

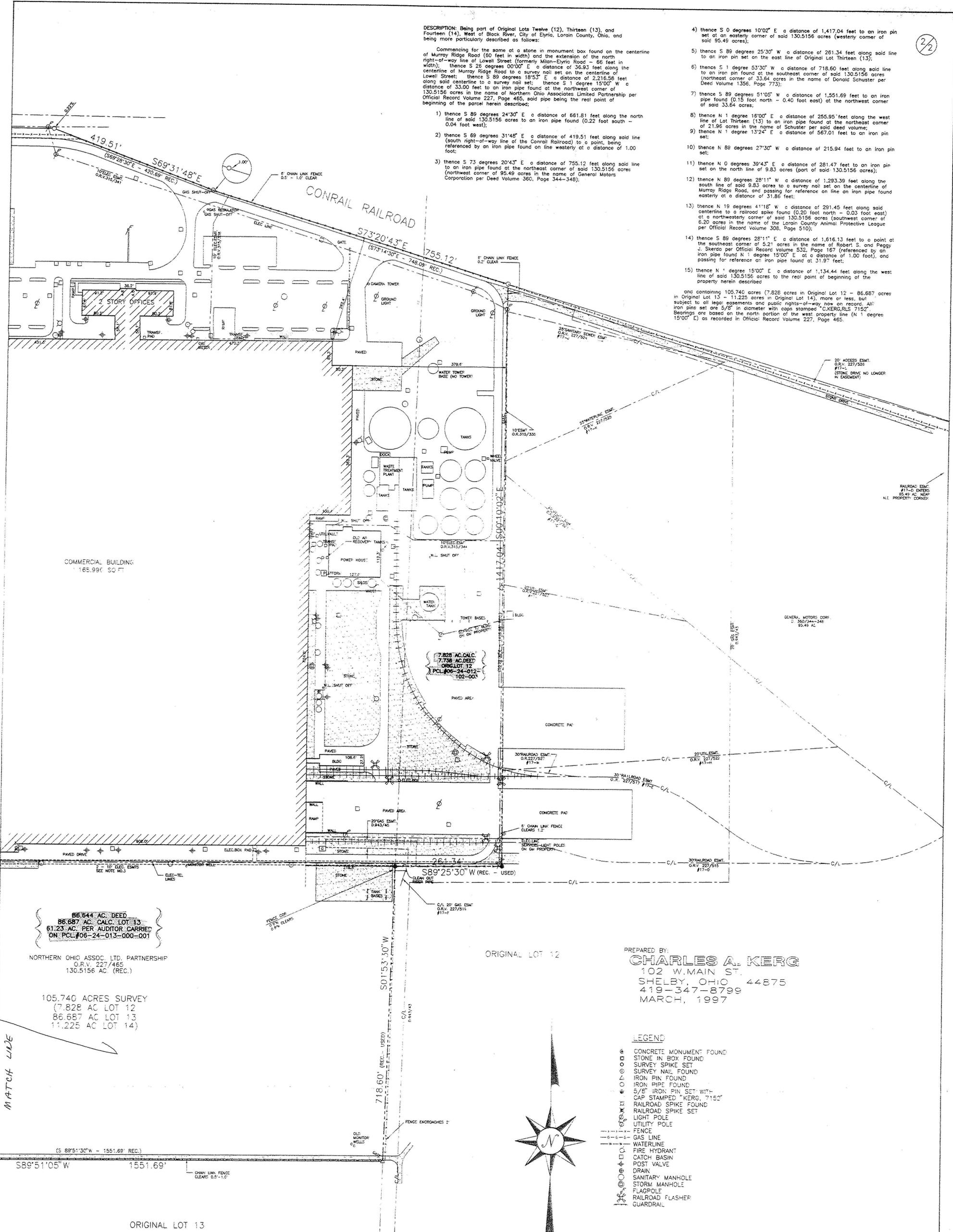
DESCRIPTION: Being part of Original Lots Twelve (12), Thirteen (13), and Fourteen (14), West of Black River, City of Elyria, Lorain County, Ohio, and being more particularly described as follows:

