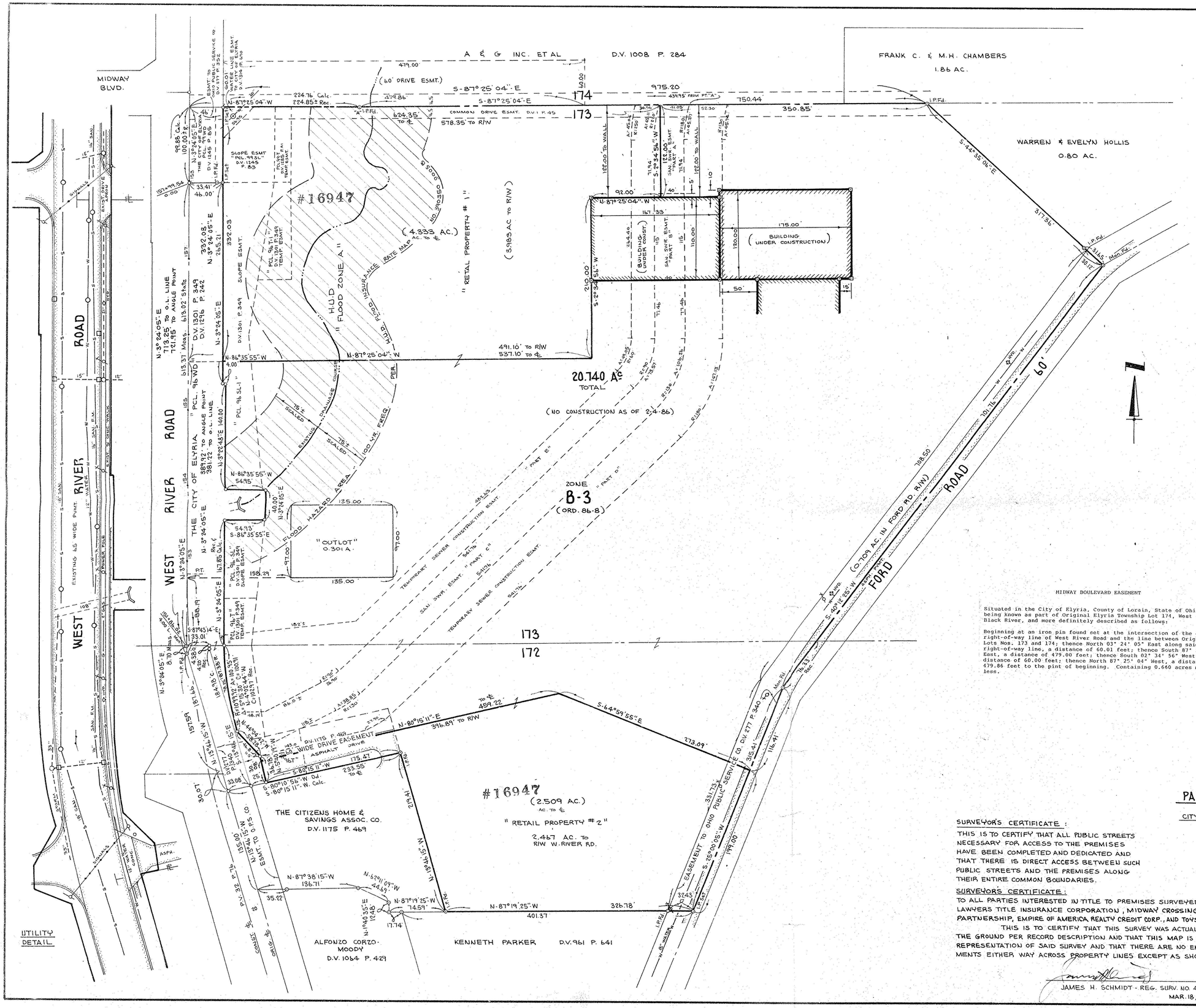

Situated in the City of Elyria, County of Lorain, State of Ohio, being known as part of Original Elyria Township Lots Nos. 172 and 173, West of Black River, and more definitely described as follows:

Beginning at a monument found set at the intersection of the centerline of West River Road and the line between Original Lots Nos. 172 and 173;

Thence North 3° 24' 05" East in the centerline of West River Road, a distance of 713.25 feet to a point in the northerly line of Original Lot No. 173;

Thence South 87° 25' 04" East in the northerly line of Original Lot No. 173, a distance of 975.20 feet to the northwesterly corner of a 0.80 acre parcel now or formerly owned by Warren and Evelyn Hollis;

Thence South 44° 35' 06" East in the Hollis' southwesterly line, a distance of 317.36 feet to a monument found set in the centerline of Ford Road;

Thence South 40° 12' 25" West in the centerline of Ford Road, a distance of 701.76 feet to a monument found set at an angle point in said centerline;

Thence South 25° 0' 05" West in the centerline of Ford Road, a distance of 315.41 feet to the northeasterly corner of land conveyed to Kenneth Parker as recorded in Volume 961, Page 641 of Lorain County Deed Records;

Thence North 87° 19' 25" West in Parker's northerly line, a distance of 326.78 feet to the southeasterly corner of land conveyed to Citizens Home and Savings Association Company as recorded in volume 1175, Page 469 of Lorain County Deed Records;

Thence North 13° 46' 15" West in Citizens Home and Savings Association Company's easterly line, a distance of 219.41 feet to the northeasterly corner thereof;

Thence South 80° 15' 11" West in Citizens Home and Savings Association Company's northerly line, a distance of 233.55 feet to a point in the centerline of West River Road;

