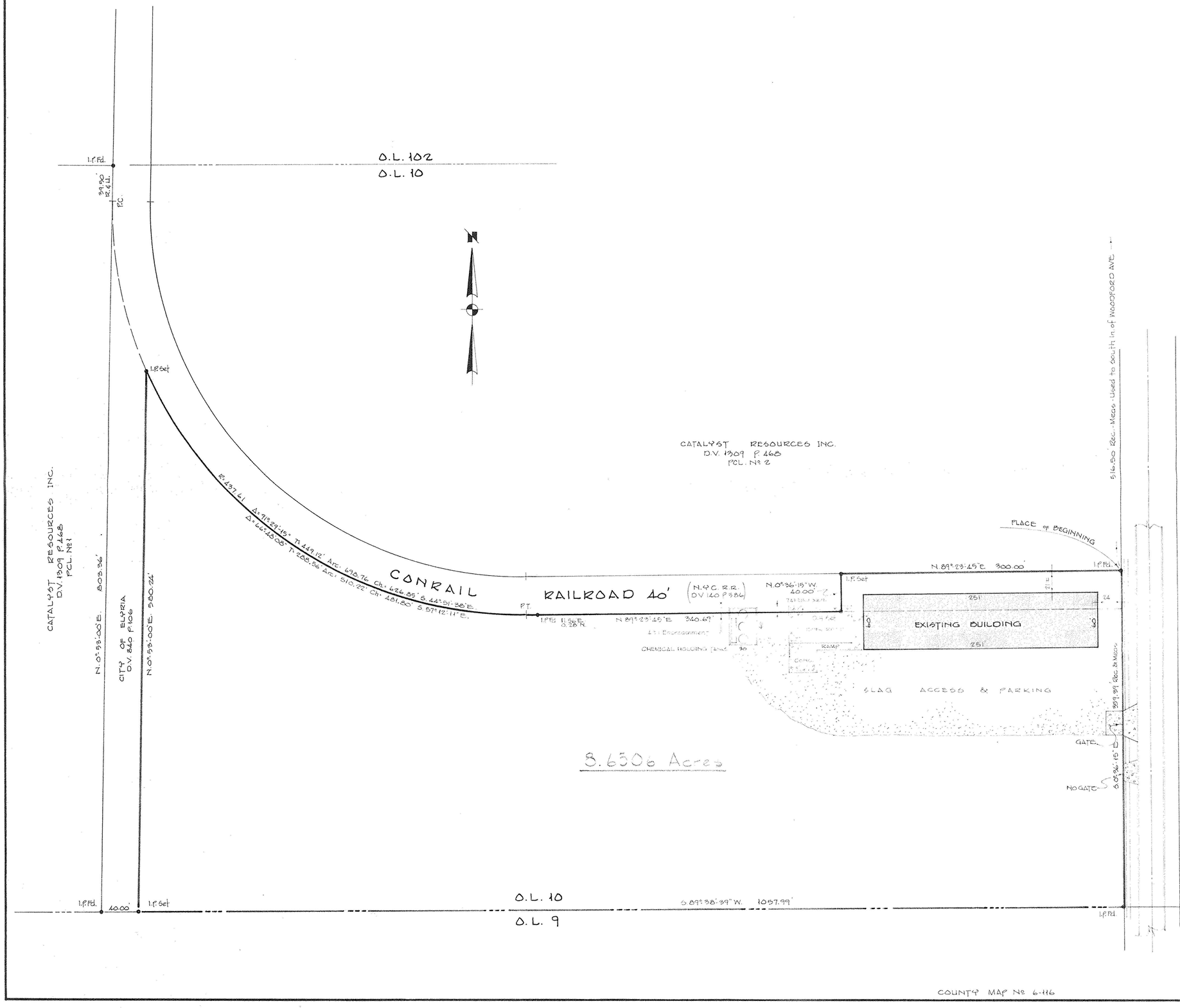

Situated in the Township of Elyria, City of Elyria, County of Lorain and State of Ohio and being a part of Original Lot No. 10, West of the Black River of said township, bounded and described as follows:

Beginning at an iron pin found in the Westerly line of Garden Street at the Southeasterly corner of land conveyed to Catalyst Resources, Inc. by deed recorded in Deed Volume 1309, Page 468 of the Lorain County Record of Deeds.