Commencing for the same at a stone in monument box found on the centerline of Murray Ridge Road (80 feet in width) and the extension of the north right-of-way line of Lowell Street (formerly Main-Elyria Road - 66 feet in width); thence S 26 degrees 00'00" E a distance of 36.93 feet along the centerline of Murray Ridge Road to a survey nail set on the centerline of Lowell Street; thence S 89 degrees 18'53" E a distance of 2,216.58 feet along said centerline to a survey nail set; thence S 1 degree 15'00" W a distance of 33.00 feet to an iron pipe found at the northwest corner of 130.5156 acres in the name of Northern Ohio Associates Limited Partnership per Official Record Volume 227, Page 465, said pipe being the real point of beginning of the parcel herein described;

- 1) thence S 89 degrees 24'30" E a distance of 661.61 feet along the north line of said 130.5156 acres to an iron pipe found (0.22 foot south - 0.04 foot west);
- 2) thence S 89 degrees 31'48" E a distance of 419.51 feet along said line (south right-of-way line of the Conrail Railroad) to a point, being referenced by an iron pipe found on line westerly at a distance of 1.00 foot;
- 3) thence S 73 degrees 20'43" E a distance of 755.12 feet along said line to an iron pipe found at the northeast corner of said 130.5156 acres (northwest corner of 95.49 acres in the name of General Motors Corporation per Deed Volume 360, Page 344-348);

- 4) thence S 0 degrees 10'02" E a distance of 1,417.04 feet to an iron pin set at an easterly corner of said 130.5156 acres (westerly corner of said 95.49 acres);
- 5) thence S 89 degrees 25'30" W a distance of 261.34 feet along said line to an iron pin set on the east line of Original Lot Thirteen (13);
- 6) thence S 1 degree 53'30" W a distance of 718.60 feet along said line to an iron pin found at the southeast corner of said 130.5156 acres (northeast corner of 33.64 acres in the name of Donald Schuster per Deed Volume 1356, Page 773);
- 7) thence S 89 degrees 51'05" W a distance of 1,551.69 feet to an iron pipe found (0.15 foot north - 0.40 foot east) at the northwest corner of said 33.64 acres;
- 8) thence N 1 degree 16'00" E a distance of 255.95 feet along the west line of Lot Thirteen (13) to an iron pipe found at the northeast corner of 21.96 acres in the name of Schuster per said deed volume;
- 9) thence N 1 degree 13'24" E a distance of 567.01 feet to an iron pin set;
- 10) thence N 89 degrees 27'30" W a distance of 215.94 feet to an iron pin set;
- 11) thence N 0 degrees 39'43" E a distance of 281.47 feet to an iron pin set on the north line of 9.83 acres (part of said 130.5156 acres);
- 12) thence N 89 degrees 28'11" W a distance of 1,293.39 feet along the south line of said 9.83 acres to a survey nail set on the centerline of Murray Ridge Road, and passing for reference on line on iron pipe found easterly at a distance of 31.86 feet;
- 13) thence N 19 degrees 41'16" W a distance of 291.45 feet along said centerline to a railroad spike found (0.20 foot north - 0.03 foot east) at a northwesterly corner of said 130.5156 acres (southwest corner of 6.20 acres in the name of the Lorain County Animal Protective League per Official Record Volume 308, Page 510);
- 14) thence S 89 degrees 28'11" E a distance of 1,616.13 feet to a point at the southeast corner of 5.21 acres in the name of Robert S. and Peggy J. Skerda per Official Record Volume 532, Page 167 (referenced by an iron pipe found N 1 degree 15'00" E at a distance of 1.00 foot), and passing for reference on iron pipe found at 31.87 feet;
- 15) thence N 1 degree 15'00" E a distance of 1,134.44 feet along the west line of said 130.5156 acres to the real point of beginning of the property herein described

and containing 105.740 acres (7.828 acres in Original Lot 12 - 86.657 acres in Original Lot 13 - 11.225 acres in Original Lot 14), more or less, but subject to all legal easements and public rights-of-way, now on record. All iron pins set are 5/8" in diameter with caps stamped "C.KERG, 7152". Bearings are based on the north portion of the west property line (N 1 degree 15'00" E) as recorded in Official Record Volume 227, Page 465.



