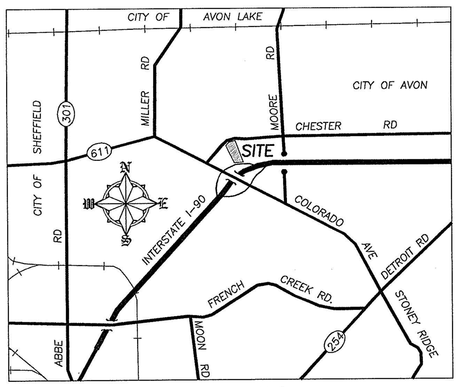
BOUNDARY SURVEY

CITY OF AVON, COUNTY OF LORAIN
STATE OF OHIO
PART OF AVON TOWNSHIP SECTION NO. 4
04-00-004-102-114
O.R. VOLUME 1219 PAGE 383



VICINITY MAP
SCALE: NTS

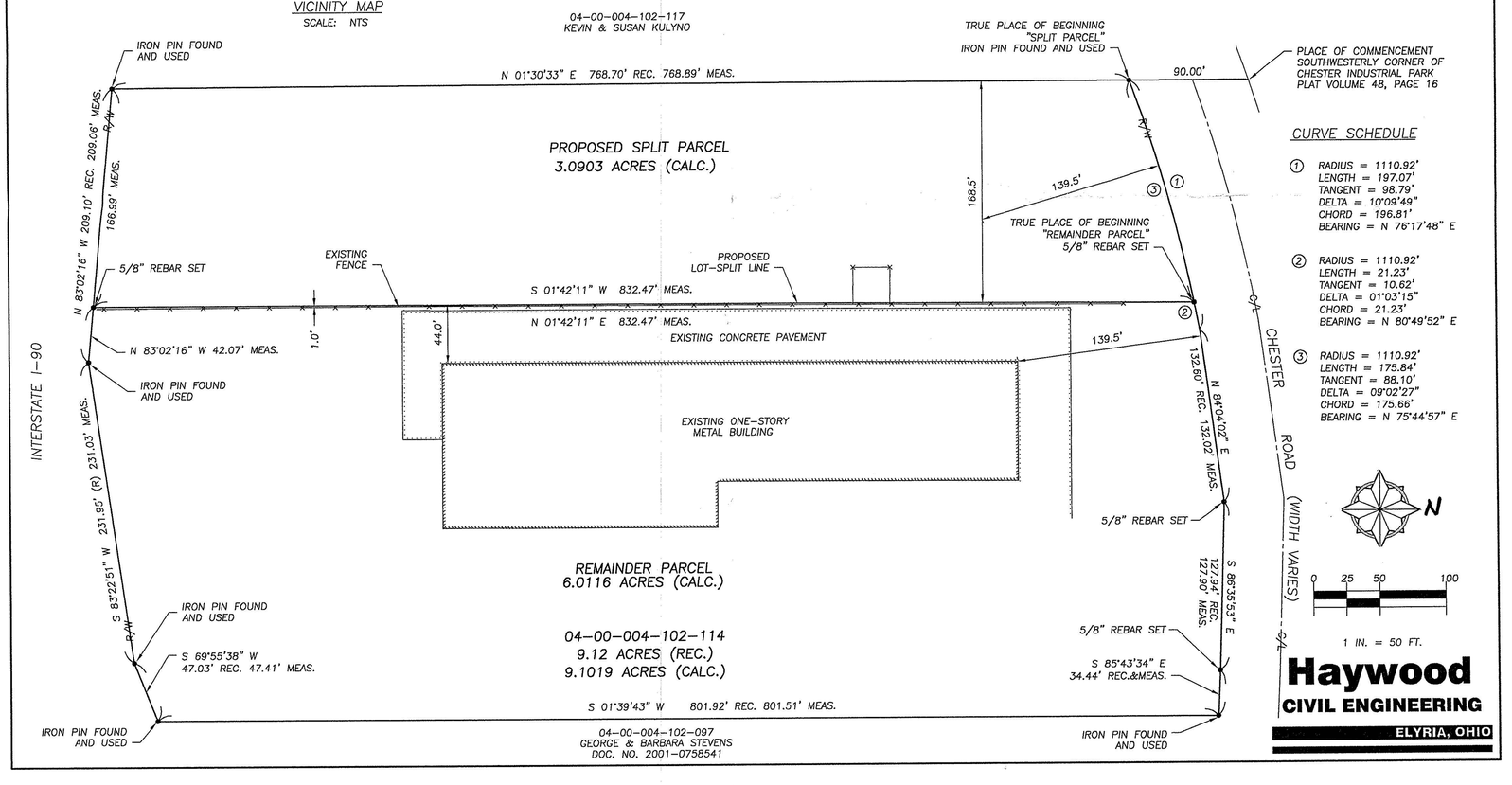
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED 9.1019 ACRE OF LAND AS SHOWN HEREON IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO AND PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 4. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

