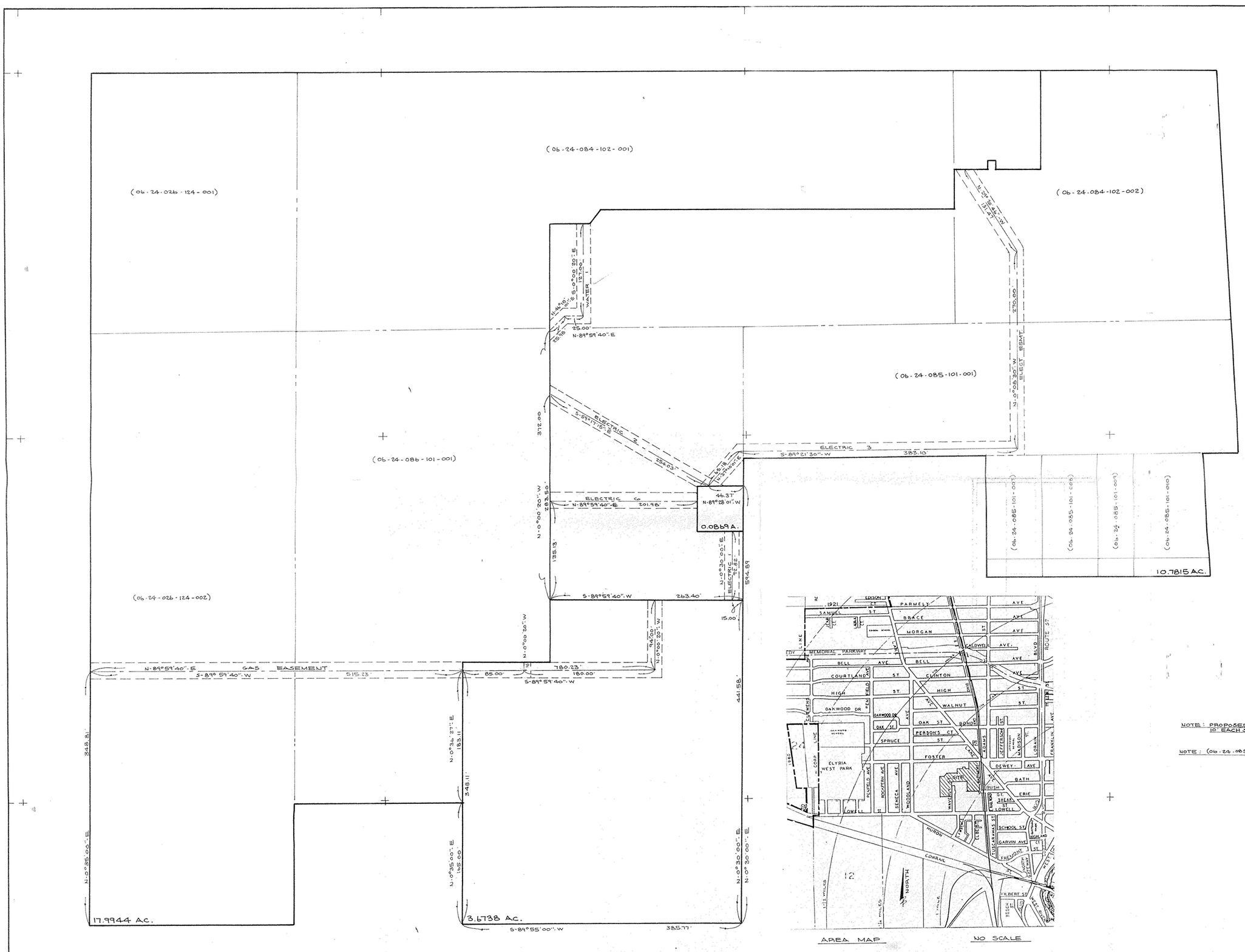


AREA MAP NO SCALE

10.7815 ACRE PARCEL

Situated in the City of Elyria, County of Lorain, State of Ohio, being known as part of Original Elyria Township Lots Nos. 84, 85 and 86, West of Black River, and Sublots Nos. 5 thru 8, inclusive, in C.A. and Frank Bronson's Second Addition, as recorded in Volume 2, Page 15 of Lorain County Plat Records, and part of vacated Rush Street, said combined parcels being more definitely described as follows:

