## PARCEL I:

Situate in Original Eaton Township Lots 91 and 92, Township 5, Range 16 of the Connecticut Western Reserve, City of Elyria and Township of Eaton, County of Lorain, State of Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin found in a monument box at the center line intersection of Chestnut Ridge Road and State Route 57;

thence along the center line of said Chestnut Ridge Road, South seventy-eight degrees eight minutes twenty-one seconds West (S78°08'21"W) for one hundred sixteen and 48/100 feet (116.48') to the westerly limited access right-of-way line of State Route 57 and also being the southeast corner of land conveyed to Chestnut Ridge Baptist Church as recorded in Official Record Volume 13, Page 205, (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Lorain County Recorders Office, unless noted otherwise);

thence along said westerly right-of-way line and the east line of said Baptist Church land for the following two (2) described courses:

1) North five degrees thirty-five minutes eleven seconds West (N05°35'11"W) for two hundred sixty-four and 99/100 feet (264.99');

2) North five degrees thirty-six minutes forty-one seconds West (N05°36'41"W) for four hundred eighty-nine and 32/100 feet (489.32') to the southeast corner of Chestnut Ridge Heights Subdivision No. 4 as recorded in Plat Volume 34, Page 42 and 43 and the northeast corner of said Chestnut Ridge Baptist Church land;

thence along said west right-of-way line and the east line of said Chestnut Ridge Heights Subdivision for the following two (2) described courses:

1) North five degrees thirty-three minutes twenty-six seconds West (N05°33'26"W) for seven hundred thirty-three and 01/100 feet (733.01');

2) North twelve degrees six minutes fifty-eight seconds West (N12°06'58"W) for ninety-nine and 89/100 feet (99.89') to the northeast corner of said Chestnut Ridge Heights Subdivision and also in a south line of land conveyed to Ralph K. and Donald M. Nash as recorded in Deed Volume 1313, Page 55 and 57;

thence along said south line, North eighty-nine degrees forty-nine minutes forty-eight seconds East (N89°49'48"E) for three hundred sixty-eight and 01/100 feet (368.01') to a corner of said Ralph K. and Donald M. Nash land;

thence along a west line of said Ralph K. and Donald M. Nash land, South no degrees twenty-two minutes no seconds West (S00°22'00"W) for one thousand five hundred thirty-eight and 61/100 feet (1538.61') to the center line of said Chestnut Ridge Road and a southwest corner of said Ralph K. and Donald M. Nash land;

thence along said center line, South seventy-eight degrees eight minutes twenty-one seconds West (S78°08'21"W) for eighty and 29/100 feet (80.29') to the POINT OF BEGINNING, containing nine and 874/1000 (9.874) total acres, seven and 943/1000 (7.943) acres in S. R. 57 R/W, leaving a net acreage of one and 931/1000 (1.931) acres, more or less, being all of that land conveyed by deed to Volney O. and Ruth C. Nash, Trustees under a trust agreement dated April 27, 1990 as recorded in Official Record Volume 302, Page 526.

## PARCEL II:

Situate in Original Eaton Township Lots 91 and 92, Township 5, Range 16 of the Connecticut Western Reserve, City of Elyria and Township of Eaton, County of Lorain, State of Ohio, and being more particularly bounded and described as follows:

Commencing for reference at an iron pin found in a monument box at the center line intersection of Chestnut Ridge Road and State Route 57;

thence along the center line of Chestnut Ridge Road, North seventy-eight degrees eight minutes twenty-one seconds East (N78°08'21"E) for eighty and 29/100 feet (80.29') to the southeast corner of land conveyed to Volney O. and Ruth C. Nash, Trustees under a trust agreement dated April 27, 1990 as recorded in Offical Record Volume 302, Page 526, (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Lorain County Recorders Office, unless noted otherwise) said corner also being the TRUE POINT OF BEGINNING of the herein described tract of land;

thence departing said center line, along the east line of said Volney O. Nash land, North no degrees twenty-two minutes no seconds East (N00°22'00"E) for one thousand five hundred thirty-eight and 61/100 feet (1538.61') to the northeast corner of said Volney O. Nash land;

thence along the north line of said Volney O. Nash land and said line's westward extension, said extension being the north line of Chestnut Ridge Heights Subdivision No. 4 as recorded in Plat Volume 34, Pages 42 and 43, South eighty-nine degrees forty-nine minutes forty-eight seconds West (S89°49'48"W) for four hundred thirty and 00/100 feet (430.00') to the west line of said Original Eaton Township Lot 91; said line also being an east line of land conveyed to Barbara Bocsi, et al as recorded in Official Record Volume 340, Page 213 and Deed Volume 1381, Page 13;

thence departing said Chestnut Ridge Heights Subdivision line, along said Original Township Lot and Bocsi line, North no degrees ten minutes seventeen seconds East (N00°10'17"E) for one thousand four hundred seventy-six and 33/100 feet (1476.33') to a stone monument (found), at a corner of said Bocsi land, said corner also being the northwest corner of said Original Eaton Township Lot 91;

thence along the north line of said Original Eaton Township Lot 91 and a south line of said Bocsi land, North eighty-nine degrees twenty-six minutes thirty-nine seconds East (N89°26'39"E) for seven hundred sixty and 21/100 feet (760.21') to the northwest corner of land conveyed to Ralph K. and Donald M. Nash as recorded in Deed Volume 1313, Page 57;

thence departing said Original Township Lot line, along the west and south line of said Ralph K. and Donald M. Nash land for the following two (2) described courses:

1) South no degrees fifty-seven minutes twenty-three seconds East (S00°57'23"E) for two thousand one hundred eighty-seven and 44/100 feet (2187.44') to the southwest corner of said Ralph K. and Donald M. Nash land;