2/2

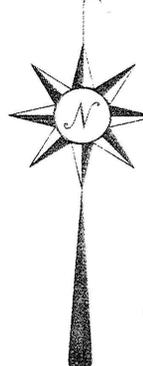
86.644 AC. DEED
86.687 AC. CALC. LOT 13
61.23 AC. PER AUDITOR CARRIED
ON: PCL#08-24-013-000-001

NORTHERN OHIO ASSOC. LTD. PARTNERSHIP
O.R.V. 227/465
130.5156 AC. (REC.)

105.740 ACRES SURVEY
(7.828 AC. LOT 12
86.657 AC. LOT 13
11.225 AC. LOT 14)

PREPARED BY:
CHARLES A. KERG
102 W. MAIN ST.
SHELBY, OHIO 44875
419-347-8799
MARCH, 1997

- LEGEND**
- CONCRETE MONUMENT FOUND
 - STONE IN BOX FOUND
 - SURVEY SPIKE SET
 - SURVEY NAIL FOUND
 - IRON PIN FOUND
 - IRON PIPE FOUND
 - 5/8" IRON PIN SET WITH CAP STAMPED "KERG, 7152"
 - RAILROAD SPIKE FOUND
 - RAILROAD SPIKE SET
 - LIGHT POLE
 - UTILITY POLE
 - FENCE
 - GAS LINE
 - WATERLINE
 - FIRE HYDRANT
 - CATCH BASIN
 - POST VALVE
 - DRAIN
 - SANITARY MANHOLE
 - STORM MANHOLE
 - FLAGPOLE
 - RAILROAD FLASHER
 - GUARDRAIL



Scale 1" = 100'

BEARINGS ARE BASED ON
THE NORTH PORTION OF THE
WEST PROPERTY LINE (N11°00'E)
AS RECORDED IN OFFICIAL REC. VOL. 227/465.

- NOTES**
- 1) Miscellaneous Volume 5/415-417 is a blanket easement to Logan Natural Gas Co. (Schedule B - Items 7 and 8)
 - 2) Miscellaneous Volume 12/46 is a blanket easement for telephone lines along streets, roads and highways, and assigned per Deed Volume 1343/942 (Schedule B - Item 9)
 - 3) Two 10' electric line easements from Northern Ohio Assoc. Ltd. Partnership to Ohio Edison Co. along the south side of the main commercial building or referred to in Ohio Edison Co. Property Record 91-353 and 92-1, dated January 17, 1992
 - 4) Sanitary sewer access is over the north or east property line, 15' water line service is over the east property line, and 4' gas line service is over the south and west property line into the gashouse
 - 5) Easements shown on the drawing as being contained in Official Record Volume 227/514-528 are per Schedule B - Item 17, Schedule B, Item 17-N lies entirely on adjacent 95.49 acres to east.
 - 6) Ingress-egress easement per O. R. Volume 321/174 (Schedule B - Item 28) extends eastward from Murray Ridge Rd. along drive, and south along main drive to the south limit of the substation easement
 - 7) Building lines for property zoned M-2 are as follows: 20' front building line, 20' rear building line, and 0' side building line
 - 8) Information regarding Exhibit 2 - the city of Elyria, Ohio does not have any local zoning concerning floor area ratios. Regarding the Parking Lots, there exists 1,728 parking spaces, and no handicapped parking spaces. The city of Elyria does not have any relevant zoning. State of Ohio regulations require 28 handicapped spaces, calculated as follows for properties with 1,001 spaces or more: 20 spaces minimum, plus 1 space for every 100 over 1,000 (1 of every handicapped spaces being van accessible). The subject property does not meet current parking requirements.
 - 9) All easements referred to in Schedule A - Item 5 are accounted for on the drawing or in the notes
 - 10) Actual field position of iron pipe at northeast corner of subject property was used, and the survey distance along the northeast property line is 755.12 feet. Record distance is 748.09 feet, based for both subject property and adjacent properties call out iron pipe used.
 - 11) Stone access drive over adjacent 95.49 acres lies outside of 20' easement (Schedule B - Item 17-L) at east end of drive

ALTA/ASTM LAND TITLE SURVEY
NORTHERN OHIO ASSOCIATES LTD. PARTNERSHIP
CITY OF ELYRIA, LORAIN COUNTY, OHIO

#22179
APPROVED
LORAIN CO.
MAP DEPT
DATE 5-27-97
PAGE 6-94
BY R. Bell
#22179