Beginning at the intersection of the northerly sideline of Lowell Street and the westerly sideline of Waverly Street;

Thence North 0° 30' 0" East in the westerly sideline of Waverly Street, a distance of 441.58 feet to a point; said point is the principal place of beginning;

Thence South 89° 59' 40" West, a distance of 263.40 feet to a point;

Thence North 0° 0' 20" West, a distance of 516.95 feet to a point in the southerly face of an existing wall;

Thence North 90° 0' 0" East in the southerly face of said existing wall and in the easterly extension thereof, a distance of 53.78 feet to a point;

Thence North 38° 04' 55" East, a distance of 23.70 feet to a point in the centerline of an existing wall;

Thence North 90° 0' 0" East in the centerline of said existing wall, a distance of 490.38 feet to a point in the centerline of an existing wall;

Thence North 0° 0' 0" East in the centerline of said existing wall, a distance of 58.99 feet to a point;

The following five (5) courses are in the northerly westerly, northerly, easterly, and northerly faces of an existing wall;

Thence North 90° 0' 0" East, a distance of 46.90 feet to a point;

Thence North 0° 0' 0" East, a distance of 12.00 feet to a point;

Thence North 90° 0' 0" East, a distance of 10.20 feet to a point;

Thence South 0° 0' 0" West, a distance of 12.00 feet to a point;

Thence North 90° 0' 0" East, a distance of 61.65 feet to a point;

Thence North 0° 0' 0" East, a distance of 132.60 feet to an existing gate post in the southerly sideline of Foster Avenue;

Thence North 90° 0' 0" East in the southerly sideline of Foster Avenue, a distance of 241.75 feet to an iron pin found set in the westerly right of way line of the Baltimore and Ohio Railroad;

Thence South 3° 16' 30" East in the Baltimore & Ohio Railroad's westerly line, a distance of 524.60 feet to a point in the easterly extension of Sublot No. 7 in Bronson's Second Addition;

Thence South 89° 21' 30" West in the easterly extension of the northerly line of Sublot No. 7, a distance of 50.05 feet to the northeasterly corner of Sublot No. 7;

Thence South 3° 16' 30" East in the easterly line of Sublots Nos. 7 and 8 in Bronson's Second Addition and in the southerly extension thereof, a distance of 169.06 feet to a point in the centerline of vacated Rush Street;

Thence South 89° 21' 30" West in the centerline of vacated Rush Street, a distance of 309.09 feet to a point in the southerly extension of the westerly line of Sublot No. 5 in Bronson's Second Addition;

Thence North 0° 38' 30" West in the westerly line of Sublot No. 5 and in the southerly extension thereof, a distance of 168.06 feet to the northwesterly corner of Sublot 5;

Thence South 89° 21' 30" West in the northerly line of Bronson's Second Addition, a distance of 332.75 feet to a point in the Westerly sideline of Waverly Street;

Thence South 0° 30' 0" West in the westerly sideline of Waverly Street, a distance of 42.46 feet to a point;

Thence North 89° 28' 01" West in an existing fence line, a distance of 62.61 feet to a fence corner;

Thence South 0° 30' West, a distance of 60.49 feet to an existing fence corner;

