ALL BEARINGS SHOWN ARE FROM AN ASSUMED MERIDIAN AND USED FOR THE PURPOSE OF DESCRIBING ANGLES ONLY.

SCALE: 1" = 40'

LEGAL DESCRIPTION:

Situated in the City of Elyria, County of Lorain, State of Ohio, being known as part of Original Elyria Township Lot No. 7, East of Black River, and more definitely described as follows:

Beginning at a point in the centerline of State Route 57, at its intersection with the centerline of East Broad Street (also known as Sugar Ridge Road);

Thence South 77° 31' 43" East in the centerline of East Broad Street, a distance of 145.54 feet to the southwesterly corner of land conveyed to the City of Elyria, as recorded in Volume 1085, Page 729 of Lorain County Deed Records;

Thence North 20° 34' 01" West in the City of Elyria's westerly line and the easterly sideline of State Route No. 57, a distance of 63.26 feet to the City of Elyria's northwesterly corner; said line passes through an iron pin found set 35.93 feet off the centerline of East Broad; said point is the principal place of beginning;

Thence continuing North 20° 34' 01" West in the easterly sideline of State Route 57, a distance of 55.44 feet to an angle point;

Thence North 3° 01' 42" West in the easterly sideline of State Route 57, a distance of 923.09 feet to an iron pin found set in the southwesterly corner of Parcel No. 1 conveyed to Robert E. White and Marvin Sorin, as recorded in Volume 1251, Page 864 of Lorain County Deed Records;

Thence North 86° 47' 57" East in the Sorin/White southerly line, a distance of 525.00 feet to the northwesterly corner of land conveyed to The Loyal Order of Moose Lodge No. 778 as recorded in Volume 1206, Page ~~445~~ 729 of Lorain County Deed Records;

Thence South 3° 01' 30" East in the westerly line of The Loyal Order of Moose Lodge No. 778, a distance of 210.00 feet to said Lodge's southwesterly corner;

Thence North 86° 57' 55" East in the southerly line of The Loyal Order of Moose Lodge No. 778, a distance of 175.96 feet to the northwesterly corner of land conveyed to Arnold and Jo Anita Tollett, as recorded in Volume 1405, Page 242 of Lorain County Deed Records;

Thence South 1° 34' 57" East in the Tollette' westerly line, a distance of 166.15 feet to the Tolletts' southwesterly corner;

Thence North 86° 57' 55" East in the Tolletts' southerly line, a distance of 536.97 feet to a point in the westerly sideline of Ternes Avenue;

Thence South 3° 13' 30" East in the westerly sideline of Ternes Avenue, a distance of 200.00 feet to an iron pin found set in the northeasterly corner of land conveyed to Steven E. Kaplan, as recorded in Volume 486, Page 443 of Lorain County Official Records

Thence South 86° 57' 55" West in Kaplan's northerly line, a distance of 536.70 feet to Kaplan's northwesterly corner;

Thence South 1° 24' 57" East in Kaplan's westerly line, a distance of 124.31 feet to an iron pin found set in the northerly line of land conveyed to Harold and Agnes H. Ternes, as recorded in Volume 356, Page 287 of Lorain County Official Records;

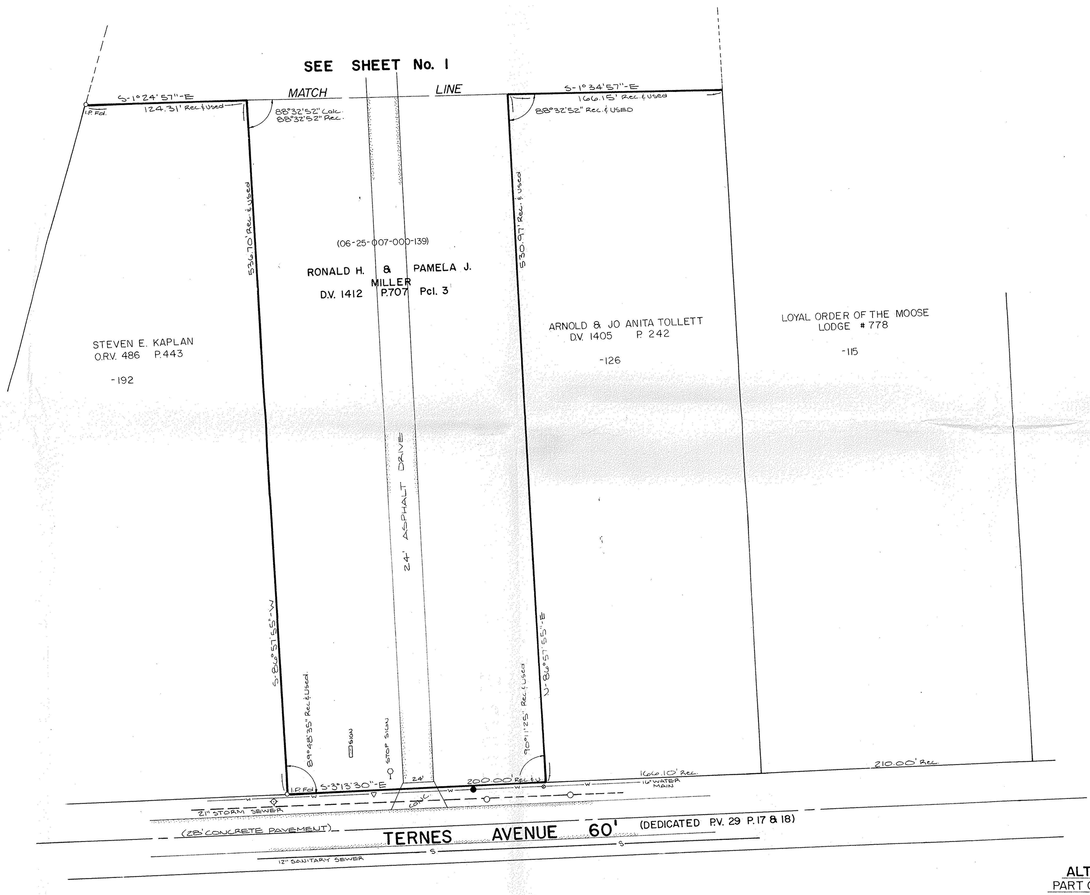
Thence North 73° 50' 28" West in the Ternes' northerly line and the northerly line of land conveyed to Jack L. and Fern Ternes as recorded in Volume 356, Page 285 of Lorain County Official Records, a distance of 356.04 feet to an iron pin found set;

