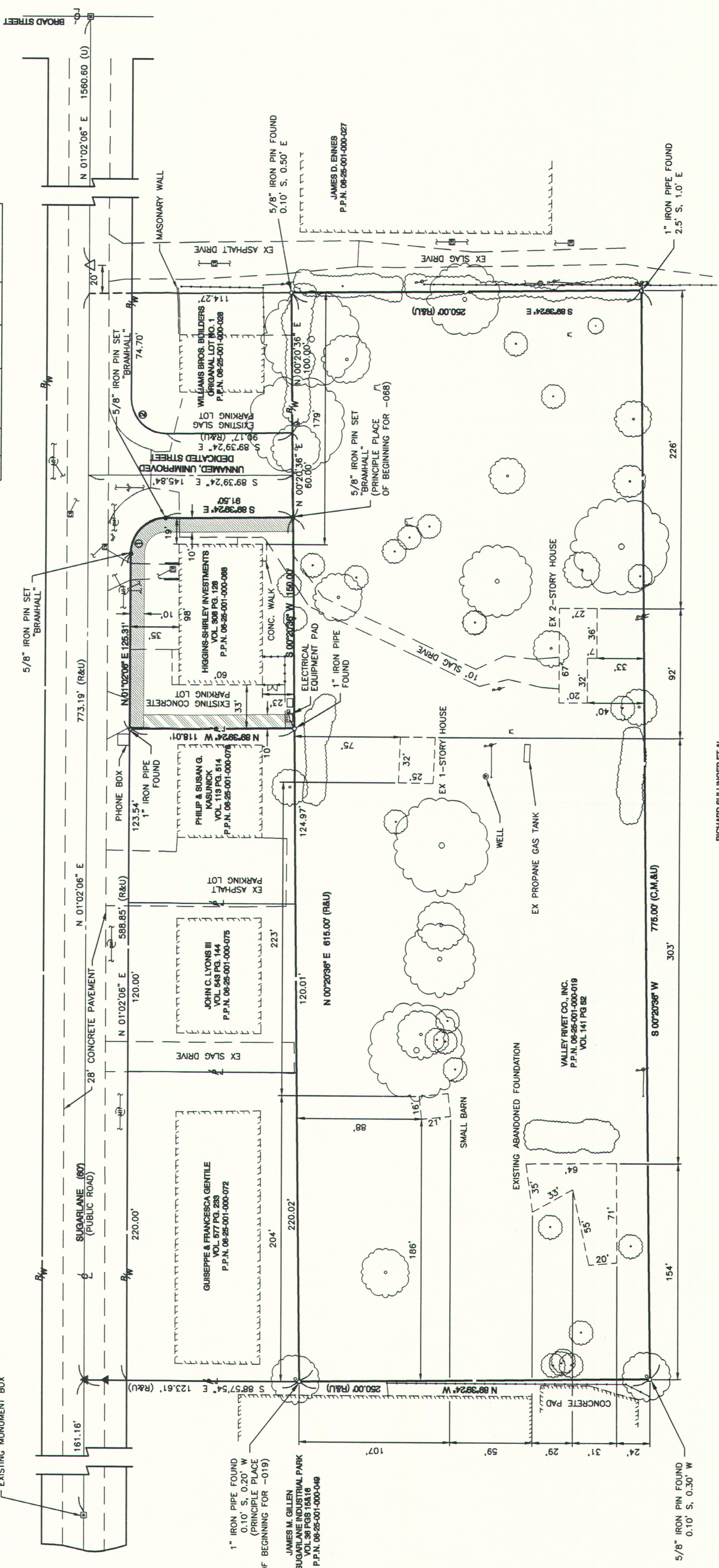
- TITLE REPORT FOR 700 SUGARLANE, AS PREPARED BY LORAIN COUNTY TITLE COMPANY, JULY 13, 1990 FOR PHILIP AND SUSAN G. KASINICK INVESTMENTS
- TITLE REPORT, FOR 1205 SUGARLANE, AS PREPARED BY MIDLAND TITLE SECURITY, INC., OCTOBER 7, 1988 FOR VALLEY RIVET COMPANY, INC.
- BOUNDARY SURVEY PREPARED BY K.S. ASSOCIATES JANUARY, 1980.
- DEED DESCRIPTIONS OF PROPERTY AND ADJACENT PROPERTIES
- TAX MAPS
- FIELD INVESTIGATION OF PROPERTY, EXISTING MONUMENTATIONS, EXISTING IMPROVEMENTS ON 5/14/99