2) North eighty-five degrees nine minutes eleven seconds East (N85°09'11"E) for two hundred eleven and 86/100 feet (211.86') to a southeast corner of said Ralph K. and Donald M. Nash land and in the west line of land conveyed to Todd W. and Debra G. Hecock as recorded in Deed Volume 1418, Page 343;

thence along said Hecock line, South no degrees thirty-three minutes two seconds East (S00°33'02"E) for seven hundred twenty-six and 00/100 feet (726.00') to the center line of said Chestnut Ridge Road and southwest corner of said Hecock land;

thence along said center line, South seventy-eight degrees eight minutes twenty-one seconds West (S78°08'21"W) for six hundred twelve and 09/100 feet (612.09') to the TRUE POINT OF BEGINNING, containing forty-two and 792/1000 (42.792) total acres, three and 750/1000 (3.750) acres in S.R. 57 R/W, no and 403/1000 (0.403) acres in Chestnut Ridge Road R/W, leaving a net acreage of thirty-eight and 639/1000 (38.639) acres more or less, being all of that land conveyed by deed to Ralph K. and Donald M. Nash as recorded in Deed Volume 1313, Page 55.

## PARCEL III:

Situate in Original Eaton Township Lot 91, Township 5, Range 16 of the Connecticut Western Reserve, City of Elyria, County of Lorain, State of Ohio, and being more particularly bounded and described as follows:

Commencing for reference at an iron pin found in a monument box at the center line intersection of Chestnut Ridge Road and State Route 57;

thence along the center line of Chestnut Ridge Road, North seventy-eight degrees eight minutes twenty-one seconds East (N78°08'21"E) for six hundred ninety-two and 38/100 feet (692.38') to the southeast corner of land conveyed to Ralph K. and Donald M. Nash as recorded in Deed Volume 1313, Page 55 and the southwest corner of land conveyed to Todd W. and Debra G. Hecock as recorded in Deed Volume 1418, Page 343 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Lorain County Recorders Office, unless noted otherwise.);

thence along the east line of said Nash land and the west line of said Hecock land, North no degrees thirty-three minutes two seconds West (N00°33'02"W) for seven hundred twenty-six and 00/100 feet (726.00') to an east corner of land of said Nash land, said corner also being the TRUE POINT OF BEGINNING of the herein described tract of land;

thence departing said west line, and along a south and east line of said Nash land for the following two (2) described courses:

1) South eighty-five degrees nine minutes eleven seconds West (S85°09'11"W) for two hundred eleven and 86/100 feet (211.86') to a corner of said Nash land;

2) North no degrees fifty-seven minutes twenty-three seconds West (N00°57'23"W) for two thousand one hundred eighty-seven and 44/100 feet (2187.44') to the northeast corner of said Nash land, the north line of said Original Eaton Township Lot 91 and the south line of land conveyed to Barbara Bocsi, et al as recorded in Official Record Volume 340, Page 213 and Deed Volume 1381, Page 13;

thence along said Original Eaton Township Lot line and the south line of said Bocsi land and said line's eastward extension, said extension being the south line of land conveyed to Dorothy Fees as recorded in Deed Volume 1163, Page 466. North eighty-nine degrees twenty-six minutes thirty-nine seconds East (N89°26'39"E) for three hundred ten and 86/100 feet (310.86') to the northwest corner of land conveyed to Albert P. and Jo Ann Thorley as recorded in Deed Volume 990, Page 232;

thence departing said Lot and Bocsi line, along the west line of said Thorley land, South no degrees fifty-seven minutes twenty-three seconds East (S00°57'23"E) for one thousand nine hundred fifty-seven and 50/100 feet (1957.50') to the northeast corner of said Hecock land;

thence departing the west line of said Thorley land, along the north and west line of said Hecock land for the following two (2) described courses:

1) South seventy-seven degrees fifty-four minutes fourteen seconds West (S77°54'14"W) for ninety-nine and 99/100 feet (99.99') to the northwest corner of said Hecock Land;

2) South no degrees thirty-three minutes two seconds East (S00°33'02"E) for one hundred ninety-four and 08/100 feet (194.08') to the TRUE POINT OF BEGINNING, containing fifteen and 073/1000 (15.073) total acres, more or less, being all that land conveyed by deed to Ralph K. and Donald M. Nash as recorded in Deed Volume 1313, Page 57.

## PARCEL IV:

Situate in Original Eaton Township Lots 91 and 92, Township 5, Range 16 of the Connecticut Western Reserve, City of Elyria and Township of Eaton, County of Lorain, State of Ohio, and being more particularly bounded and described as follows:

Commencing for reference at an iron pin found in a monument box at the center line intersection of Chestnut Ridge Road and State Route 57;

thence along center line of said Chestnut Ridge Road, North seventy-eight degrees eight minutes twenty-one seconds East (N78°08'21"E) for six hundred ninety-two and 38/100 feet (692.38') to the southeast corner of lands conveyed to Ralph K. and Donald M. Nash as recorded in Deed Volume 1313, Page 55 and Deed Volume 1313, Page 57 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Lorain County Recorders Office, unless noted otherwise) and also being the TRUE POINT OF BEGINNING of the herein described tract of land;

thence departing said center line and along the east line of said Nash lands, North no degrees thirty-three minutes two seconds West (N00°33'02"W) for nine hundred twenty and 08/100 feet (920.08') to a corner of Nash lands;

thence along a southerly line of said Nash lands, North seventy-seven degrees fifty-four minutes fourteen seconds East (N77°54'14"E) for ninety-nine and 99/100 feet (99.99') to the west line of land conveyed to Albert P. and Jo Ann Thorley by deed recorded in Deed Volume 990, Page 232;

thence along the west line of said Thorley land, South no degrees fifty-seven minutes twenty-three seconds East (S00°57'23"E) for nine hundred nineteen and 22/100 feet (919.22') to said center line of Chestnut Ridge Road, also being the southwest corner of said Thorley land;

thence along said center line, South seventy-eight degrees eight minutes twenty-one seconds West (S78°08'21"W) for one hundred six and 54/100 feet (106.54') to the TRUE POINT OF BEGINNING, containing two and 139/1000 (2.139) total acres, no and 073/1000 (0.073) acres in R/W, leaving a net acreage of two and 066/1000 (2.066) acres more or less, being all that land conveyed by deed to Todd W. and Debra G. Hecock as recorded in Deed Volume 1418, Page 343.