Thence South 87° 18' 29" West in the Ternes' northerly line, a distance of 75.59 feet to an iron pin found set in the northwesterly corner of Parcel No. 1 conveyed to Jack L. and Fern E. Ternes, as recorded in Volume 1047, Page 438 of Lorain County Deed Records;

Thence South 3° 27' 01" East in the westerly line of said Parcel No. 1 and the westerly line of Parcel No. 1 conveyed to Jack L. and Fern E. Ternes, as recorded in Volume 972, Page 993 of Lorain County Records, and the westerly line of Parcel No. 2 conveyed to Jack and Fern E. Ternes, as recorded in Volume 972, Page 993 of Lorain County Deed Records, a distance of 467.38 feet to the northeasterly corner of land conveyed to the City of Elyria, as recorded in Volume 1085, Page 729 of Lorain County Deed Records;

Thence North 77° 31' 43" West in the northerly line of the parcel conveyed to the City of Elyria, a distance of 272.09 feet to the principal place of beginning;

Enclosing a parcel containing 14.1017 acres, but subject to all legal highways, as surveyed by KS Associates, Inc., Engineers and Surveyors, in March of 1993.



ALTA / ACSM LAND TITLE SURVEY
PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 7
EAST OF BLACK RIVER
CITY OF ELYRIA COUNTY OF LORAIN
STATE OF OHIO
MARCH 23, 1993

SHEET 2 OF 2
93-086

ALL BEARINGS SHOWN ARE FROM AN ASSUMED MERIDIAN AND USED FOR THE PURPOSE OF DESCRIBING ANGLES ONLY.

SCALE: 1" = 40' (FEET)

LEGEND

- WATER MANHOLE
- HYDRANT
- VALVE
- STORM MANHOLE
- CATCH BASIN
- ELEC. MANHOLE
- POWER/TELE POLE
- POLE W/ GUY
- LIGHT POLE

GENERAL NOTES:

1) THE PARCEL SHOWN HEREON IS CONTAINED WITHIN FLOOD ZONE "C" PER FLOOD INSURANCE RATE MAP NO 390350 0010 B, AND WAS DETERMINED BY GRAPHICAL METHODS ONLY.

2) THIS SURVEY IS CLASSIFIED AS AN "URBAN SURVEY."

3) PARCEL NO. 1 SHOWN HEREON IS ZONED "B-4", (AUTOMOTIVE SERVICES) REQUIREMENTS: MAX HEIGHT 25 FEET OR 2 STORIES, MIN. FRONT YARD SETBACK 35', MIN. REAR YARD 30'.

4) PARCEL NOS. 2 AND 3 ARE ZONED "M-1" (LIGHT INDUSTRIAL) REQUIREMENTS: MAX HEIGHT 40 FEET OR 3 STORIES, 20' MIN. FRONT YARD SETBACK, MIN. REAR YARD 20'.

5) EASEMENTS SHOWN PER COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 822-337062.

PREPARED BY: KS ASSOCIATES INC.
ENGINEERS SURVEYORS
424 MIDDLE AVENUE
P.O. BOX 89
ELYRIA, OHIO 44036
(216)322-6317-(216)236-8279

ALTA / ACSM LAND TITLE SURVEY
PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 7
EAST OF BLACK RIVER
CITY OF ELYRIA COUNTY OF LORAIN
STATE OF OHIO
MARCH 23, 1993

SURVEYOR'S CERTIFICATES

This is to certify that this survey was prepared for and at the instance of General Motors Acceptance Corporation, Commonwealth Land Title Insurance Company, Consolidated Title Agencies, Inc., and Jack and Barbara Mills.

This is to also certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established in 1992, and pursuant to the accuracy standards as adopted by ALTA and ACSM and in effect on the date of this certification of an "Urban" survey.

David L. Ekwall
DAVID L. EKWALL
Registered Surveyor No. 6333
Date: March 23, 1993

STATE OF OHIO
DAVID L. EKWALL
6333
REGISTERED
SURVEYOR

PRINTED
MAR 23 1993
KS ASSOCIATES, INC.

SHEET 1 OF 2
93-086