STATE OF OHIO — CARL R. ANDERSON S-6582 — REGISTERED PROFESSIONAL SURVEYOR

Carl R. Anderson

Carl R. Anderson, P.S.
State of Ohio Registered Surveyor No. S-6582



CURVE SCHEDULE

① RADIUS = 1110.92'
LENGTH = 197.07'
TANGENT = 98.79'
DELTA = 10°09'49"
CHORD = 196.81'
BEARING = N 76°17'48" E

② RADIUS = 1110.92'
LENGTH = 21.23'
TANGENT = 10.62'
DELTA = 01°03'15"
CHORD = 21.23'
BEARING = N 80°49'52" E

③ RADIUS = 1110.92'
LENGTH = 175.84'
TANGENT = 88.10'
DELTA = 09°02'27"
CHORD = 175.66'
BEARING = N 75°44'57" E

KS ASSOCIATES

EXHIBIT A

Industrial Parkway
PPN. 06-24-012-000-002
Right of Way Page No.12,13,14
Parcel No. 23-WD Grobe Fruit Farm, Ltd.

Fee Title to the City of Elyria,

Situated in the City of Elyria, County of Lorain, State of Ohio, being part of Elyria Township Original Lot No.'s 12 and 4 West of Black River;

Commencing for reference at a 1" pipe found at the southwesterly corner of Original Lot No. 12

Thence North 01° 52' 59" East in the easterly line of said Lot 13, 127.79 feet to an iron pin set at the **point of beginning** of the parcel herein described being 75.00 feet right of Industrial Parkway centerline Station 144+54.08;

Thence North 01° 52' 59" East in the westerly line of the grantor, 167.07 feet to an iron pin set, being 75.00 feet left of Station 143+80.51;

Thence South 61° 59' 23" East, 668.04 feet to an iron pin set at a point of curvature being 75.00 feet left of Station 150+48.54;

Thence along the arc of a curve which deflects to the left, 678.21 feet to an iron pin set at a point of tangent, being 75.00 feet left of Station 157+81.74; said curve having a radius of 925.00 feet, a delta of 42° 00' 32", and a chord of 663.12 feet which bears South 82° 59' 40" East;

Thence North 76° 00' 04" East, 299.50 feet to an iron pin set at a point of curvature, being 75.00 feet left of Station 160+81.24;

Thence along the arc of a curve which deflects to the left, 53.52 feet to an iron pin set on the grantor's easterly property line, being 75.00 feet left of Station 161+36.85; said curve having a radius of 925.00 feet, a delta of 01° 35' 35", and a chord of 53.52 feet which bears North 75° 12' 17" East;

Thence South 01° 04' 42" West in said line, 156.08 feet to an iron pin set, being 75.00 feet right of Station 160+93.69;

Thence along the arc of a curve which deflects to the right, 12.92 feet to an iron pin set, being 75.00 feet right of Station 160+81.24; said curve having a radius of 1075.00 feet, a delta of 00° 21' 24", and a chord of 12.92 feet which bears South 75° 49' 22" West;

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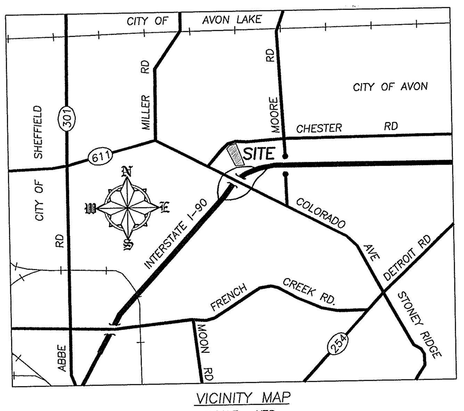