## PARCEL V:

Situate in Original Eaton Township Lots 91 and 92, Township 5, Range 16 and Original Ridgeville Township Lot 48, Township 6, Range 16, both of the Connecticut Western Reserve, Cities of North Ridgeville and Elyria and Township of Eaton, County of Lorain, State of Ohio, and being more particularly bounded and described as follows:

Commencing for reference at an iron pin found in a monument box at the center line intersection of Chestnut Ridge Road and State Route 57;

thence along the center line of Chestnut Ridge Road, North seventy-eight degrees eight minutes twenty-one seconds East (N78°08'21"E) for seven hundred ninety-eight and 92/100 feet (798.92') to the southeast corner of land conveyed to Todd W. and Debra G. Hecock as recorded in Deed Volume 1418, Page 343 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Lorain County Recorders Office, unless noted otherwise) and also being the TRUE POINT OF BEGINNING of the herein described tract of land;

thence departing said center line and along the east line of said Hecock land and said line's northward extension, said extension being the east line of land conveyed to Ralph K. and Donald M. Nash as recorded in Deed Volume 1313, Page 57, North no degrees fifty-seven minutes twenty-three seconds West (N00°57'23"W) for two thousand eight hundred seventy-six and 72/100 feet (2876.72') to the northeast corner of said Nash land and in the south line of land conveyed to Dorothy Fees as recorded in Deed Volume 1163, Page 466 said line also being the north line of Original Eaton Township Lot 91, the south line of Original Ridgeville Township Lot 48 and in the City of North Ridgeville corporation line;

thence along the north line of Original Eaton Township Lot 91, the south line of Original Ridgeville Township Lot 48 and in the City of North Ridgeville corporation line and the south line of said Fees land, North eighty-nine degrees twenty-six minutes thirty-nine seconds East (N89°26'39"E) for three hundred eighty-seven and 75/100 feet (387.75') to a southeast corner of said Fees land;

thence departing said Original Township Lot lines and said corporation line and along an east line of said Fees land, North no degrees three minutes thirty-six seconds West (N00°03'36"W) for six hundred eighty-seven and 73/100 feet (687.73') to a corner of said Fees land;

thence along a south line of said Fees land, North eighty-nine degrees twenty-six minutes thirty-nine seconds East (N89°26'39"E) for six hundred thirty-three and 60/100 feet (633.60') to a corner of said Fees land and in the west line of land conveyed to Gary L. and Terri Gibbons as recorded in Official Record Volume 32, Page 397;

thence along said west line, South no degrees ten minutes eleven seconds East (S00°10'11"E) for six hundred eighty-seven and 72/100 feet (687.72') to an iron pipe (found) at the southwest corner of said Gibbons land, in the north line of land conveyed to Mary Jane Blakeslee by deed recorded in Deed Volume 1415, Page 119, said line also being the south line of said Original Ridgeville Township Lot 48, the north line of said Original Eaton Township Lot 91 and said City of North Ridgeville corporation line;

thence along the north line of said Blakeslee land, the south line of said Original Ridgeville Township Lot 48, the north line of said Original Eaton Township Lot 91 and said City of North Ridgeville corporation line, South eighty-nine degrees twenty-six minutes thirty-nine seconds West (S89°26'39"W) for two hundred eighteen and 11/100 feet (218.11') to the northwest corner of said Blakeslee land;

thence departing said Township Lot lines and said corporation line, along the west line of said Blakeslee land and said line's southward extension, said extension being the west line of land conveyed by deed to Joyce Marie Clark as recorded in Deed Volume 1187, Page 287, South no degrees thirty-seven minutes fifty-one seconds East (S00°37'51"E) for two thousand seven hundred nineteen and 12/100 feet (2719.12') to the center line of said Chestnut Ridge Road and the southwest corner of said Clark land;

thence along said center line, South seventy-eight degrees eight minutes twenty-one seconds West (S78°08'21"W) for eight hundred three and 60/100 feet (803.60') to the TRUE POINT OF BEGINNING, containing sixty-one and 180/1000 (61.180) total acres, no and 554/1000 (0.554) acres in R/W, leaving a net acreage of sixty and 626/1000 (60.626) acres more or less, being all of that land conveyed by deed to Albert P. and Jo Ann Thorley as recorded in Deed Volume 990, page 232.

## PARCEL VI:

Situate in Original Carlisle Township Lot 5, Township 5, Range 17, of the Connecticut Western Reserve, Township of Carlisle, County of Lorain, State of Ohio, and being more particularly bounded and described as follows:

Commencing for reference at an iron pin found in a monument box at the center line intersection of Chestnut Ridge Road and State Route 57;

thence along the center line of said Chestnut Ridge Road, South seventy-eight degrees eight minutes twenty-one seconds West (S78°08'21"W) for one hundred sixteen and 48/100 feet (116.48') to a railroad spike (set) in the westerly limited access right-of-way line of State Route 57 and also being the southeast corner of land conveyed to Chestnut Ridge Baptist Church as recorded in Official Record Volume 13, Page 205, (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Lorain County Recorders Office, unless noted otherwise);

thence along said westerly right-of-way line and the easterly line of said Baptist Church land for the following described two (2) courses:

1) North five degrees thirty-five minutes eleven seconds West (N05°35'11"W) for two hundred sixty-four and 99/100 feet (264.99') to a 5/8 inch iron pin (set);

2) North five degrees thirty-six minutes forty-one seconds West (N05°36'41"W) for four hundred eighty-nine and 32/100 feet (489.32') to a 5/8 inch iron pin (set) at the southeast corner of Chestnut Ridge Heights Subdivision Number 4, as recorded in Plat Volume 34, Pages 42 and 43 and northeast corner of said Chestnut Ridge Baptist Church land;

thence along said westerly right-of-way line and the easterly line of said Chestnut Ridge Heights Subdivision for the following described two (2) courses:

