PARCEL NO. 1 – LOWE'S MAIN PARCEL

Situated in the City of Elyria, County of Lorain, State of Ohio, and known as being all of Sublot Nos. 288 through 326 inclusive, and part of Sublot Nos. 327 through 339 inclusive, and part of Sublot Nos. 417 through 428 inclusive, of Leona Heights Allotment of part of Original Elyria Township Lot No. 32, west of the Black River, as shown by the plat recorded in Volume 6 of maps Pages 35 and 36 of Lorain County Records, and also 51st Street now vacated from Leona Street easterly to the westerly boundary of Elyria–Lorain Blvd., and the 10 foot alley, now vacated, from a point 30.00 feet south of the southerly line of 50th Street to the northerly line of 51st Street and the 10 foot alley, now vacated from the southerly line of 51st Street to the northerly line of 52nd Street, being bounded and described as follows:

Beginning on the easterly line of Leona Street at a point 30.00 feet south from the southerly line of 50th Street as measured along the easterly line of Leona Street;

Thence North 90° 00' 00" East in a line parallel to and 30.00 feet, by rectangular measurement, southerly from the southerly line of 50th Street, a distance of 685.00 feet to a point in the westerly line of land conveyed to the City of Elyria, by deed recorded in Deed Volume 941 Page 282 of Lorain County Records;

Thence South 21° 46' 32" East in a westerly line of said City of Elyria land, a distance of 279.98 feet to a point and the most southerly corner thereof; said point being in the southerly line of Sublot No. 422 of Leona Heights Allotment as aforesaid;

Thence Southwesterly in the arc of a curve bearing to the right and having a radius of 17083.74 feet, a central angle of 0° 05' 02", a tangent of 12.50 feet, a chord of 25.00 feet which bears South 01° 07' 44" West, an arc distance of 25.00 feet to a point in the centerline of 51st Street, 50 feet in width and now vacated;

Thence Southwesterly continuing in the arc of a curve bearing to the right and having a radius of 17083.74 feet, a central angle of 0° 33' 13", a tangent of 82.53 feet, a chord of 165.05 feet which bears South 01° 26' 52" West, an arc distance of 165.05 feet to a point;

Thence South 90° 00' 00" West, a distance of 145.08 feet to a point;

Thence South 0° 00' 00" West, a distance of 150.00 feet to a point in the northerly line of 52nd Street, 50 feet in width;

Thence South 90° 00' 00" West in the northerly line of 52nd Street, a distance of 639.12 feet to a point in the easterly line of Leona Street, 50 feet in width;

Thence North 0° 00" 00" West in the easterly line of Leona Street, a distance of 600.00 feet to a point and the place of beginning;

Excluding and excepting therefrom the following described lands:

Situated in the City of Elyria, County of Lorain, State of Ohio, being known as part of Sublot Nos. 339, 418 and 419, as shown on the Plat of Leona Heights Allotment, as recorded in Volume 6, Pages 35 and 36 of Lorain County Plat Records and a 10' alley now vacated from the northerly line of 51st Street now vacated, northerly. Said parcel being bounded and described as follows:

Commencing on the easterly line of Leona Street at a point 30.00 feet south from the southerly line of 50th Street, as measured along the easterly line of Leona Street;

Thence North 90° 0' 0" East in a line parallel to and 30.00 feet by rectangular measurement, southerly from the southerly line of 50th Street, a distance of 605.00 feet to a point;

Thence South 0° 0' 0" East, a distance of 30.00 feet to the point of beginning of this description;

Thence North 90° 0' 0" East, a distance of 58.29 feet to a point;

Thence South 19° 6' 42" East, a distance of 63.50 feet to a point;

Thence South 90° 0' 0" West, a distance of 34.08 feet to a point;

Thence North 36° 52' 13" West, a distance of 75.00 feet to the point of beginning of this description;

Enclosing a parcel containing 0.0636 acres, to be the same more or less;

Containing within said bounds 9.9673 acres of land, be the same more or less, but being subject to all legal highways, as surveyed by Phil A. Rosebeck, Registered Surveyor No. 6696 of KS Associates, Inc., Engineers and Surveyors, in August of 1993.

