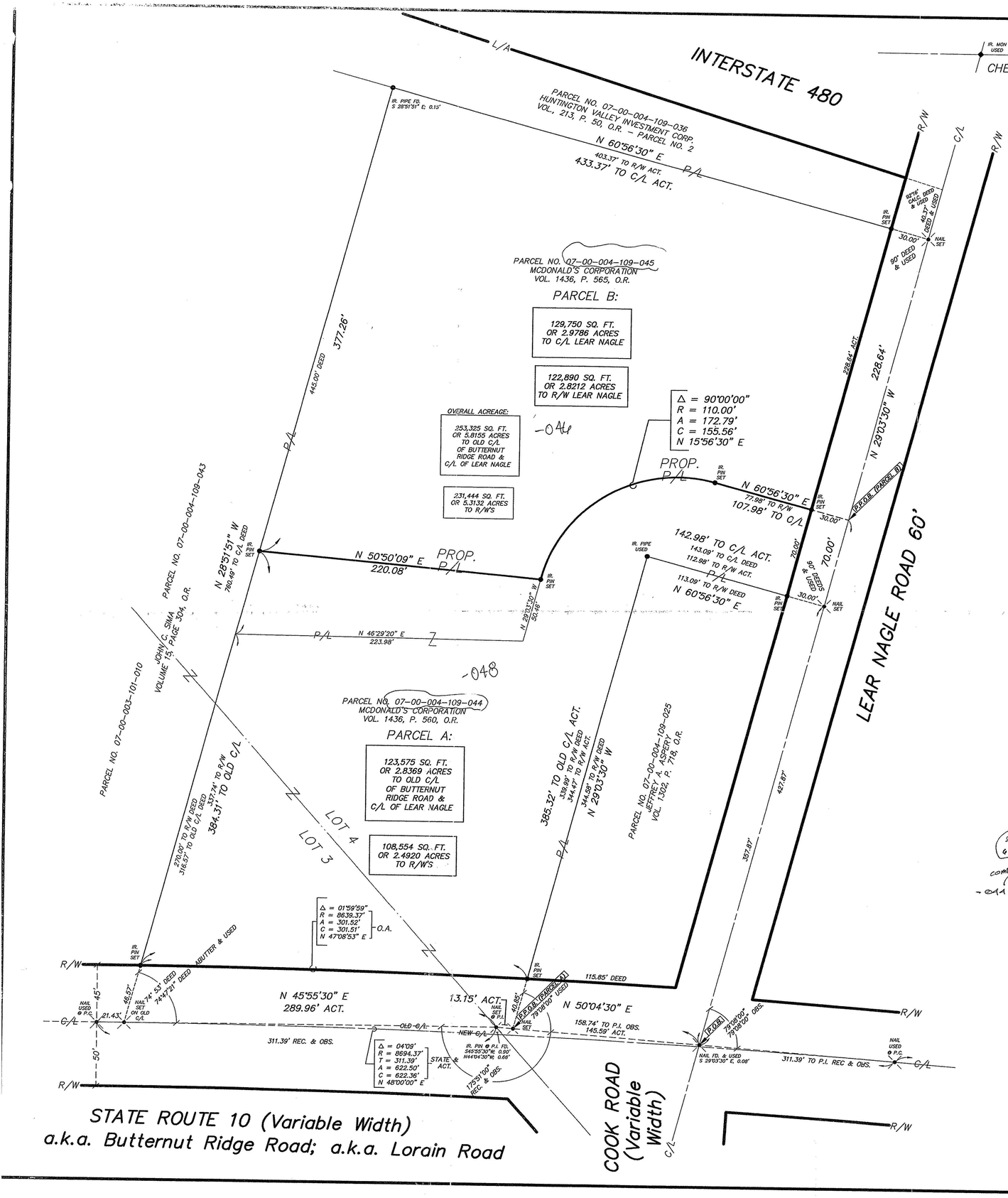

DATE	REVISIONS	BY

Re-Split Parcel A

LEGAL DESCRIPTION

Situated in the City of North Ridgeville, County of Lorain, and State of Ohio, and known as being part of Original Ridgeville Township Lots 3 and 4, and bounded and described as follows:

Beginning at a point in the original centerline of State Route 10 (aka Butternut Ridge Road, aka Lorain Road), variable width, at its intersection with the centerline of Lear Nagle Road, 60 feet wide, and from which point a nail found bears South 29 degrees 03 minutes 30 seconds East, 0.08 feet;

Thence South 50 degrees 04 minutes 30 seconds West along the original centerline of State Route 10, 145.59 feet to a nail set at its intersection with the southerly prolongation of the westerly line of a parcel of land conveyed to Jeffrey A. Aspery by deed recorded in Volume 1302, Page 718 of the Official Records of Lorain County, and the principal place of beginning of the parcel herein described;

Thence South 50 degrees 04 minutes 30 seconds West along the original centerline of State Route 10, 13.15 feet to a nail set at an angle point, therein;

Thence South 45 degrees 55 minutes 30 seconds West along the original centerline of State Route 10, 289.96 feet to a nail set at its intersection with the easterly line of a parcel of land conveyed to John C. Sima by deed recorded in Volume 15, Page 304 of the Official Records of Lorain County;