1) North five degrees thirty-three minutes twenty-six seconds West (N05°33'26"W) for seven hundred thirty-three and 01/100 feet (733.01') to a 5/8 inch iron pin (set);

2) North twelve degrees six minutes fifty-eight seconds West (N12°06'58"W) for ninety-nine and 89/100 feet (99.89') to a 5/8 inch iron pin (set) at the northeast corner of said Chestnut Ridge Heights Subdivision;

thence departing said westerly right-of-way line and along the north line of said Chestnut Ridge Heights Subdivision, South eighty-nine degrees forty-nine minutes forty-eight seconds West (S89°49'48"W) for sixty-one and 99/100 feet (61.99') to a 5/8 inch iron pin (set) in the west line of Original Eaton Township Lot 91, said line also being the east line of said Original Carlisle Township Lot 5 and an east line of land conveyed to Barbara Bocsi, et al as recorded in Official Record 340, Page 213 and Deed Volume 1381, Page 13;

thence departing said Chestnut Ridge Heights Subdivision line, along said Original Township Lot lines and said Bocsi line, North no degrees ten minutes seventeen seconds East (N00°10'17"E) for nine hundred ninety-eight and 99/100 feet (998.99') to a 5/8" iron pin (set) in the northeasterly limited access right-of-way line of said State Route 57 and being the TRUE POINT OF BEGINNING of the herein described tract of land;

thence departing said Township Lot lines, along said right-of-way line and on a new division line over said Bocsi land, North twenty-seven degrees forty-one minutes fifty-two seconds West (N27°41'52"W) for five hundred thirty-nine and 97/100 feet (539.97') to a 5/8" iron pin (set) in the north line of said Original Carlisle Township Lot 5;

thence along said north Original Township Lot line, South eighty-nine degrees forty-nine minutes forty-two seconds East (S89°49'42"E) for two hundred fifty-two and 41/100 feet (252.41') to a stone found at the northeast corner of said Original Carlisle Township Lot 5 also being the northwest corner of land conveyed to Ralph K. and Donald M. Nash as recorded in Deed Volume 1313, Page 55;

thence along the east line of said Original Carlisle Township Lot 5 and the west line of said Ralph K. and Donald M. Nash land, South no degrees ten minutes seventeen seconds West (S00°10'17"W) for four hundred seventy-seven and 34/100 feet (477.34'); to the TRUE POINT OF BEGINNING, containing one and 383/1000 (1.383) acres, more or less.

Being a part of that land conveyed to Barbara Bocsi, et al as recorded in Official Record Volume 340, Page 213 and Deed Volume 1381, Page 13.

## PARCEL VII:

Situate in Original Elyria Township Lot 1, Township 6, Range 17, of the Connecticut Western Reserve, City of Elyria, County of Lorain, State of Ohio, and being more particularly bounded and described as follows:

Commencing for reference at an iron pin found in a monument box at the center line intersection of Chestnut Ridge Road and State Route 57;

thence along the center line of said Chestnut Ridge Road, South seventy-eight degrees eight minutes twenty-one seconds West (S78°08'21"W) for one hundred sixteen and 48/100 feet (116.48') to a railroad spike (set) in the westerly limited access right-of-way line of State Route 57 and also being the southeast corner of land conveyed to Chestnut Ridge Baptist Church as recorded in Official Record Volume 13, Page 205, (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Lorain County Recorders Office, unless noted otherwise);

thence along said westerly right-of-way line and the easterly line of said Baptist Church land for the following described two (2) courses:

1) North five degrees thirty-five minutes eleven seconds West (N05°35'11"W) for two hundred sixty-four and 99/100 feet (264.99') to a 5/8 inch iron pin (set);

2) North five degrees thirty-six minutes forty-one seconds West (N05°36'41"W) for four hundred eighty-nine and 32/100 feet (489.32') to a 5/8 inch iron pin (set) at the southeast corner of Chestnut Ridge Heights Subdivision Number 4, as recorded in Plat Volume 34, Pages 42 and 43 and northeast corner of said Chestnut Ridge Baptist Church land;

thence along said westerly right-of-way line and the easterly line of said Chestnut Ridge Heights Subdivision for the following described two (2) courses:

1) North five degrees thirty-three minutes twenty-six seconds West (N05°33'26"W) for seven hundred thirty-three and 01/100 feet (733.01') to a 5/8 inch iron pin (set);

2) North twelve degrees six minutes fifty-eight seconds West (N12°06'58"W) for ninety-nine and 89/100 feet (99.89') to a 5/8 inch iron pin (set) at the northeast corner of said Chestnut Ridge Heights Subdivision;

thence departing said westerly right-of-way line and along the north line of said Chestnut Ridge Heights Subdivision, South eighty-nine degrees forty-nine minutes forty-eight seconds West (S89°49'48"W) for sixty-one and 99/100 feet (61.99') to a 5/8 inch iron pin (set) in the west line of said Original Eaton Township Lot 91, said line also being an east line of land conveyed to Barbara Bocsi, et al as recorded in Official Record 340, Page 213 and Deed Volume 1381, Page 13;

thence departing said Chestnut Ridge Heights Subdivision line, along said Original Township Lot and said Bocsi line, North no degrees ten minutes seventeen seconds East (N00°10'17"E) for one thousand four hundred seventy-six and 33/100 feet (1476.33') to a stone found at a corner of said Bocsi land, said corner also being the northwest corner of Original Eaton Township Lot 91 and also the southeast corner of Original Elyria Township Lot 1 and in the City of Elyria corporation line and being the TRUE POINT OF BEGINNING of the herein described tract of land;

thence along the south line of said Original Elyria Township Lot 1, the City of Elyria corporation line and over said Bocsi land, North eighty-nine degrees forty-nine minutes forty-two seconds West (N89°49'42"W) for two hundred fifty-two and 41/100 feet (252.41') to a 5/8 inch iron pin (set) in the northeasterly limited access right-of-way line of said State Route 57;