LEGEND

- CATCH BASIN W/ UNDERGROUND STORM CONDUIT
- WATER VALVE
- SANITARY MANHOLE
- STORM MANHOLE
- POWER POLE
- HYDRANT
- 6" STORM DRAIN
- STUMP
- IRON PIN/PIPE FOUND
- ▲ IRON PIN SET W/ CAP, STAMPED "BRAMHALL"
- △ DRILL HOLE FOUND
- △ DRILL HOLE SET

CURVE DATA

NO.	R	Δ	A	C	CB
1	25'	89°18'30"	38.97'	35.14'	N 45°41'21" E
2	25'	90°41'30"	39.57'	35.57'	N 44°18'38" W



RICHARD SULLINGER ET AL
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P.P.N. 06-25-001-000-069

1205 SUGARLANE
LEGAL DESCRIPTION (P.P.N. 06-25-001-000-019)

THE UNDERSIGNED CERTIFIES TO LASALLE BUSINESS CREDIT, INC. AND VALLEY RIVET COMPANY, INC., THEIR SUCCESSORS, NOMINEES AND ASSIGNS, AND CHICAGO TITLE INSURANCE COMPANY:

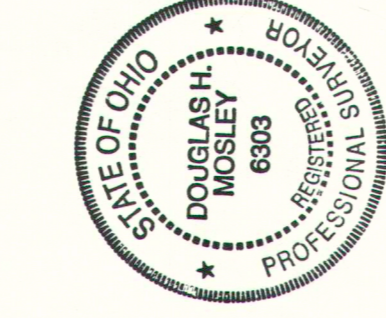
- THAT THE SURVEY REPRESENTED HEREIN IS AN ACCURATE SURVEY OF ALL THE REAL PROPERTY LEGALLY DESCRIBED HEREIN (THE "PROPERTY").
- THAT THE WITHIN SURVEY PROPERLY AND ACCURATELY INDICATES AND LOCATES ALL VISIBLE IMPROVEMENTS ON THE PROPERTY AS OF 5/14/99.
- THAT THE WITHIN SURVEY WAS PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE UNDERSIGNED FROM AN ACTUAL SURVEY MADE OF THE PROPERTY LEGALLY DESCRIBED HEREIN.
- THAT THERE ARE NO ENCROACHMENTS EITHER ACROSS PROPERTY LINES OR ZONING RESTRICTION LINES IN EFFECT AS OF 5/14/99.
- THAT THE WITHIN SURVEY PROPERLY DESIGNATES AND LOCATES ALL VISIBLE OR RECORDED EASEMENTS AS SHOWN IN THE TITLE INSURANCE COMMITMENT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION DATED JULY 13, 1990 FOR INSURANCE COMPANY DATED OCTOBER 7, 1988 FOR 1205 SUGARLANE.
- INCESS TO AND EGRESS FROM THE PROPERTY IS PROVIDED BY SUGARLANE STREET UPON WHICH THE PROPERTY ABUTS; THE SAME BEING PAVED AND DEDICATED RIGHTS-OF-WAY MAINTAINED BY THE CITY OF ELYRIA.
- THE PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA" AS DISCLOSED BY THE APPLICABLE FLOOD INSURANCE RATE MAP ISSUED BY FEMA.
- THE PROPERTY DOES NOT SERVICE ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE.
- THAT THE PROPERTY (AS DELINEATED) ON THE SURVEY, DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER LOCAL COUNTY OR CITY ORDINANCES.
- THAT THE LOCATION OF THE IMPROVEMENTS ON THE PROPERTY DOES NOT CONSTITUTE A VIOLATION OF ANY ZONING OR SETBACK REQUIREMENTS.
- THAT THE WITHIN SURVEY WAS PREPARED IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARD DETAIL REQUIREMENTS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING, AND COMPLEES WITH APPLICABLE OHIO LAND SURVEY STANDARDS AND LAWS OF THE STATE WHERE THE PROPERTY IS LOCATED.