OUTPARCEL NO. 1 – ATM

Situated in the City of Elyria, County of Lorain, State of Ohio, being known as part of Sublot Nos. 339, 418 and 419, as shown on the Plat of Leona Heights Allotment, as recorded in Volume 6, Pages 35 and 36 of Lorain County Plat Records and a 10' alley now vacated from the northerly line of 51st Street now vacated, northerly. Said parcel being bounded and described as follows:

Commencing on the easterly line of Leona Street at a point 30.00 feet south from the southerly line of 50th Street, as measured along the easterly line of Leona Street;

Thence North 90° 0' 0" East in a line parallel to and 30.00 feet by rectangular measurement, southerly from the southerly line of 50th Street, a distance of 605.00 feet to a point;

Thence South 0° 0' 0" East, a distance of 30.00 feet to the point of beginning of this description;

Thence North 90° 0' 0" East, a distance of 58.29 feet to a point;

Thence South 19° 6' 42" East, a distance of 63.50 feet to a point;

Thence South 90° 0' 0" West, a distance of 34.08 feet to a point;

Thence North 36°52'13" West, a distance of 75.00 feet to the point of beginning of this description;

Enclosing a parcel containing 0.0636 acres, to be the same more or less, but subject to all legal highways and easements of record.

OUTPARCEL NO. 1 – EASEMENT

Situated in the City of Elyria, County of Lorain, State of Ohio, being known as part of Sublot Nos. 335, 336, 337, 338, 339 and 418 of Leona Heights Allotment, as shown by the Plat recorded in Volume 6, Pages 35 and 36 of Lorain County Plat Records and also the 10' alley now vacated from the southerly line of 50th Street to the northerly line of 51st Street, described as follows:

Commencing on the easterly line of Leona Street at a point 30.00 feet south from the southerly line of 50th Street, as measured along the easterly line of Leona Street;

Thence North 90° 0' 0" East in a line parallel to and 30.00 feet by rectangular measurement, southerly from the southerly line of 50th Street, a distance of 428.00 feet to the point of beginning of this description;

Thence along the centerline of a 24 foot wide access easement measuring 12 feet on either side of the following described centerline;

Thence South 0° 0' 0" West, a distance of 30.00 feet to a point;

Thence North 90° 0' 0" East in a line parallel to and 60 feet by rectangular measurement, southerly from the southerly line of 50th Street, a distance of 235.29 feet to the end of the centerline being described;

OUTPARCEL NO. 2

Situated in the City of Elyria, County of Lorain, State of Ohio, being known as part of Sublot Nos. 288, 425, 426, 427 and 428 of Leona Heights Allotment, as recorded in Volume 6, Pages 35 and 36 of Lorain County Plat Records and a 10' alley now vacated from the northerly line of 52nd Street to the southerly line of 51st Street now vacated. Said parcel being bounded and described as follows:

Commencing on the easterly line of Leona Street at the northerly line of 52nd Street;

Thence North 90° 0' 0" East along the northerly line of 52nd Street, a distance of 639.12 feet to the point of beginning of this description;

Thence North 0° 0' 0" East, a distance of 150.00 feet to a point;

Thence North 90° 0' 0" East, a distance of 145.08 feet to a point on the westerly line of State of Ohio Parcel No. 85, easement for highway and road purposes, as recorded in Deed Volume 529, Page 216 of the Lorain County Deed Records;

Thence in the arc of a curve which deflects to the right, a distance of 92.47 feet to a point of tangency; said curve having a radius of 17,083.74 feet, central angle of 0° 18' 36" and a chord of 92.47 feet which bears South 1° 52' 46" West;

Thence South 2° 2' 5" West, a distance of 57.61 feet to a point in the northerly line of 52nd Street, 50 feet in width;

Thence South 90° 0' 0" West in the northerly line of 52nd Street, a distance of 140.00 feet to the point of beginning of this description;

Containing within said bounds 0.4911 acres, to be the same more or less, but subject to all legal highways and easements of record.

DATE:	06-13-94
DRAWN BY:	JEC
CH'D BY:	DH
F.B.	XXX
DWG. NAME:	\93137\DWGS\LEGALS

REVISIONS

6-13-94 REVISED

EXHIBIT B

MIDWAY WEST, LTD – LOWE'S SURVEY MAP

PART OF ORIGINAL ELYRIA TOWNSHIP LOT 32, WEST OF BLACK RIVER
CITY OF ELYRIA * COUNTY OF LORAIN * STATE OF OHIO

KS ASSOCIATES, INC.

