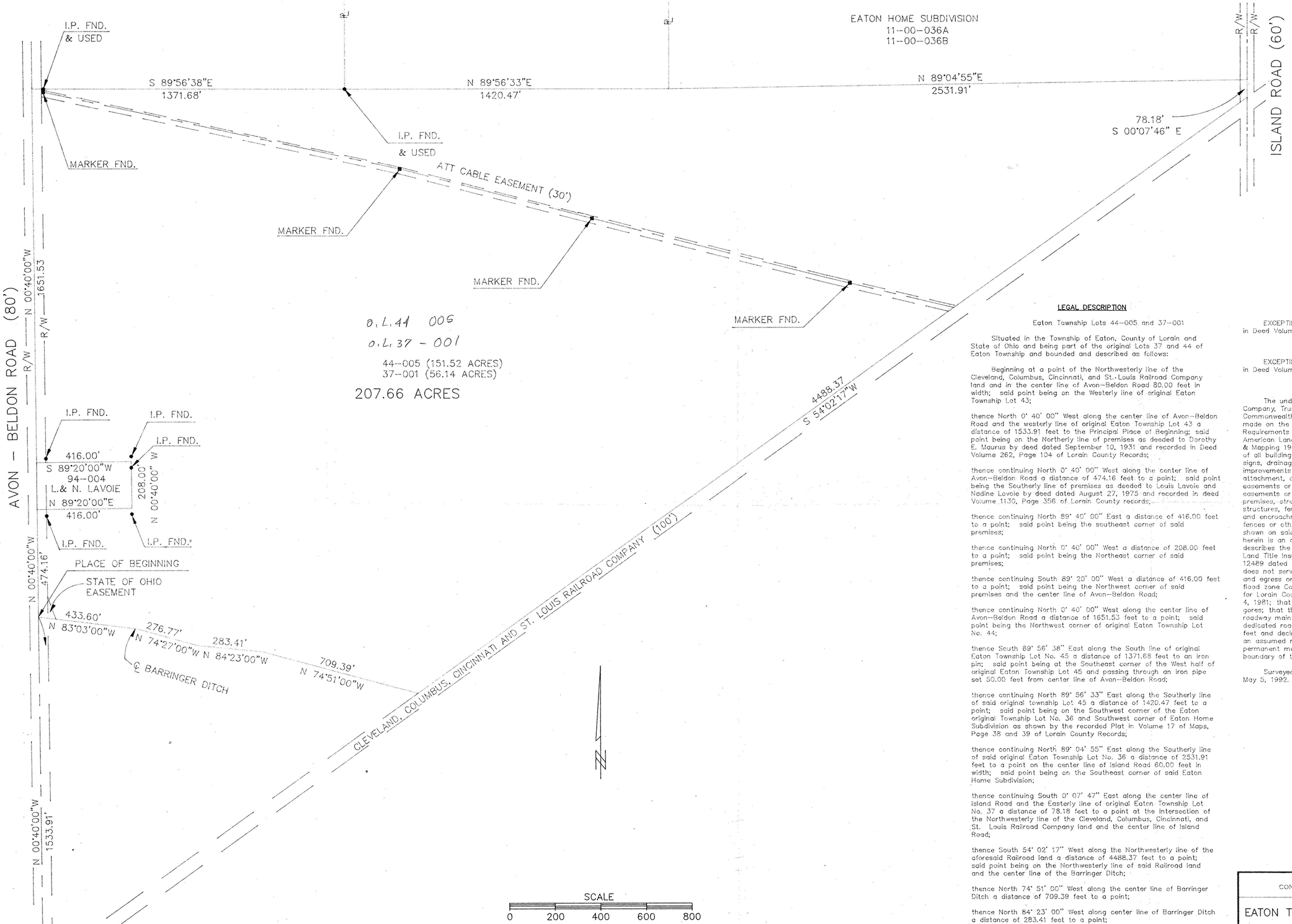

LEGAL DESCRIPTION

Eaton Township Lots 44--005 and 37--001

Situated in the Township of Eaton, County of Lorain and State of Ohio and being part of the original Lots 37 and 44 of Eaton Township and bounded and described as follows:

Beginning at a point of the Northwesterly line of the Cleveland, Columbus, Cincinnati, and St.-Louis Railroad Company land and in the center line of Avon--Beldon Road 80.00 feet in width; said point being on the Westerly line of original Eaton Township Lot 43;

thence North 0° 40' 00" West along the center line of Avon--Beldon Road and the westerly line of original Eaton Township Lot 43 a distance of 1533.91 feet to the Principal Place of Beginning; said point being on the Northerly line of premises as deeded to Dorothy E. Maurus by deed dated September 10, 1931 and recorded in Deed Volume 262, Page 104 of Lorain County Records;

thence continuing North 0° 40' 00" West along the center line of Avon--Beldon Road a distance of 474.16 feet to a point; said point being the Southerly line of premises as deeded to Louis Lavoie and Nadine Lovoie by deed dated August 27, 1975 and recorded in deed Volume 1130, Page 356 of Lorain County records;