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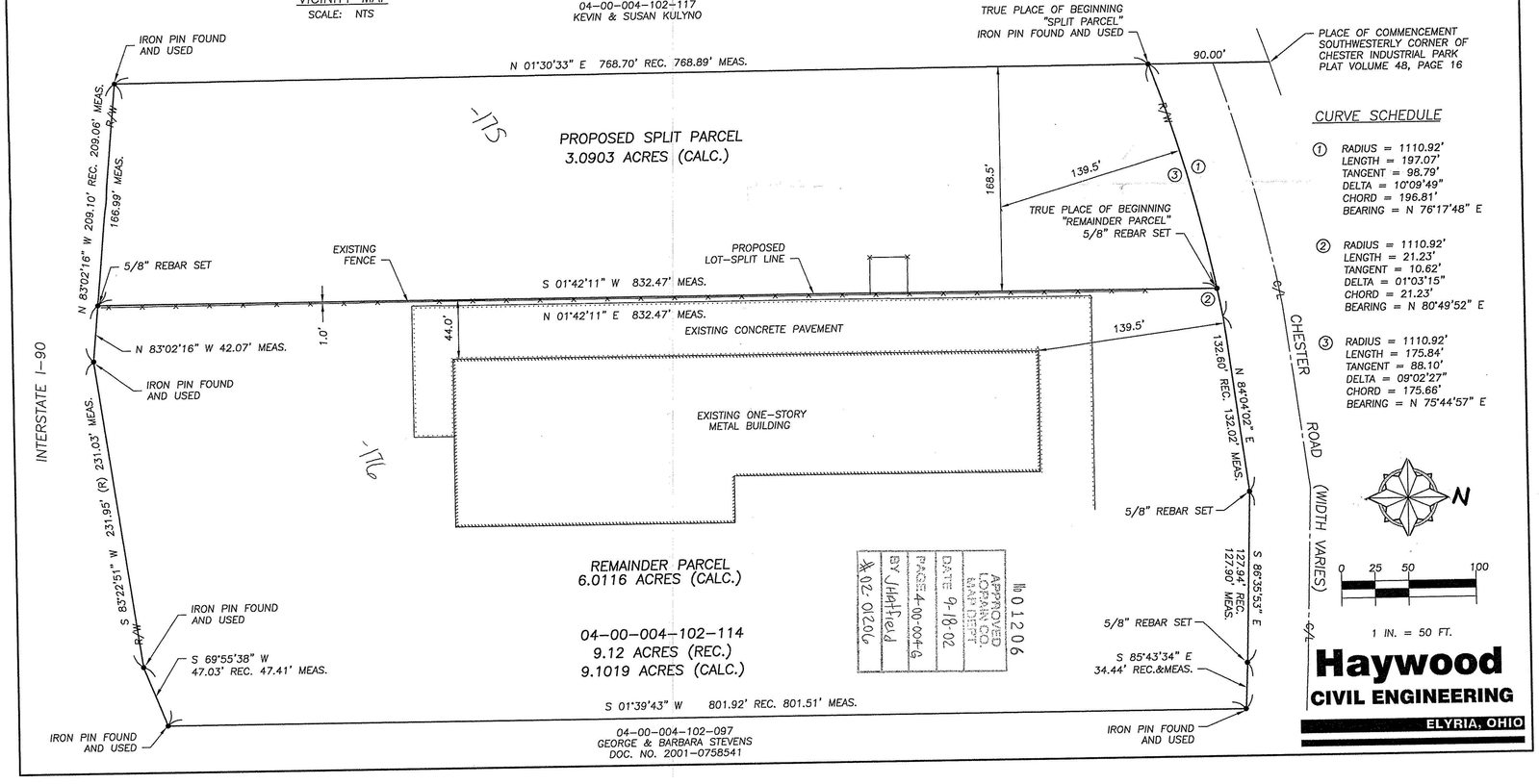

APPROVED LORAIN CO. MAP DEPT
DATE 9-18-02
PAGE 4-00-004-G
BY J Hatfield
02-0120 6

CURVE SCHEDULE

① RADIUS = 1110.92'
LENGTH = 197.07'
TANGENT = 98.79'
DELTA = 10°09'49"
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Industrial Parkway
PPN. 06-24-012-000-002
Right of Way Page No.12,13,14
Page 2

Thence South 76° 00'04" West, 299.50 feet to an iron pin set at a point of curvature, being 75.00 feet right of Station 157+81.74;

Thence along the arc of a curve which deflects to the right, 788.19 feet to an iron pin set, being 75.00 feet right of Station 150+48.54; said curve having a radius of 1075.00 feet, a delta of 42° 00' 32", and a chord of 770.65 feet which bears North 82° 59' 40" West;

Thence North 61° 59' 23" West, 594.46 feet to the point of beginning.

Containing within said bounds 254,572 Square Feet or 5.8442 acres of land as described by Mark A. Yeager Professional Surveyor No. 7289 of KS Associates, Inc. in March, 2000.

All iron pins set are 5/8"x 30" rebar with caps labeled KS ASSOCS INC PROP MARKER

Bearings are to an assumed meridian and are used to denote angles only.

Grantor claims title by Instrument No. 970479529 as recorded in the Lorain County Land Records;