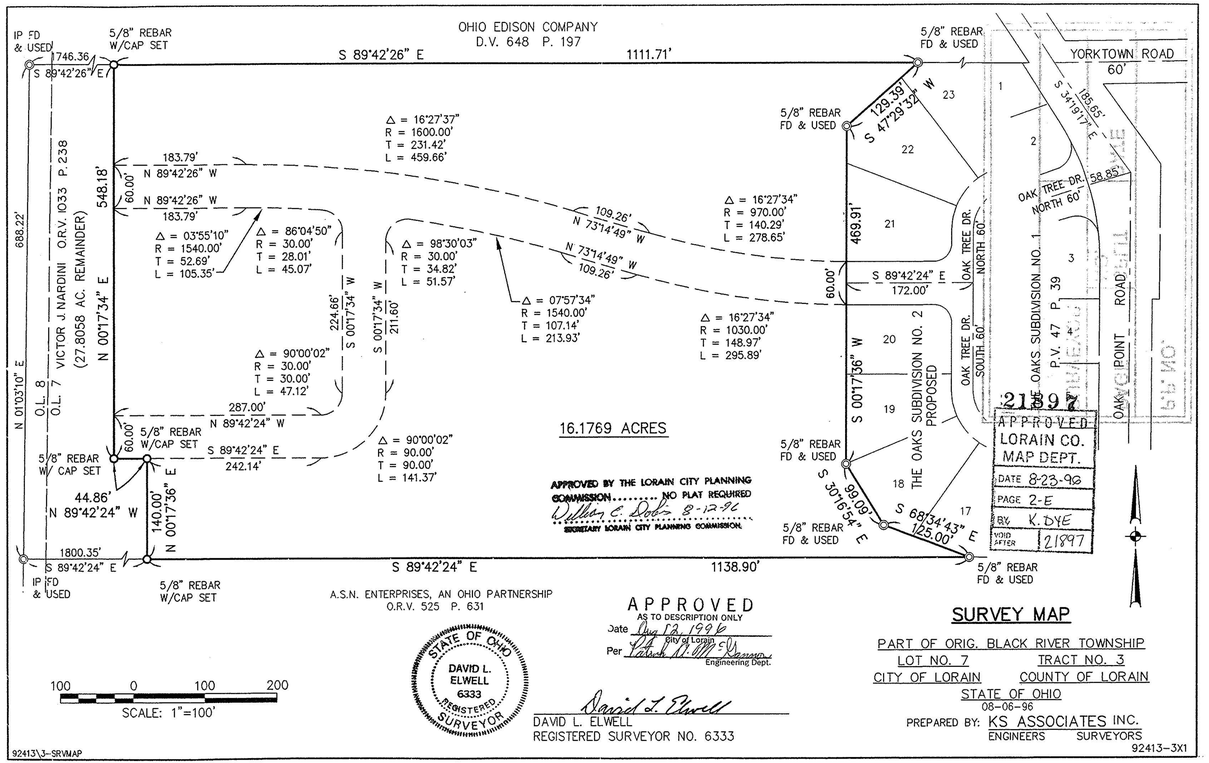

KS ASSOCIATES INCORPORATED
KS ASSOCIATES, INC. • 424 Middle Avenue • P.O. Box 89 • Elyria, Ohio 44036

Job No. 92413-3X1
27.8058 ACRE REMAINDER PARCEL
August 7, 1996

Situated in the City of Lorain, County of Lorain, and State of Ohio. Being known as part of Original Black River Township Lot Nos. 7 and 8, Tract No. 3 and more definitely described as follows:

Beginning at a nail found set at the intersection of the centerline of York Town Road and the centerline of Oak Point Road;

Thence South 34° 19' 17" East in the centerline of Oak Point Road, a distance of 185.65 feet to a nail found set at an angle point therein;

Thence South 73° 08' 48" West, a distance of 58.85 feet to a point in the westerly sideline of Oak Point Road;

Thence in the arc of a curve which deflects to the left in the westerly sideline of Oak Point Road, a distance of 71.59 feet to an iron pin found set; said curve has a radius of 350.00 feet, a central angle of 11° 43' 12", and a chord of 71.47 feet which bears North 22° 42' 46" West;

Thence in the arc of a curve which deflects to the right in the southeasterly line of Sublot No. 2 in The Oaks Subdivision as recorded in Volume 47, Page 39 of Lorain County Plat Records, a distance of 52.36 feet to an iron pin found set at a point of tangency in the southerly line of said Sublot No. 2; said curve has a radius of 30.00 feet, a central angle of 99° 59' 39", and a chord of 45.96 feet which bears South 21° 25' 26" West;

Thence South 71° 25' 16" West in the southerly line of Sublot No. 2, a distance of 130.00 feet to an iron pin found set in the southwesterly corner of said Sublot;

Thence North 21° 24' 15" West in the westerly line of said Sublot No. 2 and the westerly line of Sublot No. 1 in said Subdivision, a distance of 203.71 feet to an iron pin found set in the southerly line of land conveyed to Ohio Edison Company as recorded in Volume 648, Page 197 of Lorain County Deed Records;

(3)

KS Associates, Incorporated

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Thence North 89° 42' 26" West in the southerly line of Ohio Edison Company, a distance of 1646.72 feet to a 5/8 inch capped rebar set; said point is the principal place of beginning;

Thence South 0° 17' 34" West, a distance of 548.18 feet to a 5/8 inch capped rebar set;

Thence South 89° 42' 24" East, a distance of 44.86 feet to a 5/8 inch capped rebar set;

Thence South 0° 17' 36" West, a distance of 140.00 feet to a 5/8 inch capped rebar set in the northerly line of land conveyed to A.S.N. Enterprises an Ohio Partnership as recorded in Volume 525, Page 631 of Lorain County Official Records;

Thence North 89° 42' 24" West in the northerly line of A.S.N. Enterprises and the westerly extension thereof, a distance of 1800.35 feet to an iron pin found set;

Thence North 1° 03' 10" East, a distance of 688.22 feet to an iron pin found set in the westerly extension of the southerly line of land conveyed to Ohio Edison Company, recorded as aforesaid;

Thence South 89° 42' 26" East in the westerly extension of Ohio Edison Company's southerly line and Ohio Edison Company's southerly line, a distance of 1746.36 feet to the principal place of beginning;

Enclosing a parcel containing 27.8058 acres, but subject to all legal highways, as surveyed by KS Associates, Inc., Engineers and Surveyors.

LORAIN COUNTY TAX MAP DEPT.
P. P. No. 02-03-007-000-021 kd

APPROVED
AS TO DESCRIPTION ONLY
Date Aug 12, 1996
City of Lorain
Per Patrick M. Hanson
Engineering Dept.

(3)

APPROVED BY THE LORAIN CITY PLANNING COMMISSION..... NO PLAT REQUIRED
William E. Dobbs 8-12-96
SECRETARY LORAIN CITY PLANNING COMMISSION