

A-Z INVESTORS
D.V. 1092 P.470

DANIEL A. RICHARDS
D.V. 42 P.467

O.L. 15

O.L. 16

SCALE 1"=50'

DESCRIPTION

Situated in the Township of Elyria, City of Elyria, County of Lorain and State of Ohio and being part of Original Lot Nos. 15 and 16 of the Brace Tract of said township, bounded and described as follows:

Beginning at an iron pin found in a monument box in the Southerly line of the Brace Tract at its intersection with the centerline of Moran Street.

Thence in the Southerly line of the Brace Tract; said line also being the Southerly line of Griswold Road (60.00' in width), South 89° 15' 30" West, a distance of 286.67 feet to a point.

Thence North 0° 44' 30" West, a distance of 30.00 feet to a point in the centerline of Griswold Road and the principal place of beginning of land herein described; said point also being the Southeasterly line of land now or formerly conveyed to Ed Hadad Enterprises, Inc. as recorded in Official Record Volume 155, Page 723 of the Lorain County Records.

Thence in the Easterly line of said land, North 0° 44' 30" West, passing through an iron pin set 30.00 feet Northerly from the centerline of Griswold Road, a distance of 441.37 feet to an iron pin found at the Northeasterly corner thereof.

Thence in the Northerly line of said Ed Hadad Enterprises, Inc.'s land and the Northerly line of land now or formerly conveyed to the Aros Family, Limited Partnership as recorded in Official Record Volume 897, Page 341 of the Lorain County Records, South 89° 15' 30" West, a distance of 173.14 feet to an iron pin set at the Southeasterly corner of land now or formerly conveyed to Lodging Industry, Inc. as recorded in Official Record Volume 945, Page 899 of the Lorain County Records.

Thence in the Easterly line of said lands, North 0° 11' 50" West, a distance of 440.63 feet to an iron pin found in the Northerly line of Original Lot No. 16; said line also being the Southerly line of land conveyed to A-Z Investors as recorded in Deed Volume 1093, Page 470 of the Lorain County Record of Deeds; also being the Southerly line of Original Lot No. 15.

Thence in said line and the Southerly line of land now or formerly conveyed to Daniel A. Richards as recorded in Official Record Volume 42, Page 467 of the Lorain County Records, North 89° 47' 00" East, a distance of 687.94 feet to an iron pin set at an angle in the Southerly line of land so conveyed to Richards'.

Thence continuing in the Southerly line of said Richards' land, North 75° 54' 57" East, a distance of 145.00 feet to a point in the centerline of West River Road; passing through an iron pin set 30.99 feet Southwesterly therefrom.

Thence in said centerline, South 28° 35' 40" East, a distance of 239.50 feet to a point at the Northeasterly corner of Parcel 105WD as conveyed to the City of Elyria as recorded in Deed Volume 1266, Page 826 of the Lorain County Record of Deeds.

Thence in the Northerly line of said Parcel 105WD, South 89° 47' 00" West, a distance of 45.46 feet to a point; said point being 40.00 feet Southwesterly from (by rectangular measurement) the centerline of West River Road.

Thence continuing South 28° 35' 40" East, parallel to the centerline of West River Road, a distance of 533.10 feet to an iron pin set.

Thence South 19° 15' 33" East, a distance of 175.56 feet to an iron pin set.

Thence South 39° 04' 35" West, a distance of 39.04 feet to an iron pin set.

Thence South 0° 44' 30" East, a distance of 30.00 feet to a point in the centerline of Griswold Road.

Thence in said centerline, South 89° 15' 30" West, a distance of 1006.30 feet to the principal place of beginning of land herein described.

Containing within said bounds 19.2135 Acres; of which 0.06 Acres lie in Original Lot No. 15 and 19.1535 Acres lie in Original Lot No. 16.

06-23-016-102-030, 012, 013, 014
THE UNDERSIGNED HEREBY CERTIFIES TO ABUNDANT LIFE PROPERTIES CORPORATION; THOMPSON, HINE & FLORY, P.L.L.C.; RICHARD E. NORD AND CHICAGO TITLE INSURANCE COMPANY, as of May 31, 1996 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "Closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right-of-way recorded easement; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvements situated upon any adjoining premises. This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements for a Class "Urban" Survey, as defined therein.