thence continuing North 89° 40' 00" East a distance of 416.00 feet to a point; said point being the southeast corner of said premises;

thence continuing North 0° 40' 00" West a distance of 208.00 feet to a point; said point being the Northeast corner of said premises;

thence continuing South 89° 20' 00" West a distance of 416.00 feet to a point; said point being the Northwest corner of said premises and the center line of Avon--Beldon Road;

thence continuing North 0° 40' 00" West along the center line of Avon--Beldon Road a distance of 1651.53 feet to a point; said point being the Northwest corner of original Eaton Township Lot No. 44;

thence South 89° 56' 38" East along the South line of original Eaton Township Lot No. 45 a distance of 1371.68 feet to an iron pin; said point being at the Southeast corner of the West half of original Eaton Township Lot 45 and passing through an iron pipe set 50.00 feet from center line of Avon--Beldon Road;

thence continuing North 89° 56' 33" East along the Southerly line of said original township Lot 45 a distance of 1420.47 feet to a point; said point being on the Southwest corner of the Eaton original Township Lot No. 36 and Southwest corner of Eaton Home Subdivision as shown by the recorded Plat in Volume 17 of Maps, Page 38 and 39 of Lorain County Records;

thence continuing North 89° 04' 55" East along the Southerly line of said original Eaton Township Lot No. 36 a distance of 2531.91 feet to a point on the center line of Island Road 60.00 feet in width; said point being on the Southeast corner of said Eaton Home Subdivision;

thence continuing South 0° 07' 47" East along the center line of Island Road and the Easterly line of original Eaton Township Lot No. 37 a distance of 78.18 feet to a point at the intersection of the Northwesterly line of the Cleveland, Columbus, Cincinnati, and St. Louis Railroad Company land and the center line of Island Road;

thence South 54° 02' 17" West along the Northwesterly line of the aforesaid Railroad land a distance of 4488.37 feet to a point; said point being on the Northwesterly line of said Railroad land and the center line of the Barringer Ditch;

thence North 74° 51' 00" West along the center line of Barringer Ditch a distance of 709.39 feet to a point;

thence North 84° 23' 00" West along center line of Barringer Ditch a distance of 283.41 feet to a point;

thence North 74° 27' 00" West along center line of Barringer Ditch a distance of 276.77 feet to a point;

thence North 83° 03' 00" West along center line of Barringer Ditch a distance of 433.60 feet to the Principal Place of Beginning and containing about 207.66 acres of land be the same more or less, but subject to all legal highways.

EXCEPTING THEREFROM the following described easement recorded in Deed Volume 1001, Page 789 of Lorain County Records:

EXCEPTING THEREFROM the following described easement recorded in Deed Volume 298, Page 41 and Page 42 of Lorain County Records:

The undersigned hereby certifies to The Victor S. Voinovich Company, Trustee or its nominee; Surety Title Agency, Inc.; and Commonwealth Land Title Insurance Company that this survey was made on the ground in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by American Land Title Association and American Congress on Surveying & Mapping 1988, and correctly shows the premises, and the location of all buildings, structures, fences, easements, rights of way, signs, drainage ditches, rail roads, streams, and other improvements situated on the premises; that except as shown, on attachment, and after careful inspection, there are no visible easements or rights--of--way across said premises or any other easements or rights--of--way, no encroachments on adjoining premises, streets, easements, or alleys by any of said buildings, structures, fences or other improvements, except as shown herein, and encroachments on said premises by buildings, structures, fences or other improvements situated on adjoining premises are shown on said attachment; that the property description contained herein is an accurate description of the premises surveyed and describes the same property specifically described in Commonwealth Land Title Insurance Company's Title Insurance Commitment No. ST 12489 dated April 2, 1992; that, except as shown, the premises does not serve any other adjoining property for drainage, ingress and egress or any other purpose; that the premises is located in a flood zone Community Panel No. 390304 0105 as shown by F.I.R.M. for Lorain County Unincorporated; Panel 105 of 200, dated February 4, 1981; that the premises are contiguous without any gaps or gores; that the premises has access to and from a public dedicated roadway maintained by governmental authority and abuts said dedicated roadway; that dimensions shown hereon are expressed in feet and decimal parts thereof; that all bearings are related to an assumed meridian and are intended to indicate angles only; that permanent monuments were found or set at all major corners of the boundary of the property indicated hereon.

Surveyed by George R. Ericsson, PE PS Registered Surveyor, May 5, 1992.

STATE OF OHIO
GEORGE ROBERTS ERICSSON
S-6748
REGISTERED LAND SURVEYOR

STILSON & ASSOCIATES, INC.
CONSULTING ENGINEERING AND ARCHITECTURE
COLUMBUS AND CLEVELAND

EATON TOWNSHIP LOTS 44--005 AND 37--001

EATON TOWNSHIP LORAIN COUNTY, OHIO

SCALE : 1" = 200' MAY 20, 1992

GEORGE R. ERICSSON PE PS
REGISTERED SURVEYOR

ACAD FILE: LORPROP.DWG (0.4375)