Thence North 28 degrees 51 minutes 51 seconds West along the easterly line of said land conveyed to John C. Sima, and passing through an iron pin set in the northerly line of State Route 10, 384.31 feet to an iron pin set;

Thence North 50 degrees 50 minutes 09 seconds East, 220.08 feet to an iron pin set;

Thence northerly along the arc of a curve deflecting to the right, 172.79 feet to an iron pin set at a point of tangency, said arc having a radius of 110.00 feet and a chord which bears North 15 degrees 56 minutes 30 seconds East, 155.56 feet;

Thence North 60 degrees 56 minutes 30 seconds East and passing through an iron pin set in the westerly line of Lear Nagle Road, 107.98 feet to a point in the centerline of said road;

Thence South 29 degrees 03 minutes 30 seconds East along the centerline of Lear Nagle Road, 70.00 feet to a nail set at its intersection with the northerly line of said land conveyed to Jeffrey A. Aspery;

Thence South 60 degrees 56 minutes 30 seconds West along the northerly line of said land conveyed to Jeffrey A. Aspery, and passing through an iron pin set in the westerly line of Lear Nagle Road, 142.98 feet to an iron pipe found at its intersection with the westerly line of said land so conveyed;

Thence South 29 degrees 03 minutes 30 seconds East along the westerly line of said land conveyed to Jeffrey A. Aspery, and passing through an iron pin set in the northerly line of State Route 10, 385.32 feet to the principal place of beginning, and containing 123,575 square feet or 2.8369 acres of land, of which 15,022 square feet or 0.3448 acres lie within the road right-of-ways, all according to the survey by Donald G. Bohning & Associates, Inc. last dated September, 1998.

Re-Split Parcel B

LEGAL DESCRIPTION

Situated in the City of North Ridgeville, County of Lorain, and State of Ohio, and known as being part of Original Ridgeville Township Lot 4, and bounded and described as follows:

Beginning at a point in the original centerline of State Route 10 (aka Butternut Ridge Road, aka Lorain Road), variable width, at its intersection with the centerline of Lear Nagle Road, 60 feet wide, and from which point a nail found bears South 29 degrees 03 minutes 30 seconds East, 0.08 feet;

Thence North 29 degrees 03 minutes 30 seconds West along the centerline of Lear Nagle Road, 427.87 feet to a point, and the principal place of beginning of the parcel herein described;

Thence South 60 degrees 56 minutes 30 seconds West, and passing through an iron pin set in the westerly line of Lear Nagle Road, 107.98 feet to an iron pin set at a point of curvature;

Thence southerly along the arc of a curve deflecting to the left, 172.79 feet to an iron pin set, said arc having a radius of 110.00 feet and a chord which bears South 15 degrees 56 minutes 30 seconds West, 155.56 feet;

Thence South 50 degrees 50 minutes 09 seconds West, 220.08 feet to an iron pin set in the easterly line of a parcel of land conveyed to John C. Sima by deed recorded in Volume 15, Page 304 of the Official Records of Lorain County;

Thence North 28 degrees 51 minutes 51 seconds West along the easterly line of said land conveyed to John C. Sima, 377.26 feet to its intersection with the southerly line of Parcel 2 of land conveyed to Huntington Valley Investment Corp. by deed recorded in Volume 213, Page 50 of the Official Records of Lorain County, and from which point an iron pipe found bears South 28 degrees 51 minutes 51 seconds East, 0.15 feet;

Thence North 60 degrees 56 minutes 30 seconds East along the southerly line of Parcel 2 of said land conveyed to Huntington Valley Investment Corp., and passing through an iron pin set in the westerly line of Lear Nagle Road, 433.37 feet to a nail set in the centerline of said road;

Thence South 29 degrees 03 minutes 30 seconds East along the centerline of Lear Nagle Road, 228.64 feet to the principal place of beginning and containing 129,750 square feet or 2.9786 acres of land of which 6,859 square feet or 0.1574 acres lies within the road right-of-way, all according to the survey by Donald G. Bohning & Associates, Inc. last dated September, 1998.

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APPROVED
LORAIN CO.
MAP DEPT
DATE 6-9-03
PAGE 7-00-004-C
BY JHatfield
#03-01384

LOT RE-SPLIT MADE FOR AND AT THE INSTANCE OF MCDONALD'S CORPORATION

BEING PART OF ORIGINAL RIDGEVILLE
TOWNSHIP LOT NOS. 3 AND 4
NOW IN THE CITY OF NORTH RIDGEVILLE
LORAIN COUNTY, OHIO

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. IRON PINS SET ARE 5/8" DIA. X 30" REINFORCING RODS WITH CAPPED DESIGNATION "D.G. BOHNING, INC."

KENNETH L. BOHNING
REGISTERED SURVEYOR NO. 6720

STATE OF OHIO
KENNETH L. BOHNING
6720
REGISTERED
SURVEYOR

NOTE:
"IRON PIN SET" INDICATES 5/8" DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."

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

HORIZ. SCALE	DR'N	CKD.	DATE	
1"=40'	M.G.	K.B.	SEPT., 1998	1
VERT. SCALE	FILE NO. (F.B. 237, P.35)	ORDER NO.		1
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