ADOPTED BY THE AMERICAN TITLE ASSOCIATION ON OCTOBER 17, 1992.
ADOPTED BY THE BOARD OF DIRECTORS, AMERICAN CONGRESS ON SURVEYING AND MAPPING, ON NOVEMBER 11, 1992.

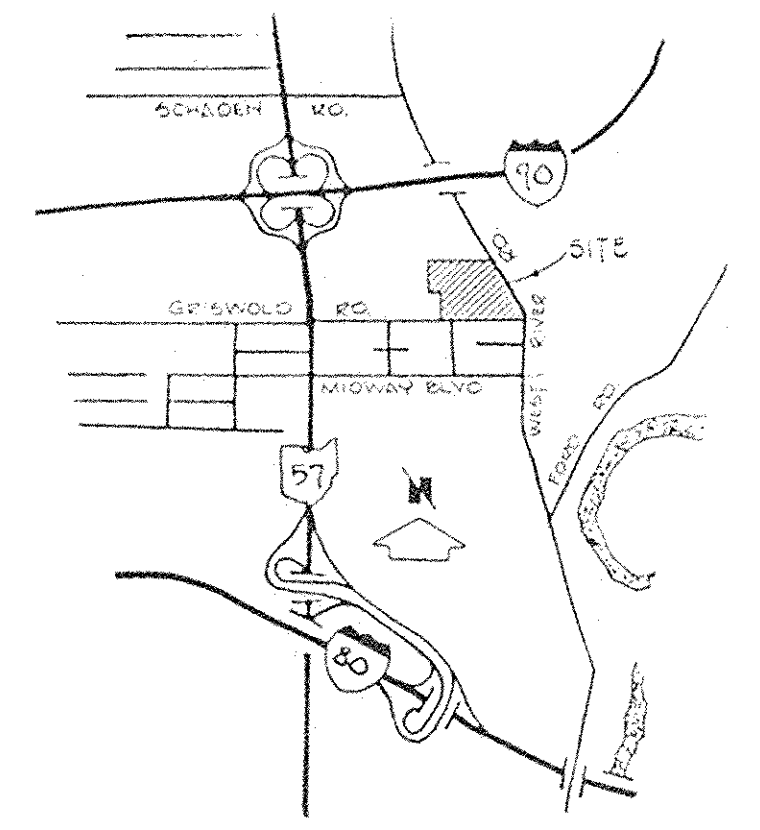
Dated JUNE 12, 1996

Rodger G. Simon, R.S. #5101
110 Middle Avenue
Elyria, OH 44035
ph: (216) 322-7625



FLOOD PLAIN CERTIFICATION
THIS IS TO CERTIFY, BY GRAPHIC PLOTTING ONLY, THAT THE PROPERTY LOCATED HEREON IS NOT WITHIN THE FLOOD PLAIN AREA AS INDICATED ON THE FLOOD INSURANCE RATE MAP, EFFECTIVE JULY 2, 1980, CONSIDERED "ZONE C", COMMUNITY PANEL NO. 390 350 0005B, AS ISSUED BY THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT.

ZONING CLASSIFICATION
M R - 3 (Multi-residential)