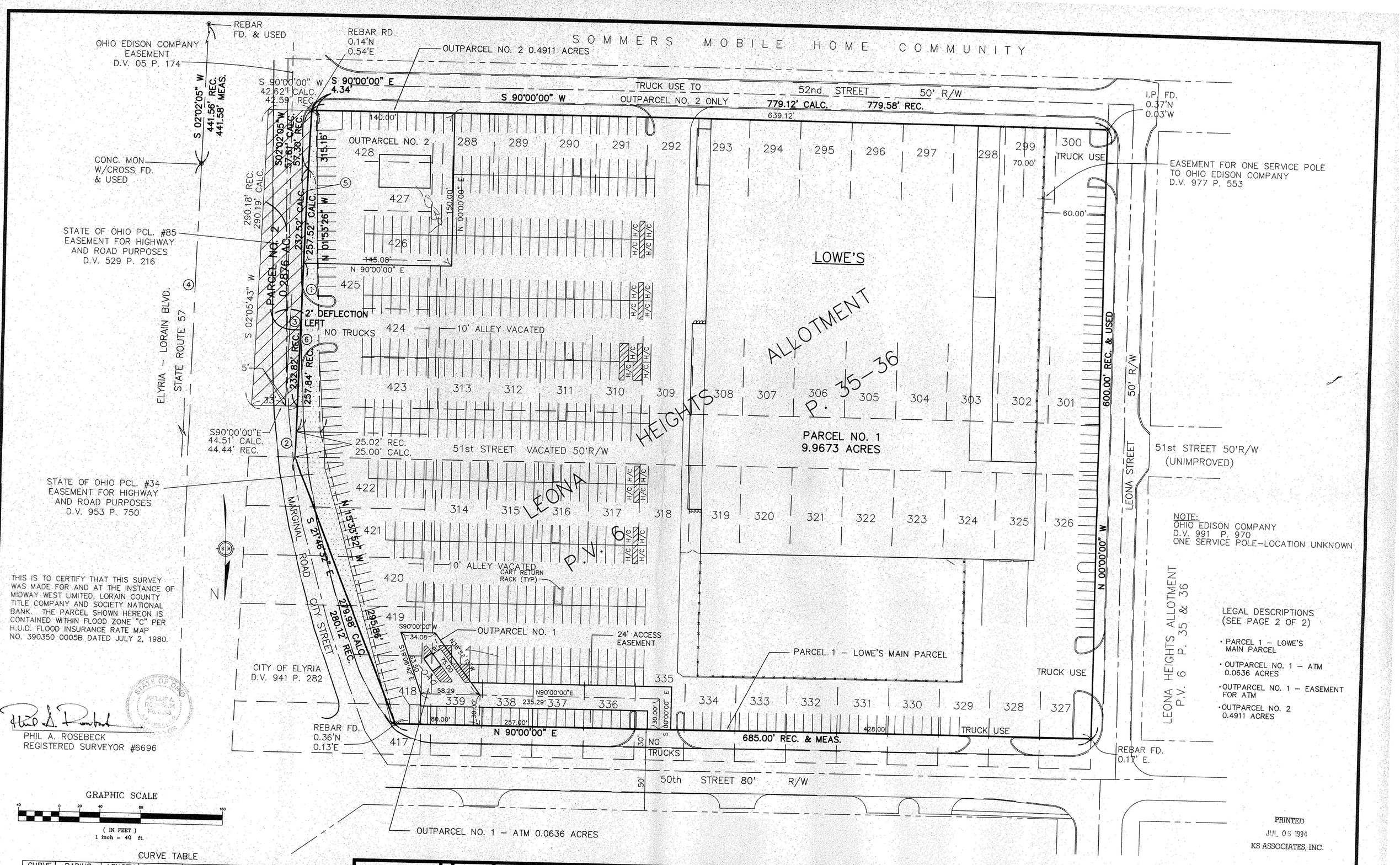
ENGINEERS/SURVEYORS
424 Middle Avenue
P.O. Box 89
Elyria, Ohio 44036

ELYRIA (216) 322-6317 * LORAIN (216) 244-5757

ENGINEERS/SURVEYORS KS ASSOCIATES INCORPORATED

SHEET 2 OF 2

JOB NO. 93137



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	17083.74'	257.52'	128.75'	257.52'	N 01°36'10" E	00°51'49"
2	17083.74'	25.00'	12.50'	25.00'	N 01°07'44" E	00°05'02"
3	17083.74'	232.52'	116.25'	232.52'	N 01°38'41" E	00°46'47"
4	17188.74'	2490.00'	1247.18'	2487.82'	N 02°06'55" W	08°18'00"
5	17083.74'	92.47'	46.24'	92.47'	N 01°52'46" E	00°18'37"
6	17083.74	165.05'	82.53'	165.05'	N 01°26'52" E	00°33'13"

DATE:	10-13-93
DRAWN BY:	JEC
CH'D BY:	DLH
F.B.	FB190 P6-34
DWG. NAME:	93137\MASTER

REVISIONS

6-13-94 REVISED

EXHIBIT B

MIDWAY WEST, LTD – LOWE'S SURVEY MAP

PART OF ORIGINAL ELYRIA TOWNSHIP LOT 32, WEST OF BLACK RIVER
CITY OF ELYRIA * COUNTY OF LORAIN * STATE OF OHIO

KS ASSOCIATES, INC.

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SHEET 1 OF 2

JOB NO. 93137