thence departing said Original Elyria Township Lot line and said corporation line and along said right-of-way line on a new division line over said Bocsi land, North thirty-five degrees thirty-nine minutes twenty-six seconds West (N35°39'26"W) for six hundred ninety-six and 24/100 feet (696.24') to a south corner of land conveyed to Bruce R. Shirring, Trustee as recorded in Official Record Volume 568, Page 288;

thence departing said right-of-way line and along a south line of said Shirring land and said lines eastward extension, said extension being the south line of land conveyed to Mable Sullinger, et al as recorded in Deed Volume 464, Page 235, North eighty-nine degrees fifty-three minutes fifty-eight seconds East (N89°53'58"E) for six hundred sixty-three and 32/100 feet (663.32') to a point in the east line of said Original Elyria Township Lot 1 and in the City of Elyria corporation line;

thence departing said Sullinger line and along the east line of said Original Elyria Township Lot and said City of Elyria corporation line, South no degrees thirty minutes thirty-five seconds West (S00°30'35"W) for five hundred sixty-seven and 65/100 feet (567.65'); to the TRUE POINT OF BEGINNING, containing five and 957/1000 (5.957) acres, more or less.

Being part of that land conveyed to Barbara Bocsi, et al as recorded in Official Record Volume 340, Page 213 and Deed Volume 1381, Page 13.

## PROPOSED MEIJER, INC. PARCEL (PARCELS I-VII COMBINED):

Situate in Original Eaton Township Lots 91 and 92, Township 5, Range 16, Original Carlisle Township Lot 5, Township 5, Range 17, Original Ridgeville Township Lot 48, Township 6, Range 16, Original Elyria Township Lot 1,Township 6, Range 17, all of the Connecticut Western Reserve, Cities of Elyria and North Ridgeville and Townships of Eaton and Carlisle, County of Lorain, State of Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin found in a monument box at the center line intersection of Chestnut Ridge Road and State Route 57;

thence along the center line of said Chestnut Ridge Road, South seventy-eight degrees eight minutes twenty-one seconds West (S78°08'21"W) for one hundred sixteen and 48/100 feet (116.48') to a railroad spike (set) in the westerly limited access right-of-way line of State Route 57 and also being the southeast corner of land conveyed to Chestnut Ridge Baptist Church as recorded in Official Record Volume 13, Page 205, (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Lorain County Recorders Office, unless noted otherwise);

thence along said westerly right-of-way line and the easterly line of said Baptist Church land for the following described two (2) courses:

1) North five degrees thirty-five minutes eleven seconds West (N05°35'11"W) for two hundred sixty-four and 99/100 feet (264.99') to a 5/8 inch iron pin (set);

2) North five degrees thirty-six minutes forty-one seconds West (N05°36'41"W) for four hundred eighty-nine and 32/100 feet (489.32') to a 5/8 inch iron pin (set) at the southeast corner of Chestnut Ridge Heights Subdivision Number 4, as recorded in Plat Volume 34, Pages 42 and 43 and northeast corner of said Chestnut Ridge Baptist Church land;

thence along said westerly right-of-way line and the easterly line of said Chestnut Ridge Heights Subdivision for the following described two (2) courses:

1) North five degrees thirty-three minutes twenty-six seconds West (N05°33'26"W) for seven hundred thirty-three and 01/100 feet (733.01') to a 5/8 inch iron pin (set);

2) North twelve degrees six minutes fifty-eight seconds West (N12°06'58"W) for ninety-nine and 89/100 feet (99.89') to a 5/8 inch iron pin (set) at the northeast corner of said Chestnut Ridge Heights Subdivision;

thence departing said westerly right-of-way line and along the north line of said Chestnut Ridge Heights Subdivision, South eighty-nine degrees forty-nine minutes forty-eight seconds West (S89°49'48"W) for sixty-one and 99/100 feet (61.99') to a 5/8 inch iron pin (set) in the west line of said Original Eaton Township Lot 91 and the east line of Original Carlisle Township Lot 5, said line also being the City of Elyria corporation line and an east line of land conveyed to Barbara Bocsi, et al as recorded in Official Record 340, Page 213 and Deed Volume 1381, Page 13;

thence departing said Chestnut Ridge Heights Subdivision line, along said Original Township Lot lines, said corporation line and said Bocsi line, North no degrees ten minutes seventeen seconds East (N00°10'17"E) for nine hundred ninety-eight and 99/100 feet (998.99') to a 5/8" iron pin (set) in the northeasterly limited access right-of-way line of said State Route 57;

thence departing said Township Lot and said corporation lines, along said right-of-way line and on a new division line over said Bocsi land, North twenty-seven degrees forty-one minutes fifty-two seconds West (N27°41'52"W) for five hundred thirty-nine and 97/100 feet (539.97') to a 5/8" iron pin (set) in the north line of said Original Carlisle Township Lot 5, said line also being the south line of Original Elyria Township Lot 1 and the City of Elyria corporation line;

thence departing said Original Township Lot lines and said corporation line and continuing along said right-of-way line and said new division line, North thirty-five degrees thirty-nine minutes twenty-six seconds West (N35°39'26"W) for six hundred ninety-six and 24/100 feet (696.24') to a south corner of land conveyed to Bruce R. Shirring, Trustee as recorded in Official Record Volume 568, Page 288;

thence departing said right-of-way line and along a south line of said Shirring land and said line's eastward extension, said extension being the south line of said Sullinger, et al as recorded in Deed Volume 464, Page 235, North eighty-nine degrees fifty-three minutes fifty-eight seconds East (N89°53'58"E) for six hundred sixty-three and 32/100 feet (663.32') to a 5/8 inch iron pin (set) in the east line of said Original Elyria Township Lot 1 and in the City of Elyria corporation line said line also being the City of North Ridgeville corporation line;

