

LEGAL DESCRIPTION

Situated in the City of Elyria, County of Lorain and State of Ohio And Known as being a part of Original Elyria Township Lot Nos. 9 & 10 east of Black River bounded and described as follows:

Beginning at an iron pin set at the intersection of the east line of State Route 57 (variable width) and the south line of Taylor Street Access. Road(variable width). Said beginning point being on the east line of Parcel No. 120-LA conveyed to The City of Elyria, Lorain County, Ohio by deed recorded in Volume 808, Page 739 of Lorain County Records at the southwest corner of parcel No. 120-A conveyed to The City of Elyria, Lorain County, Ohio by said deed;

Thence South 88° 58' 54" East, along the south line of Taylor Street Access Road and the south line of said Parcel No. 120-A, 82.67 feet to an iron pin set at an angle therein;

Thence North 83° 19' 48" East, along the south line of Tyalor Street Access Road and the south line of said Parcel No. 120-A, 403.63 feet to an iron pin set at an angle therein;

Thence North 88° 08' 27" East, along the south line of Taylor Street Access Road and the south line of said Parcel No. 120-A, 199.20 feet to an iron pin set at an angle therein;

Thence South 88° 58' 54" East, along the south line of Taylor Street Access Road and the south line of said Parcel No. 120-A, 141.73 feet to the northeast corner of land conveyed to RBS Industries, Inc. by deed recorded in Volume 1326, Page 606 of Lorain County Records. Said corner being witnessed by a railroad spike found North 1° 50' 32" West, 0.96 feet therefrom;

Thence South 0° 59' 02" West. along the east line of land so conveyed to RBS Industries, Inc., 539.71 feet to the southeast corner thereof. Said southeast corner being on the north line of land conveyed to Ohio Edison Company by deed recorded in Volume 843, Page 433 of Lorain County Records (originally transferred by deed Volume 552, Page 269) and being witnessed by an iron pin found North 44° 38' 34" East, 0.30 feet therefrom;

Thence South 89° 58' 25" West, along the south line of land so conveyed to RBS Industries, Inc., and the north line of land so conveyed to Ohio Edison Company, 843.15 feet to an iron pin set on the east line of State Route 57 at the southwest corner of land so conveyed to RBS Industries, Inc..

Thence North 3° 16' 23" East, along the east line of State Route 57, 491.46 feet to the place of beginning and containing 9.9702 Acres of land, more or less, according to a survey prepared by Carl L. Craddock, Registered Surveyor No. 5762, for and in behalf of Bock & Clark under Project No. 89183 dated September 6, 1989 and subject to all legal highways.

This description is intended to describe all of the land that was conveyed to RBS Industries, Inc. by deed recorded in Volume 1326, Page 606 of Lorain County Records.

The bearings used in this description are referred to an assumed meridian and are used to denote angles only.

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR THE CONNECTICUT NATIONAL BANK, TICOR TITLE INSURANCE COMPANY,

MRMC, INC.

STATE OF OHIO, COUNTY OF LORAIN, CITY OF ELYRIA

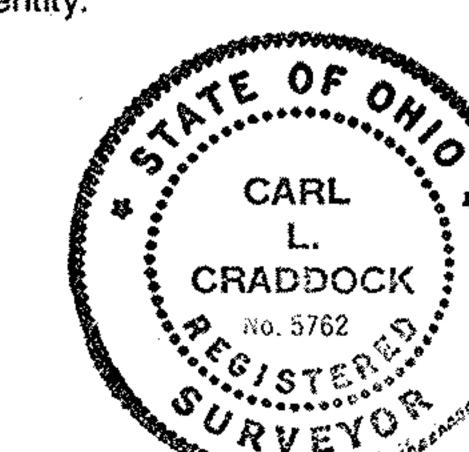
Address: 1111 Taylor Street, Elyria, Ohio

SURVEYOR'S CERTIFICATION

I hereby certify to the <u>CONNECTICUT NATIONAL BANK, TICOR TITLE INSURANCE</u> COMPANY, and MRMC, INC. that this survey was actually made upon the ground on September 6, 1989 and that as of the date of this survey (A) this survey was made on the grounds of the surveyed property and was prepared in accordance with "Minimum Standard Detail Reguirements of ALTA/ACSM Land Title Surveys" jointly established and adopted ALTA and ACSM in 1988; and meets the accuracy requirements of a Class A survey as defined therein, and with Chapter 4733-37 of the Ohio Administrative Code which was filed pursuant to Chapter 119 of the Ohio Revised Code (The Minimum Standards for Boundary Surveys in the State of Ohio); (B) this plat correctly shows the location of all buildings. visible structures and other visible improvements situated on the subject premises and except as shown, there are no visible easements or rights-of-way across the subject encroachments on subject property or hereinafter mentioned easements and rights-of-way by buildings, visible structures or other visible improvements situated on adjoining premises: (C) all easements and rights-of-way indicated in the commitment prepared by Ticor Title Insurance Company (Commitment No. 37-2343 dated August 11, 1989 at 7:59 A.M.) are shown or noted on this plat; (D) the subject parcel lies within an area designated as Zone C on the Flood Insurance Rate Map for the City of Elyria, Ohio, Community Panel No. 390350 0010 B, effective date of July 2, 1980. (Zone C is listed on said map as "areas of minimal" flooding".) Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found or set all all points indicated hereon. This plat was prepared for the exclusive use of the person, persons or entity named in this certificate. S certificate does not extend to any unnamed person or entity without an expressed recertification by the surveyor naming said person or entity.

ald Inaddock Carl L. Craddock, P.S.

Ohio Registered Professional Surveyor No. 5762



DATE: SEPTEMBER 6, 1989 B & C PROJECT NO. 89183