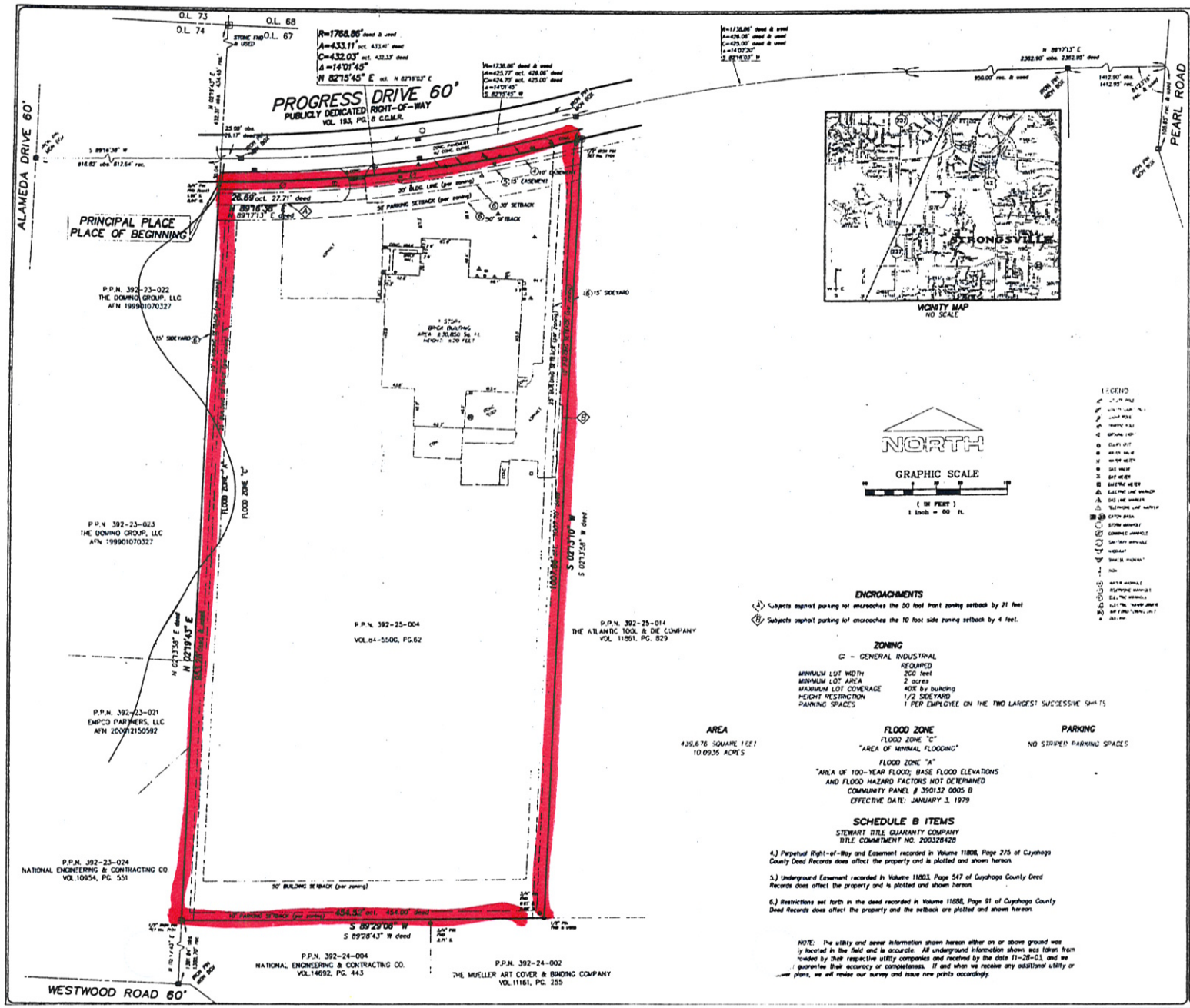

ALTA / ACSM LAND TITLE SURVEY
for

20137 PROGRESS DRIVE

Situated in the:
CITY OF STRONGSVILLE
COUNTY OF CUYAHOGA - STATE OF OHIO

To Zions First National Bank; Midwest Business Capital; Spazzeo Enterprises LLC; Stewart Title Agency of Ohio, Inc. each of their respective successors and assigns.

This is to certify that this map or plat and the 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 and ACSM in 1999, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 & 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA / ACSM and in effect on the date of this certification) of an "Urban" Survey.

[signature]
JAMES J. FELLER REG. PROF. SURV. NO. 7114

Job No. 03-117
Field Date: 11-28-03
Survey Date: 12-1-03
Latest Revision Date: 12-2-03
Previous Revision Date: N/A

NOTE: The term "certify" as used in the above statement, is understood to be the professional opinion of the surveyor which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied. Furthermore, the surveyor does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the Owner, Lender, Owner's Contractor or others, which is used as a basis to formulate the surveyor's opinion

1 of 1

McSTEEN AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1415 EAST 286th STREET - WICKLIFFE, OH 44092
PHONE 1-440-585-9800 FAX 1-440-585-9805

Situated in the City of Strongsville County of Cuyahoga and State of Ohio, to wit: Part of Original Strongsville Township Lot No. 67, bounded and described as follows: Beginning on the centerline of Pearl Road as ordinarily established at its intersection with the centerline of Progress Drive (60 feet wide), as shown by the plat recorded in Volume 193 of Maps, Page 8 of Cuyahoga County Records; thence South 89° 17' 13" West along said centerline of Progress Drive, 2,362.95 feet to a point of curvature thereon;

Thence continuing along the said centerline of Progress Drive on the arc of a curve deflecting to the left 426.06 feet having a radius of 1,738.86 feet, the chord of which bears South 82° 16' 03" West 425.00 feet to a point of inflection; thence continuing along the centerline of said Progress Drive on the arc of a curve deflecting to the right 426.06 feet, having a radius of 1,738.86 feet, the chord of which bears South 82° 16' 03" West 425.00 feet to a point of tangency; thence continuing South 89° 17' 13" West along the centerline of said Progress Drive 26.17 feet to a point in the most westerly line of land conveyed to Strongsville Industrial Park, Inc. by deed recorded in Volume 11182, Page 405 of Cuyahoga County Deed Records; thence South 02° 13' 58" West along the said westerly line of land so conveyed to Strongsville Industrial Park, Inc., 30.04 feet to a point in the southerly line of Progress Drive and principal place of beginning;

Thence North 89° 17' 13" East along the said southerly line of Progress Drive 27.71 feet to a point of curvature thereon;

Thence continuing easterly along the said southerly line of Progress Drive on the arc of a curve deflecting to the left 433.41 feet, having a radius of 1,768.86 feet, the chord of which bears North 82° 16' 03" East 432.33 feet to a point of inflection thereon;

Thence South 02° 13' 58" West 1,002.70 feet to a point in the most southerly line of land conveyed to Strongsville Industrial Park, Inc. as aforesaid;

Thence South 89° 28' 43" West along the said southerly line of land conveyed to Strongsville Industrial Park, Inc. as aforesaid 454.00 feet to the most southwesterly corner thereof;

Thence North 02° 13' 58" East along the most westerly line of land conveyed to Strongsville Industrial Park, Inc. as aforesaid 953.26 feet to the southerly line of Progress Drive and the principal place of beginning, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 392-25-004