thence departing said Sullinger line and along said Original Township Lot lines and said corporation lines and over said Bocsi land, South no degrees thirty minutes thirty-five seconds West (S00°30'35"W) for five hundred sixty-seven and 65/100 feet (567.65'); to a stone found at the corner common to Original Eaton Township Lot 91, Original Carlisle Township Lot 5, Original Elyria Township Lot 1 and Original Ridgeville Township Lot 48 and in said Cities of Elyria and North Ridgeville corporation lines;

thence along the north line of said Original Eaton Township Lot 91, the South line of said Original Ridgeville Township Lot 48, the said Cities of Elyria and North Ridgeville corporation lines, a south line of said Bocsi land and said line's eastward extension, said extension being the south line of land conveyed to Dorothy Fees as recorded in Deed Volume 1163, Page 466, North eighty-nine degrees twenty-six minutes thirty-nine seconds East (N89°26'39"E) for one thousand four hundred fifty-eight and 82/100 feet (1458.82') to a 5/8 inch iron pin (set) at a southeast corner of said Fees land;

thence departing said Original Township Lot lines, and said corporation lines, along an east line of said Fees land, North no degrees three minutes thirty-six seconds West (N00°03'36"W) for six hundred eighty-seven and 73/100 feet (687.73') to a 5/8 inch iron pin (set) at a corner of said Fees land;

thence along a south line of said Fees land, North eighty-nine degrees twenty-six minutes thirty-nine seconds East (N89°26'39"E) for six hundred thirty-three and 60/100 feet (633.60') to a 5/8 inch iron pin (set) at a corner of said Fees land and in the west line of land conveyed to Gary L. and Terri Gibbons by deed recorded in Official Record Volume 32, Page 397;

thence along said west line, South no degrees ten minutes eleven seconds East (S00°10'11"E) for six hundred eighty-seven and 72/100 feet (687.72') to an iron pipe (found) at the southwest corner of said Gibbons land, in the north line of land conveyed to Mary Jane

continued:

Blakeslee by deed recorded in Deed Volume 1415, Page 119, said line also being the south line of said Original Ridgeville Township Lot 48, the north line of said Original Eaton Township Lot 91 and said City of North Ridgeville corporation line;

thence along the north line of said Blakeslee land, the south line of said Original Ridgeville Township Lot 48, the north line of said Original Eaton Township Lot 91 and said City of North Ridgeville corporation line, South eighty-nine degrees twenty-six minutes thirty-nine seconds West (S89°26'39"W) for two hundred eighteen and 11/100 feet (218.11') to a 5/8 inch iron pin (set) at the northwest corner of said Blakeslee land and in the City of Elyria corporation line;

thence departing said Township Lot lines and said City of North Ridgeville corporation line, along the west line of said Blakeslee land and said line's southward extension, said extension being the west line of land conveyed by deed to Joyce Marie Clark as recorded in Deed Volume 1187, Page 287 and in part along the City of Elyria corporation line, South no degrees thirty-seven minutes fifty-one seconds East (S00°37'51"E) for two thousand seven hundred nineteen and 12/100 feet (2719.12') to a railroad spike (set) in the center line of said Chestnut Ridge Road and the southwest corner of said Clark land;

thence along said center line, South seventy-eight degrees eight minutes twenty-one seconds West (S78°08'21"W) for one thousand six hundred two and 52/100 feet (1602.52') to the POINT OF BEGINNING, containing one hundred thirty-eight and 398/1000 (138.398) total acres, eleven and 693/1000 (11.693) acres in S. R. 57 R/W, one and 030/1000 (1.030) acres in Chestnut Ridge Road, leaving a net acreage of one hundred twenty-five and 675/1000 (125.675) acres more or less.

Being all of that land conveyed to Volney O. and Ruth C. Nash, Trustees under a Trust Agreement dated April 27, 1990 by deed recorded in Official Record Volume 302, Page 526, Ralph K. and Donald M. Nash by deed recorded in Deed Volume 1313, Pages 55 and 57, Todd W. and Debra G. Hecock by deed recorded in Deed Volume 1418, Page 343 and Albert P. and Jo Ann Thorley by deed recorded in Deed Volume 990, Page 232. Also being a part of that land conveyed to Barbara Bocsi, et al as by deed recorded in Official Record Volume 340, Page 213 and Deed Volume 1381, Page 13.

## SANITARY SEWER EASEMENT OVER SULLINGER PARCEL:

Situate in Original Elyria Township Lots 1 and 7, Township 6, Range 17, of the Connecticut Western Reserve, City of Elyria, County of Lorain, State of Ohio, and being a permanent easement for the construction, operation and maintenance of a sanitary sewer over a tract of land conveyed to Richard, John and Robert Sullinger as recorded in Deed Volume 464, Page 235 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Lorain County Recorders Office, unless noted otherwise); and being more particularly bounded and described as follows:

Commencing for reference at a stone (found) at the southeast corner of said Original Elyria Township Lot 1;

thence along the east line of said Original Elyria Township Lot 1, North no degrees thirty minutes thirty-five seconds East (N00°30'35"E) for five hundred sixty-seven and 65/100 feet (567.65') to the southeast corner of the said Sullinger land;

thence departing said Original Elyria Township Lot line, along the south line of said Sullinger land, South eighty-nine degrees fifty-three minutes fifty-eight seconds West (S89°53'58"W) for two hundred seventy-four and 61/100 feet (274.61') to the TRUE POINT OF BEGINNING of the herein described permanent easement;

thence continuing along said south line, South eighty-nine degrees fifty-three minutes fifty-eight seconds West (S89°53'58"W) for seventy and 00/100 feet (70.00');

thence departing said south line and over said Sullinger land for the following eight (8) courses:

1) North no degrees twenty minutes thirty seconds East (N00°20'30"E) for eight hundred twenty-eight and 26/100 feet (828.26') to a point of curvature;