LEGAL DESCRIPTION (P.P.N. 06-25-001-000-019)

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO, AND BEING KNOWN AS ORIGINAL ELYRIA TOWNSHIP LOT NO. 1, EAST OF BLACK RIVER, BOUNDED, AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY LINE OF SUGARLANE, 60 FEET WIDE, AS RECORDED IN PLAT VOLUME 36 PAGES 15 & 16 OF LORAIN COUNTY PLAT RECORDS, AT THE SOUTHWESTERLY CORNER OF SUBLOT NO. 1;

- THENCE SOUTH 88° 57' 54" EAST A DISTANCE OF 123.61 FEET ALONG THE NORTHERLY LINE OF SUGARLANE INDUSTRIAL PARK SUBLOT NO. 2, TO A 1 INCH DIAMETER IRON PIPE FOUND AT THE SOUTHWESTERLY CORNER OF SAID SUGARLANE INDUSTRIAL PARK SUBLOT NO. 1, AND FURTHER DESCRIBED AS THE PRINCIPLE PLACE OF BEGINNING;
- THENCE NORTH 00° 20' 36" EAST A DISTANCE OF 615.00 FEET TO A 5/8 INCH IRON PIN SET WITH CAP STAMPED "BRAMHALL" AT THE NORTHEAST CORNER OF SUGARLANE INDUSTRIAL PARK SUBLOT NO. 1;
- THENCE CONTINUING NORTH 00° 20' 36" EAST A DISTANCE OF 60.00 FEET ALONG THE EASTERLY LINE OF SAID SUGARLANE (60') TO A POINT ON THE SOUTHWESTERLY CORNER OF LAND OWNED BY WILLIAMS BROTHERS BUILDING;
- THENCE CONTINUING NORTH 00° 20' 36" EAST A DISTANCE OF 100.00 FEET ALONG THE EASTERLY LINE OF SAID WILLIAMS BROTHERS BUILDERS LAND TO A 5/8 INCH IRON PIN FOUND ON THE SOUTHERLY LINE OF LAND OWNED BY JAMES D. ENNES AS RECORDED IN OFFICIAL RECORDS VOLUME 678 PAGE 136;
- THENCE SOUTH 89° 39' 24" EAST A DISTANCE OF 250.00 FEET ALONG THE SOUTHERLY LINE OF SAID JAMES D. ENNES LAND TO A 1 INCH IRON PIPE FOUND ON THE NORTHEASTERLY CORNER OF VALLEY RIVET COMPANY, INC.;
- THENCE SOUTH 00° 20' 36" WEST A DISTANCE OF 775.00 FEET ALONG THE WESTERLY LINE OF LAND OWNED BY RICHARD SULLINGER ET AL, AS RECORDED IN OFFICIAL RECORDS VOLUME 464 PAGE 235, TO A 5/8 INCH IRON PIN FOUND ON THE SOUTHWESTERLY CORNER OF SAID VALLEY RIVET COMPANY, INC.;
- THENCE NORTH 89° 39' 24" WEST A DISTANCE OF 250.00 FEET ALONG THE NORTHERLY LINE OF SUGARLANE INDUSTRIAL PARK SUBLOT NO. 2 TO THE PRINCIPLE PLACE OF BEGINNING;
- ENCLOSING A PARCEL OF LAND CONTAINING 4.448 ACRES; BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.



Doug Mosley
DOUG MOSLEY, P.S.
REGISTRATION NO. 6303

SURVEY ENDORSEMENT

THE COMPANY ASSURES THAT THE LAND DESCRIBED IN SCHEME "A" IS THE SAME AS THE LAND DELINEATED IN THE SURVEY MADE BY BRAMHALL ENGINEERING AND SURVEYING CO., INC. DATED MAY 17, 1989.

EASEMENTS - AS INDICATED IN LORAIN COUNTY TITLE COMPANY REPORT FOR PERMANENT PARCEL 06-25-001-000-088 DATED JULY 13, 1990.

