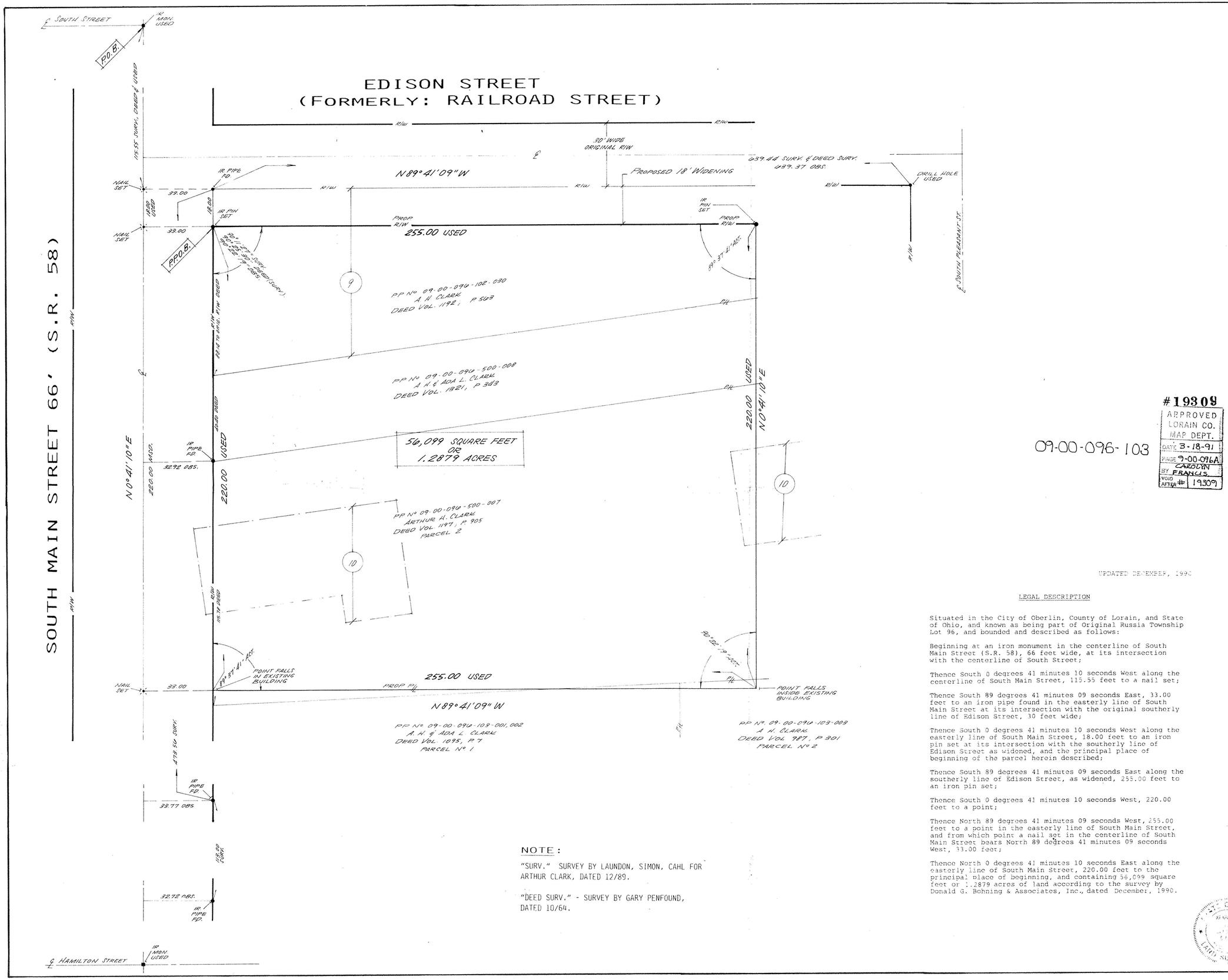
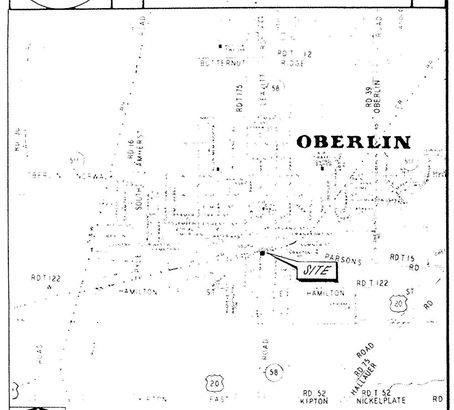



| DATE | REVISIONS | BY |
|---|---|---|
| 12-7-90 | REVIEW TITLE COMMITMENT #10-204485 | EK |
| 2-4-91 | INCREASE PARCEL TO 220'x255 | EK |