2) on a curve to the left with a radius of two thousand nine hundred seventy and 00/100 feet (2970.00') for an arc distance of three hundred eighty-eight and 83/100 feet (388.83'), [chord bearing North three degrees twenty-four minutes thirty-two seconds West (N03°24'32"W) for three hundred eighty-eight and 55/100 feet (388.55'), delta angle of said curve being seven degrees thirty minutes four seconds (7°30'04")] to a point of reverse curvature;

3) on a curve to the right with a radius of three thousand thirty and 00/100 feet (3030.00') for an arc distance of three hundred ninety-six and 68/100 feet (396.68'), [chord bearing North three degrees twenty-four minutes thirty-two seconds West (N03°24'32"W) for three hundred ninety-six and 40/100 feet (396.40'), delta angle of said curve being seven degrees thirty minutes four seconds (7°30'04")] to a point of tangency;

4) North no degrees twenty minutes thirty seconds East (N00°20'30"E) for one thousand two hundred eighty-three and 05/100 feet (1283.05') to a point of curvature;

5) on a curve to the left with a radius of two hundred twenty and 00/100 feet (220.00') for an arc distance of one hundred fifty-one and 96/100 feet (151.96'), [chord bearing North nineteen degrees twenty-six minutes forty-five seconds West (N19°26'45"W) for one hundred forty-eight and 95/100 feet (148.95'), delta angle of said curve being thirty-nine degrees thirty-four minutes thirty seconds (39°34'30")] to a point of tangency;

6) North thirty-nine degrees fourteen minutes no seconds West (N39°14'00"W) for one hundred twenty-six and 06/100 feet (126.06') to a point of curvature;

7) on a curve to the right with a radius of two hundred eighty and 00/100 feet (280.00') for an arc distance of one hundred ninety-four and 78/100 feet (194.78'), [chord bearing North nineteen degrees eighteen minutes fifteen seconds West (N19°18'15"W) for one hundred ninety and 88/100 feet (190.88'), delta angle of said curve being thirty-nine degrees fifty-one minutes thirty seconds (39°51'30")] to a point of tangency;

8) North no degrees twenty minutes thirty seconds East (N00°20'30"E) for one hundred twenty-seven and 41/100 feet (127.41') to a point in the south existing right-of-way line of East Broad Street (Sugar Ridge Road);

thence along said south existing right-of-way line, South seventy-three degrees twenty minutes thirty seconds East (S73°20'30"E) for seventy-two and 83/100 feet (72.83');

thence departing said right-of-way line and over said Sullinger land for the following eight (8) courses:

1) South no degrees thirty-seven minutes thirty seconds West (S00°37'30"W) for one hundred twenty-eight and 31/100 feet (128.31');

2) South twenty-two degrees fifty-seven minutes thirty-eight seconds East (S22°57'38"E) for one hundred twenty-six and 08/100 feet (126.08');

3) South thirty-nine degrees fourteen minutes no seconds East (S39°14'00"E) for one hundred sixty-nine and 48/100 feet (169.48');

4) South nineteen degrees twenty-six minutes forty-five seconds East (S19°26'45"E) for one hundred nine and 78/100 feet (109.78');

5) South no degrees twenty minutes thirty seconds West (S00°20'30"W) for one thousand three hundred twenty-nine and 05/100 feet (1329.05') to a point of curvature;

6) on a curve to the left with a radius of two thousand nine hundred sixty and 00/100 feet (2960.00') for an arc distance of three hundred eighty-seven and 52/100 feet (387.52'), [chord bearing South three degrees twenty-four minutes thirty-two seconds East (S03°24'32"E) for three hundred eighty-seven and 24/100 feet (387.24'), delta angle of said curve being seven degrees thirty minutes four seconds (7°30'04")] to a point of reverse curvature;

7) on a curve to the right with a radius of three thousand forty and 00/100 feet (3040.00') for an arc distance of three hundred ninety-seven and 99/100 feet (397.99'), [chord bearing South three degrees twenty-four minutes thirty-two seconds East (S03°24'32"E) for three hundred ninety-seven and 71/100 feet (397.71'), delta angle of said curve being seven degrees thirty minutes four seconds (7°30'04")] to a point of tangency;

8) South no degrees twenty minutes thirty seconds West (S00°20'30"W) for eight hundred twenty-seven and 72/100 feet (827.72') to the TRUE POINT OF BEGINNING.

## ELECTRICAL EASEMENT OVER MEIJER, INC. PARCEL:

Situate in the City of Elyria, County of Lorain, State of Ohio, and being a part of Original Eaton Township Lots 91 and 92 and being a permanent easement for the construction, operation and maintenance of electric lines over a tract of land conveyed to Meijer, Inc. as recorded in Deed Volume ________ Page ________ (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Lorain County Recorders Office, unless noted otherwise) said permanent easement more particularly described as follows:

Commencing for reference at an iron pin found in a monument box at the centerline intersection of Chestnut Ridge Road and State Route 57;

thence departing said centerline of State Route 57 and along said centerline of Chestnut Ridge Road and the south line of the said Meijer, Inc. land, North seventy-eight degrees eight minutes twenty-one seconds East (N78°08'21"E) for eight hundred sixty and 03/100 feet (860.03') to a point in the east line of an existing easement and right-of-way granted to Ohio Edison Company as recorded in Deed Volume 1305, Page 524, as amended by a document recorded in Deed Volume 1309, Page 780;

thence departing said centerline, along said easement line and over said Meijer, Inc. land, North no degrees fifty-seven minutes twenty-three seconds West (N00°57'23"W) for thirty and 55/100 feet to the TRUE POINT OF BEGINNING of the herein described electrical easement;

thence continuing along said easement line and over said Meijer, Inc. land, North no degrees fifty-seven minutes twenty-three seconds West (N00°57'23"W) for sixty-two and 02/100 feet (62.02');

thence departing said easement line and continuing over said Meijer, Inc. land for the following four (4) courses:

1) North seventy-four degrees twenty-three minutes six seconds East (N74°23'06"E) for five hundred sixty-two and 35/100 feet (562.35');