Thence in the Westerly line of Garden Street, South 0° 36' 15" East, a distance of 359.39 feet to an iron pin found in the Southerly line of Original Lot No. 10.

Thence in said line, South 89° 38' 39" West, a distance of 1057.99 feet to an iron pin set at the Southeasterly corner of land conveyed to the City of Elyria by deed recorded in Deed Volume 840, Page 106 of the Lorain County Record of Deeds.

Thence in the Easterly line of said City of Elyria's land, North 0° 53' 00" East, a distance of 580.24 feet to an iron pin set in the Southwesterly line of land conveyed to the New York Central Railroad (now known as the Conrail Railroad) by deed recorded in Deed Volume 140, Page 586 of the Lorain County Record of Deeds.

Thence in said line in a curve deflecting to the Left with a Radius of 437.61 feet with a Central Angle of 66° 48' 08", a Tangent of 288.56 feet, an Arc distance of 510.22 feet, a Chord distance of 481.80 feet which bears South 57° 12' 11" East, to a point of tangent in the Southerly line of said Conrail Railroad's land.

Thence in said line, North 89° 23' 45" East, a distance of 340.69 feet to a drill hole set.

Thence North 0° 36' 15" West, a distance of 40.00 feet to an iron pin set in the Southerly line of land conveyed to Catalyst Resources, Inc. as aforesaid.

Thence in said line, North 89° 23' 45" East, a distance of 300.00 feet to the place of beginning of land herein described.

Containing within said bounds 8.6506 Acres of land.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to E + E Inc. and Chicago Title Agency of Lorain County, Inc. as of the date hereof, that this survey correctly shows, on the basis of a field survey and in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys established and adopted by ALTA: (1) a fixed and determinable position and location of the land described thereon (including the position of the point of beginning); (2) the location of all buildings, structures, and other improvements situated on the land; and (3) all driveways or other cuts in the curbs along any street on which the land abuts. The property line is contiguous at all points with the right of way line of Garden Street which is a publicly dedicated street. Except as shown on said print or survey there are no visible easements or rights of way affecting the land or other easements or rights of way of which the undersigned has been advised or which are of record nor, except as shown, are there any building restrictions or setback lines, party walls, encroachments, or overhangs of any improvements on any easements, rights of way or adjacent land, or encroachments by improvements located on adjacent land on the described land. The print of survey reflects boundary lines of the described land which "close" by engineering calculation. No portion of the subject property is located within a flood hazard or flood prone area as determined by any federal, state, county, city or other governmental authority.

Rodger G. Simon
(Signature) Rodger G. Simon
(Registered Surveyor No. 5101

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 390350-0010-B, effective date of 7/02/80. Exact designation can only be determined by an Elevation Certificate. Based on the above information, this property is not in a Special Flood Hazard Area.

STATE OF OHIO
RODGER G. SIMON
5101
REGISTERED SURVEYOR

06-24-010-101

#181169

APPROVED
LORAIN CO.
MAP DEPT.
DATE 10-20 88
PAGE G-116
BY Carol Franklin
VOID AFTER # 181169

PRESENT OWNER OF PROPERTY:
UNITED CHEMICALS, INC.

OCT 12 1988

SURVEY FOR

E + E Inc.

PART OF O.L. 10 WEST OF BLACK RIVER TOWNSHIP OF ELYRIA
CITY OF ELYRIA COUNTY OF LORAIN STATE OF OHIO
OCTOBER, 1988 SCALE 1" = 50'

LAUNDON · SIMON · CAHL & ASSOC.
ENGINEERS SURVEYORS
219 COURT ST. ELYRIA, OHIO 44035
(216) 322-7625

COUNTY MAP Nº 6-116

JOB Nº 88-1758