ALTA SURVEY

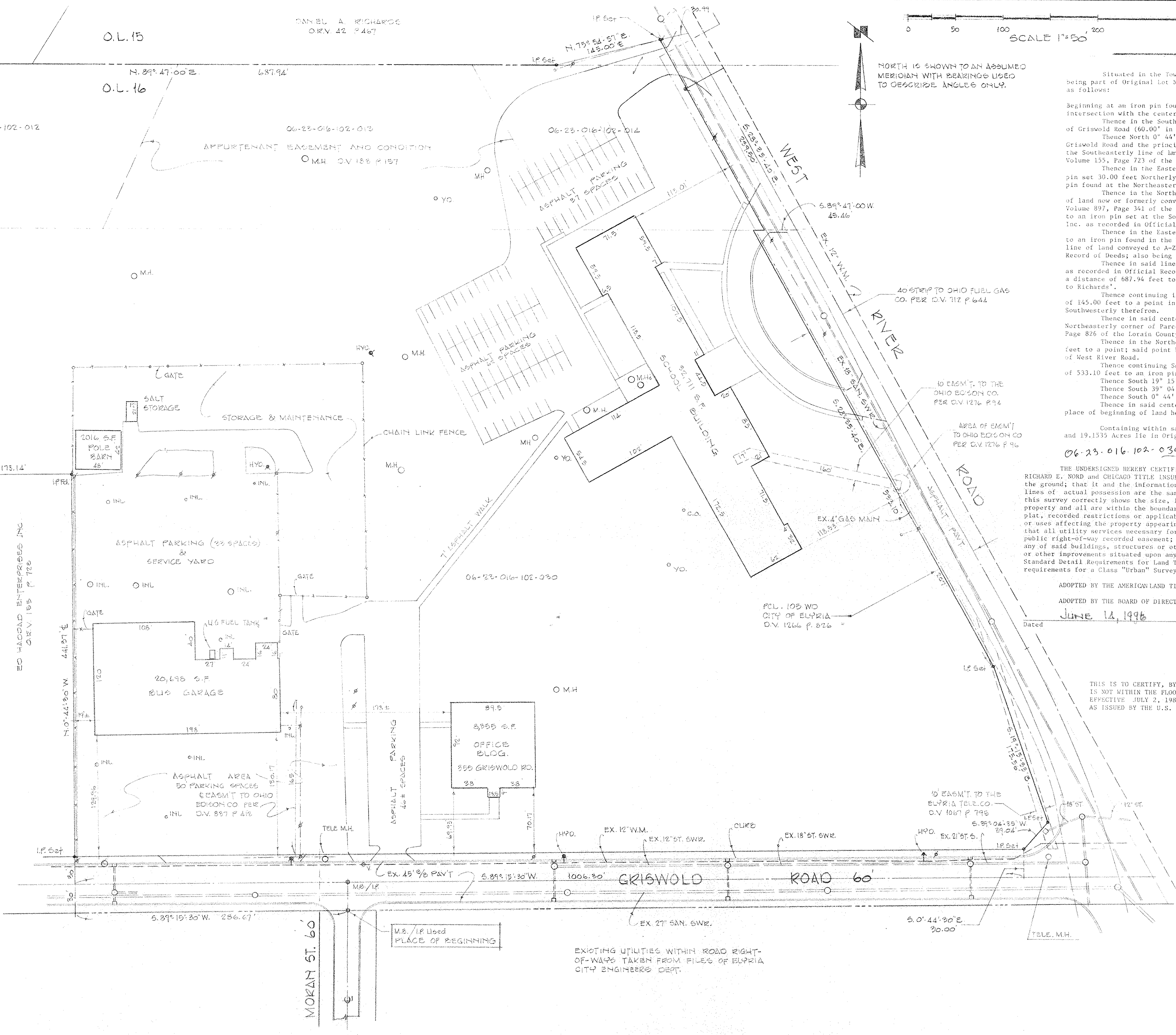
PART OF O.L.'S 15 & 16 OF THE BRACE TRACT OF ELYRIA TOWNSHIP
CITY OF ELYRIA - COUNTY OF LORAIN - STATE OF OHIO
LAUNDON - SIMON - CAHL & ASSOC., INC.
110 MIDDLE AVE. ELYRIA, OHIO 44035 (216) 322-7625

LOGGING INDUSTRY INC.
D.V. 945 P.899

AROE FAMILY LTD. PARTNERSHIP
D.V. 887 P.341

ED HADAD ENTERPRISES INC.
D.V. 155 P.723

- LEGEND
- YO - YARD DRAIN
- CO - CLEAN OUT
- INL - SURFACE INLET
- MH - MANHOLE
- HYD - HYDRANT
- UT - UTILITY POLE
- CB - CATCH BASIN
- FENCE



EXISTING UTILITIES WITHIN ROAD RIGHT-OF-WAYS TAKEN FROM FILES OF ELYRIA CITY ENGINEERS DEPT.