2) North two degrees twenty minutes [illegible]nds East (N02°20'13"E) for seven hundred sixty-four and 46/100 feet (764.46');

3) North no degrees thirty-seven minutes fifty-one seconds [illegible] for three hundred seventy-four and 49/100 feet (374.49');

4) South eighty-nine degrees forty-nine minutes forty-eight seconds West (S89°49'48"W) for five hundred ninety and 14/100 feet (590.14') to a point in the east line of said existing electrical easement;

thence along said easement line and continuing over said Meijer, Inc. land, North no degrees fifty-seven minutes twenty-three seconds West (N00°57'23"W) for sixty and 01/100 feet (60.01');

thence departing said easement line and continuing over said Meijer, Inc. land for the following four (4) courses:

1) North eighty-nine degrees forty-nine minutes forty-eight seconds East (N89°49'48"E) for six hundred fifty and 49/100 feet (650.49');

2) South no degrees thirty-seven minutes fifty-one seconds East (S00°37'51"E) for four hundred thirty-five and 57/100 feet (435.57');

3) South two degrees twenty minutes thirteen seconds West (S02°20'13"W) for eight hundred nine and 65/100 feet (809.65');

4) South seventy-four degrees twenty-three minutes six seconds West (S74°23'06"W) for six hundred twenty-one and 67/100 feet (621.67') to the TRUE POINT OF BEGINNING.

## PARTIAL RELEASE OF EXISTING ELECTRICAL EASEMENT:

Situate in the City of Elyria, County of Lorain, State of Ohio, and being a part of Original Eaton Township Lots 91 and 92 and being a partial release of an easement and right-of-way granted to the Ohio Edison Company as recorded in Deed Volume 1305, Page 524, as amended by a document recorded in Deed Volume 1309 Page 780 over a tract of land since conveyed to Meijer, Inc. as recorded in Deed Volume ________ Page ________ (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Lorain County Recorders Office, unless noted otherwise) said portion of said easement to be released is more particularly described as follows:

Commencing for reference at an iron pin found in a monument box at the centerline intersection of Chestnut Ridge Road and State Route 57;

thence departing said centerline of State Route 57 and along said centerline of Chestnut Ridge Road and the south line of the said Meijer, Inc. land, North seventy-eight degrees eight minutes twenty-one seconds East (N78°08'21"E) for eight hundred sixty and 03/100 feet (860.03') to a point in the east line of said existing electrical easement;

thence departing said centerline, along said easement line and over said Meijer, Inc. land, North no degrees fifty-seven minutes twenty-three seconds West (N00°57'23"W) for ninety-two and 57/100 feet (92.57') to the TRUE POINT OF BEGINNING of the herein described partial release of an existing electrical easement;

thence departing said east easement line and continuing over said Meijer, Inc. land, South seventy-four degrees twenty-three minutes six seconds West (S74°23'06"W) for sixty-two and 02/100 feet (62.02') to a point in the west line of said existing electrical easement;

thence along said west easement line and continuing over said Meijer, Inc. land, North no degrees fifty-seven minutes twenty-three seconds West (N00°57'23"W) for one thousand three hundred four and 62/100 feet (1304.62');

thence departing said west easement line and continuing over said Meijer, Inc. land, North eighty-nine degrees forty-nine minutes forty-eight seconds East (N89°49'48"E) for sixty and 01/100 feet (60.01') to a point in the east line of said existing electrical easement;

thence along said east easement line and continuing over said Meijer, Inc. land, South no degrees fifty-seven minutes twenty-three seconds East (S00°57'23"E) for one thousand two hundred eighty-eight and 10/100 feet (1288.10') to the TRUE POINT OF BEGINNING.

## CERTIFICATION:

To Meijer, Inc., a Michigan Corporation; Chicago Title Insurance Corporation, a Missouri Corporation; Albert P. and Jo Ann C. Thorley; Todd W. and Debra G. Hecock; Ralph K. and Donald M. Nash; Volney O. and Ruth C. Nash, Trustees under a trust agreement dated April 27, 1990; and Barbara, Christine, Daniel, Jeffrey, and Steven Bocsi.

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992; includes items 1-4, 6, 7a, 8, 10, 11, and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey. The entire site lies in Zone "C", (areas of minimal or no flooding), by scaling location on Community Panel No. 390346 0105 B and 390352 0010 B of the Federal Emergency Management Agency's Flood Insurance Map for the County of Lorain (Unincorporated Areas) and City of North Ridgeville, County of Lorain, State of Ohio. Effective Dates: February 4, 1981 and June 4, 1980, respectively.

STATE OF OHIO
PAUL F. MACCALLUM
7561
REGISTERED
PROFESSIONAL SURVEYOR

WOOLPERT

Paul F. MacCallum (signature) 6/13/94

Paul F. MacCallum
Ohio Professional Surveyor No. 7561
Date

| NO. | DATE | REVISIONS |
|---|---|---|
| 1 | 4/12/94 | EASEMENT REVISIONS |
| 2 | 5/13/94 | MEIJER REVIEW |
| 3 | 6/10/94 | REVISE SULLINGER EASEMENT |

ALTA/ACSM LAND TITLE SURVE[Y]
FOR
MEIJER,INC.
PART OF ORIGINAL EATON TOWNSHIP LOTS...
EATON TOWNSHIP AND CITY OF EL...
PART OF ORIGINAL RIDGEVILLE TOWNSH... 5,
CITY OF NORTH RIDGEVILL...
PART OF ORIGINAL CARLISLE TOWN... NO. 1,
TOWNSHIP OF CARLIS...
PART OF ORIGINAL ELYRIA TOWN... OHIO
CITY OF ELYRIA, LORAIN C...
138.398 ACRE...

WOOLPERT
409 E. MONUMENT AVE.
DAYTON, OHIO 45402
513.461.5660
FAX 513.461.0743

PFM CONTRACT NO. 10-11-018981-02
DRT SKK DATE APRIL 12, 1994
CKD PFM
SHEET 3 OF 3