EASEMENT CHART

| SYMBOL | VOL/PAGE | GRANTEE | DESCRIPTION |
|---|---|---|---|
| 9 | 939-308 | THE NEW YORK CENTRAL RAILROAD COMPANY | PERPETUAL RIGHT & EASEMENT FOR REPAIR, USE, ETC. ITS EXISTING LINE OF COMMUNICATION ETC. AND RIGHT OF ACCESS ALSO THE RELEASE OF SPECIFIC ITEMS OF CONCERN, ETC. |
| 10 | | AUDITOR'S RECORD OF OWNERSHIP COVERING TWO BUILDINGS UPON P.P.# 09-00-096-103-027 | PER FIELD LOCATION THE FOLLOWING STRUCTURES ARE WITHIN SAID PARCEL -027 1. FOUNDATION REMNANTS 2. ADJACENT WOODEN BARN PLOTTING OF -027 PER LOCATION DEPICTED UPON TAX MAP RECORDS |

ZONING:
EXISTING ZONING CURRENTLY IN QUESTION. TO BE DETERMINED BY CITY OF OBERLIN.

09-00-096-103

#19309
APPROVED
LORAIN CO.
MAP DEPT.
DATE 3-18-91
PAGE 9-00-096A
BY CAROLYN FRANCIS
VOID AFTER # 19309

UPDATED DECEMBER, 1990

NOTE: SUBJECT SITE HAS NO VISIBLE EVIDENCE OF ACTIVE RAILROAD USE. REMNANTS OF TRACKS ARE EVIDENT WITHIN THE SIDEWALK OF SOUTH MAIN STREET ONLY.

LEGAL DESCRIPTION

Situated in the City of Oberlin, County of Lorain, and State of Ohio, and known as being part of Original Russia Township Lot 96, and bounded and described as follows:

Beginning at an iron monument in the centerline of South Main Street (S.R. 58), 66 feet wide, at its intersection with the centerline of South Street;

Thence South 0 degrees 41 minutes 10 seconds West along the centerline of South Main Street, 115.55 feet to a nail set;

Thence South 89 degrees 41 minutes 09 seconds East, 33.00 feet to an iron pipe found in the easterly line of South Main Street at its intersection with the original southerly line of Edison Street, 30 feet wide;

Thence South 0 degrees 41 minutes 10 seconds West along the easterly line of South Main Street, 18.00 feet to an iron pin set at its intersection with the southerly line of Edison Street as widened, and the principal place of beginning of the parcel herein described;

Thence South 89 degrees 41 minutes 09 seconds East along the southerly line of Edison Street, as widened, 255.00 feet to an iron pin set;

Thence South 0 degrees 41 minutes 10 seconds West, 220.00 feet to a point;

Thence North 89 degrees 41 minutes 09 seconds West, 255.00 feet to a point in the easterly line of South Main Street, and from which point a nail set in the centerline of South Main Street bears North 89 degrees 41 minutes 09 seconds West, 33.00 feet;

Thence North 0 degrees 41 minutes 10 seconds East along the easterly line of South Main Street, 220.00 feet to the principal place of beginning, and containing 56,099 square feet or 1.2879 acres of land according to the survey by Donald G. Bohning & Associates, Inc., dated December, 1990.

NOTE:

"SURV." SURVEY BY LAUNDON, SIMON, CAHL FOR ARTHUR CLARK, DATED 12/89.

"DEED SURV." - SURVEY BY GARY PENFOUND, DATED 10/64.

MAP OF SURVEY MADE AT THE INSTANCE OF MIDLAND TITLE SECURITY, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, AND McDONALD'S CORPORATION

BEING PART OF ORIGINAL RUSSIA TOWNSHIP LOT 96, NOW IN THE CITY OF OBERLIN
LORAIN COUNTY, OHIO

I HEREBY CERTIFY TO MIDLAND TITLE SECURITY, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, AND McDONALD'S CORPORATION THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION ON NOVEMBER 29, 1990, THAT THERE ARE NO ENCROACHMENTS OTHER THAN SHOWN, AND THAT IT IS CORRECT AND COMPLIES WITH THE REQUIREMENTS PROVIDED BY THE PURCHASER, ALL THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. COURSES ARE GIVEN TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

KENNETH L. BOHNING
REGISTERED SURVEYOR NO. 6720

STATE OF OHIO
KENNETH L. BOHNING
6720
REGISTERED SURVEYOR
FRANK NUNZIATO & ASSOCIATES

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 • (216) 642-1130

| HORZ. SCALE | DR'N. | CKD. | DATE | |
|---|---|---|---|---|
| 1" = 20' | W.G. | E.K. | JAN, 1989 | 1/2 |
| VERT. SCALE | FIELD BOOK | | ORDER NO. | |
| — | 1002; P.14 | | 2128 | |