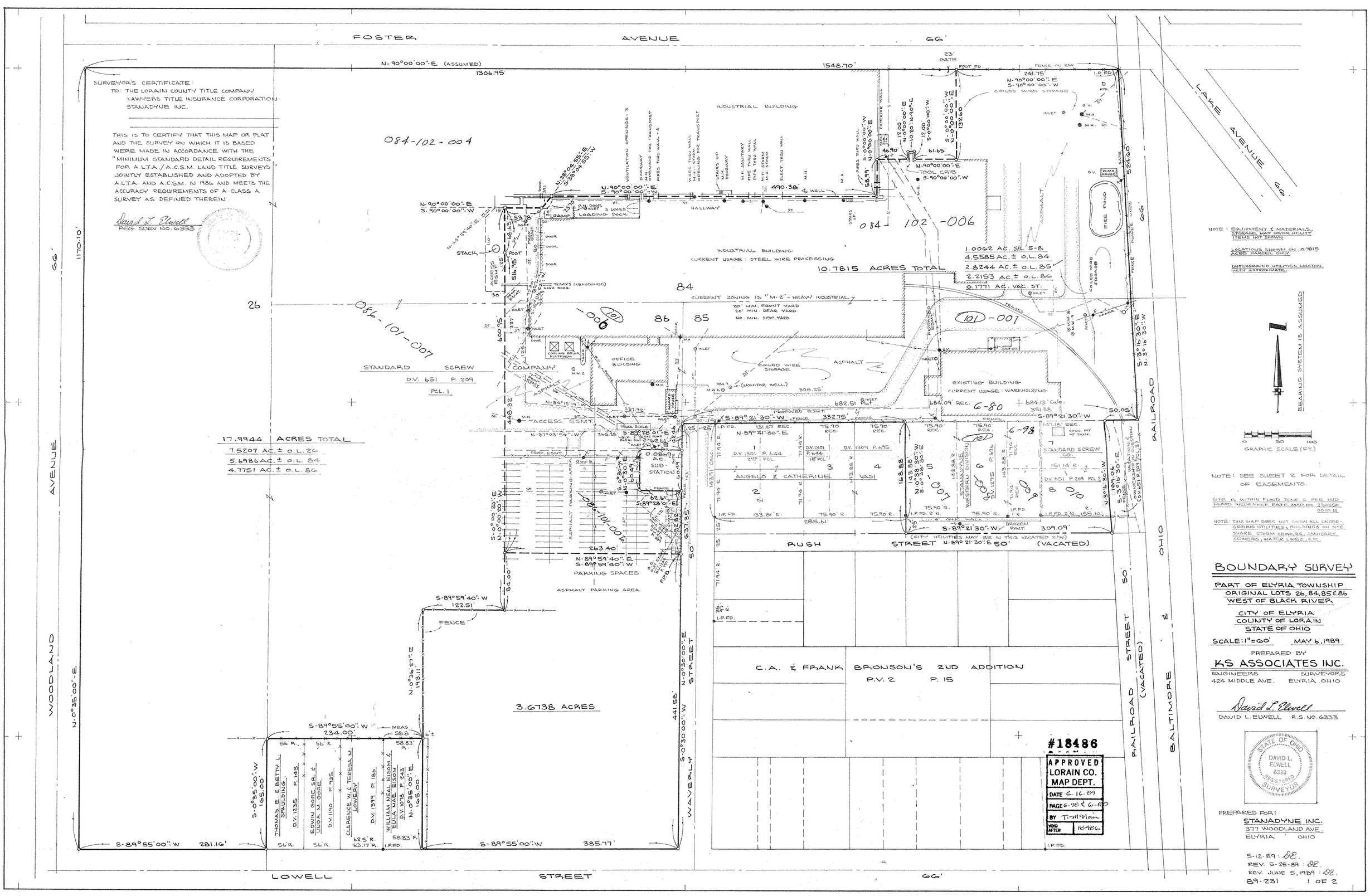
Thence South 89° 28' 01" East in an existing fence line, a distance of 62.61 feet to a point in the westerly sideline of Waverly Street;

Thence South 0° 30' 0" West in the westerly sideline of Waverly Street, a distance of 92.82 feet to the principal place of beginning;

Enclosing a parcel containing 10.7815 acres, of which about 4.5585 acres are within Original Lot 84, about 2.8244 acres are within Original Lot 85, and about 2.2153 acres are within Original Lot 86, 0.1771 acre is within vacated Rush Street, and 1.0062 acres are within Sublots 5 through 8 in Bronson's Second Addition, but subject to all legal highways, as surveyed by KS Associates, Inc., Engineers and Surveyors, in May of 1989.

NOTE: PROPOSED EASEMENTS SHOWN ARE 20' WIDE, 10' EACH SIDE OF CENTERLINE SHOWN.

NOTE: (06-24-085-101-008) DENOTES CURRENT COUNTY PARCEL NO. (TYPICAL)

MAY 12, 1989 - DE.
REV. MAY 25, 1989 - DE.
REV. JUNE 5, 1989 - DE.

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