#02-03-001-108-010
Split # 13882
Map # 02.03-001-B

LEGAL DESCRIPTION

SITUATED IN LORAIN, OHIO, KNOW AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 1, TRACT 3 AND BEING FURTHER DESCRIBED AS FOLLOWS:

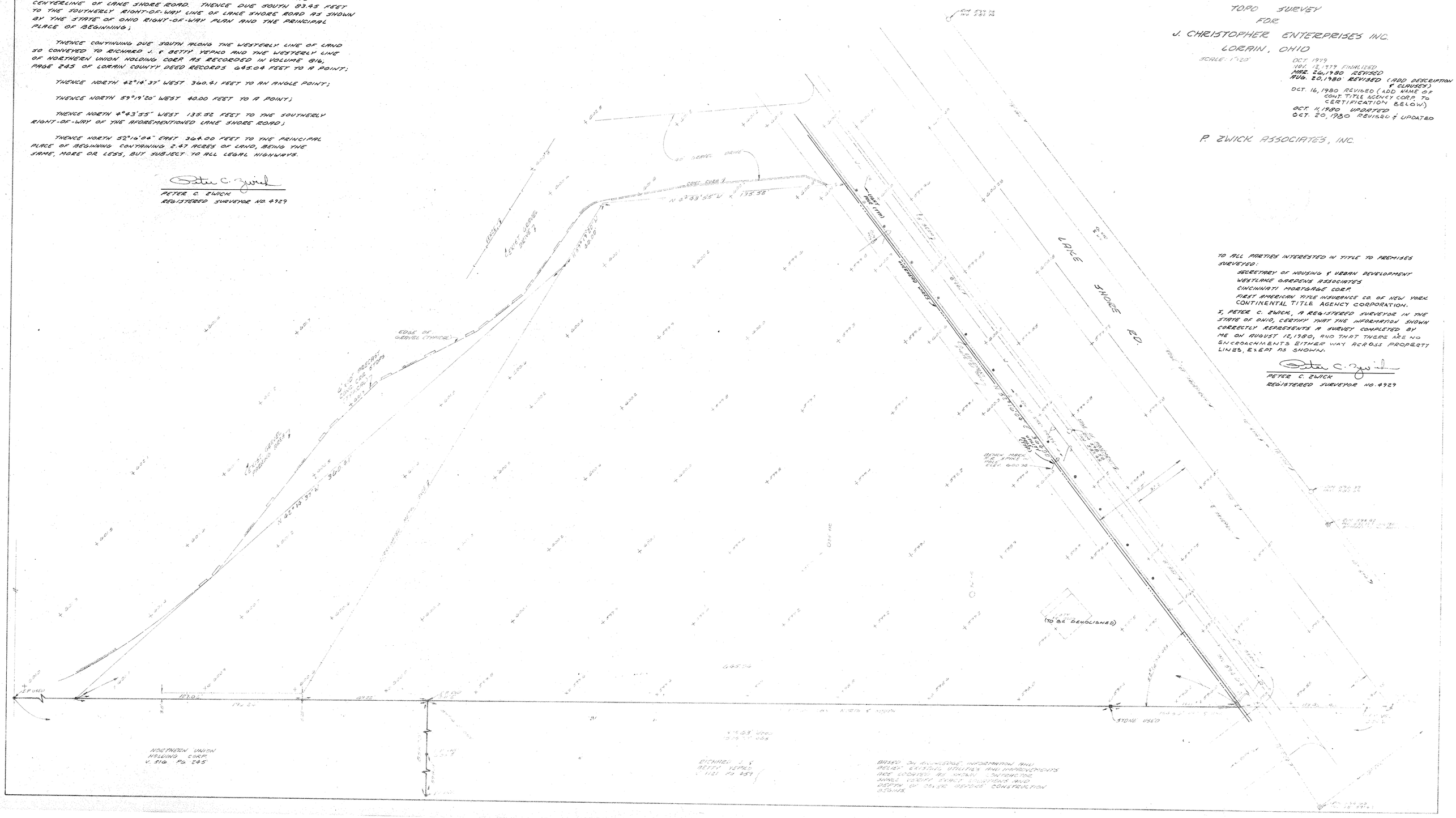
BEGINNING AT THE NORTHWESTERLY CORNER OF LAND CONVEYED TO RICHARD J. & BETTY YEPKO AS RECORDED IN VOLUME 1121, PAGE 439 OF LORAIN COUNTY DEED RECORDS, SAID POINT LYING IN THE CENTERLINE OF LAKE SHORE ROAD. THENCE DUE SOUTH 83.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE SHORE ROAD AS SHOWN BY THE STATE OF OHIO RIGHT-OF-WAY PLAN AND THE PRINCIPAL PLACE OF BEGINNING;

THENCE CONTINUING DUE SOUTH ALONG THE WESTERLY LINE OF LAND SO CONVEYED TO RICHARD J. & BETTY YEPKO AND THE WESTERLY LINE OF NORTHERN UNION HOLDING CORP AS RECORDED IN VOLUME 816, PAGE 245 OF LORAIN COUNTY DEED RECORDS 645.04 FEET TO A POINT;

THENCE NORTH 42°14'37" WEST 340.41 FEET TO AN ANGLE POINT;

THENCE NORTH 59°19'20" WEST 40.00 FEET TO A POINT;

THENCE NORTH 4°43'35" WEST 135.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE AFOREMENTIONED LAKE SHORE ROAD;

THENCE NORTH 52°16'04" EAST 364.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING CONTAINING 2.47 ACRES OF LAND, BEING THE SAME, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

Peter C. Zwick
PETER C. ZWICK
REGISTERED SURVEYOR NO. 4929