Thence North 13° 46' 15" West in the centerline of West River Road, a distance of 187.66 feet to an angle point in said centerline;

Thence North 3° 24' 05" East in the centerline of West River Road, a distance of 8.70 feet to the place of beginning;

Excepting from the above-described parcel Parcel 96-WD and 99-WD conveyed to the City of Elyria, as recorded in Volume 1301, Page 349 and Volume 1245, Page 85 respectively of Lorain County Deed Records;

Containing exclusive of said exception 20.740 acres of which about 4.502 acres are within Original Lot No. 172 and about 16.238 acres are within Original Lot No. 173; said 20.740 acre parcel containing 0.855 acres within the right of way of West River Road and Ford Road not conveyed to the City of Elyria, recorded as aforesaid, and 19.885 acres excluding road right of ways; all of the above being subject to all legal highways and easements of record.

The above description is based on Boundary Survey James H. Schmidt, Registered Surveyor, in 1971 and updated in 1985.

RETAIL PROPERTY #1

Situated in the City of Elyria, County of Lorain, State of Ohio, being known as part of Original Elyria Township Lots Nos. 172 and 173, West of Black River, and more definitely described as follows:

Commencing at a monument found set at the intersection of the centerlines of West River Road and the line between Original Lots Nos. 172 and 173; thence North 03° 24' 05" East along the centerline of West River Road, a distance of 381.22 feet to the point of beginning; thence continuing along the centerline of West River Road North 03° 24' 05" East, a distance of 332.03 feet to a point in the northerly line of Original Lot No. 173; thence South 87° 25' 04" East, a distance of 624.35 feet; thence South 02° 34' 56" West, a distance of 122.00 feet; thence North 87° 25' 04" West, a distance of 92.00 feet; thence South 02° 34' 56" West, a distance of 210.00 feet; thence North 87° 25' 04" West, a distance of 537.10 feet to the point of beginning. It contains 4.333 acres more or less and is subject to all legal highways and easements of record.

RETAIL PROPERTY #2

Situated in the City of Elyria, County of Lorain, State of Ohio, being known as part of Original Elyria Township Lots Nos. 172 and 173, West of Black River, and more definitely described as follows:

Commencing at a monument found set at the intersection of the centerlines of West River Road and the line between Original Lots Nos. 172 and 173; thence South 3° 24' 05" West along the centerline of West River Road, a distance of 8.70 feet; thence South 13° 46' 15" East, a distance of 157.59 feet to the point of beginning; thence North 80° 15' 11" East, a distance of 459.22 feet; thence South 64° 59' 55" East, a distance of 273.09 feet to a point in the centerline of Ford Road; thence South 25° 00' 05" West, a distance of 199.00 feet; thence North 87° 19' 25" West, a distance of 326.78 feet; thence North 13° 46' 15" West, a distance of 219.41 feet; thence South 80° 15' 11" West, a distance of 233.55 feet to a point in the centerline of West River Road; thence North 13° 46' 15" West, a distance of 30.07 feet to the point of beginning, and containing 2.509 acres.

MIDWAY BOULEVARD EASEMENT

Situated in the City of Elyria, County of Lorain, State of Ohio, being known as part of Original Elyria Township Lot 174, West of Black River, and more definitely described as follows:

Beginning at an iron pin found set at the intersection of the east right-of-way line of West River Road and the line between Original Lots Nos. 173 and 174; thence North 03° 24' 05" East along said east right-of-way line, a distance of 60.01 feet; thence South 87° 25' 04" East, a distance of 479.00 feet; thence South 02° 34' 56" West, a distance of 60.00 feet; thence North 87° 25' 04" West, a distance of 479.86 feet to the pint of beginning. Containing 0.660 acres more or less.

BOUNDARY SURVEY

PART OF ELYRIA TOWNSHIP ORIGINAL LOTS 172 & 173

WEST OF BLACK RIVER

CITY OF ELYRIA — COUNTY OF LORAIN — STATE OF OHIO

SCALE: 1" = 60' — FEB. 4, 1986

REVISED MAR. 18, 1986
REVISED MAR. 21, 1986
REVISED MAR. 26, 1986
REVISED APRIL 21, 1986.
REVISED MAY. 27, 1986.
REV. 6-23-86
REV. 7-10-86 (BLDG. LOC.)
REV. 8-20-86 PCL. 1 & 2 DATA

PREPARED BY

KLEINOEDER - SCHMIDT & ASSOC.

CONSULTING ENGINEERS & SURVEYORS

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT ALL PUBLIC STREETS NECESSARY FOR ACCESS TO THE PREMISES HAVE BEEN COMPLETED AND DEDICATED AND THAT THERE IS DIRECT ACCESS BETWEEN SUCH PUBLIC STREETS AND THE PREMISES ALONG THEIR ENTIRE COMMON BOUNDARIES.

SURVEYOR'S CERTIFICATE:

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED AND TO LAWYERS TITLE INSURANCE CORPORATION, MIDWAY CROSSING LIMITED PARTNERSHIP, EMPIRE OF AMERICA REALTY CREDIT CORP., AND TOYS-R-US, INC.

THIS IS TO CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND PER RECORD DESCRIPTION AND THAT THIS MAP IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

JAMES H. SCHMIDT - REG. SURV. NO. 4846
MAR. 18, 1986

STATE OF OHIO — JAMES HICKS SCHMIDT 4846 — REGISTERED SURVEYOR

#16947

APPROVED LORAIN CO. MAP DEPT.
DATE
PAGE
BY
VOID AFTER 7-96