- EASEMENT GRANTED TO THE OHIO EDISON COMPANY MAY 5, 1983, VOL. 1319, PG. 681, OF THE LORAIN COUNTY RECORDS.

"AN EASEMENT AND RIGHT-OF-WAY FOR THE DISTRIBUTION OF ELECTRIC CURRENT AND FOR THE OPERATION OF TELEPHONE LINES IN, UNDER AND ACROSS DESCRIBED PREMISES."

- EASEMENT GRANTED TO THE ELYRIA TELEPHONE COMPANY JUNE 28, 1983, VOL. 1322, PG. 629, OF THE LORAIN COUNTY RECORDS.

"AN EASEMENT AND RIGHT-OF-WAY FOR THE OPERATION OF THE TELEPHONE LINES IN, UNDER AND ACROSS DESCRIBED PREMISES."

- EASEMENT GRANTED TO THE OHIO EDISON COMPANY FEBRUARY 24, 1987, VOL. 1417, PG. 331, OF THE LORAIN COUNTY RECORDS.

"AN EASEMENT AND RIGHT-OF-WAY FOR THE DISTRIBUTION OF ELECTRIC CURRENT AND FOR THE OPERATION OF TELEPHONE LINES IN, UNDER AND ACROSS DESCRIBED PREMISES."

700 SUGARLANE
LEGAL DESCRIPTION (P.P.N. 06-25-001-000-088)

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO AND BEING KNOWN AS PART OF SUBLOT NO. 1 IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO, AS RECORDED IN VOLUME 36, PAGE 15 AND 16 OF LORAIN COUNTY PLAT RECORDS AND MORE ACCURATELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SUBLOT NO. 1 AND FURTHER DESCRIBED AS THE PRINCIPLE PLACE OF BEGINNING;

- THENCE SOUTH 00° 20' 33" WEST ON THE EASTERLY LINE OF SUBLOT NO. 1, A DISTANCE OF 150.00 FEET TO A 1 INCH IRON PIPE FOUND;
- THENCE NORTH 80° 30' 24" WEST, A DISTANCE OF 118.01 FEET TO A 1 INCH IRON PIPE FOUND AT THE NORTHWESTERLY CORNER OF LAND OWNED BY PHILIP AND SUSAN G. KASINICK AS RECORDED IN OFFICIAL RECORDS VOLUME 133 PAGE 514;
- THENCE NORTH 01° 02' 06" EAST ALONG THE EASTERLY SIDELINE OF SAID SUGARLANE (60'), A DISTANCE OF 125.31 TO A POINT OF CURVATURE;
- THENCE IN THE ARC OF A CURVE WHICH DEFLECTS TO THE RIGHT, A DISTANCE OF 38.97 FEET TO THE POINT OF TANGENCY OF SAID SUGARLANE (60') HAVING A RADIUS OF 247.00 FEET, A CENTRAL ANGLE OF 89° 18' 30" AND A CHORD OF 35.14 FEET, WHICH BEARS NORTH 45° 41' 21" EAST;
- THENCE SOUTH 89° 39' 24" EAST ALONG THE NORTHERLY LINE OF SUBLOT NO. 1, A DISTANCE OF 91.50 FEET TO THE PRINCIPLE PLACE OF BEGINNING;

ENCLOSING A PARCEL OF LAND CONTAINING 0.400 ACRES; BUT SUBJECT TO ALL LEGAL HIGHWAYS.

URBAN ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR VALLEY RIVET CO., INC.
1205 SUGARLANE P.P.N. 06-25-001-000-019
ORIGINAL ELYRIA TOWNSHIP LOT NO. 1, EAST OF BLACK RIVER
AS RECORDED IN LORAIN COUNTY RECORDS VOL. 141 PG. 82 CONTAINING 4.448
ACRES MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS
700 SUGARLANE P.P.N. 06-25-001-000-088
ORIGINAL ELYRIA TOWNSHIP LOT NO. 1, EAST OF BLACK RIVER
AS RECORDED IN LORAIN COUNTY RECORDS VOL. 308 PG. 128 CONTAINING 0.40
ACRES MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS

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