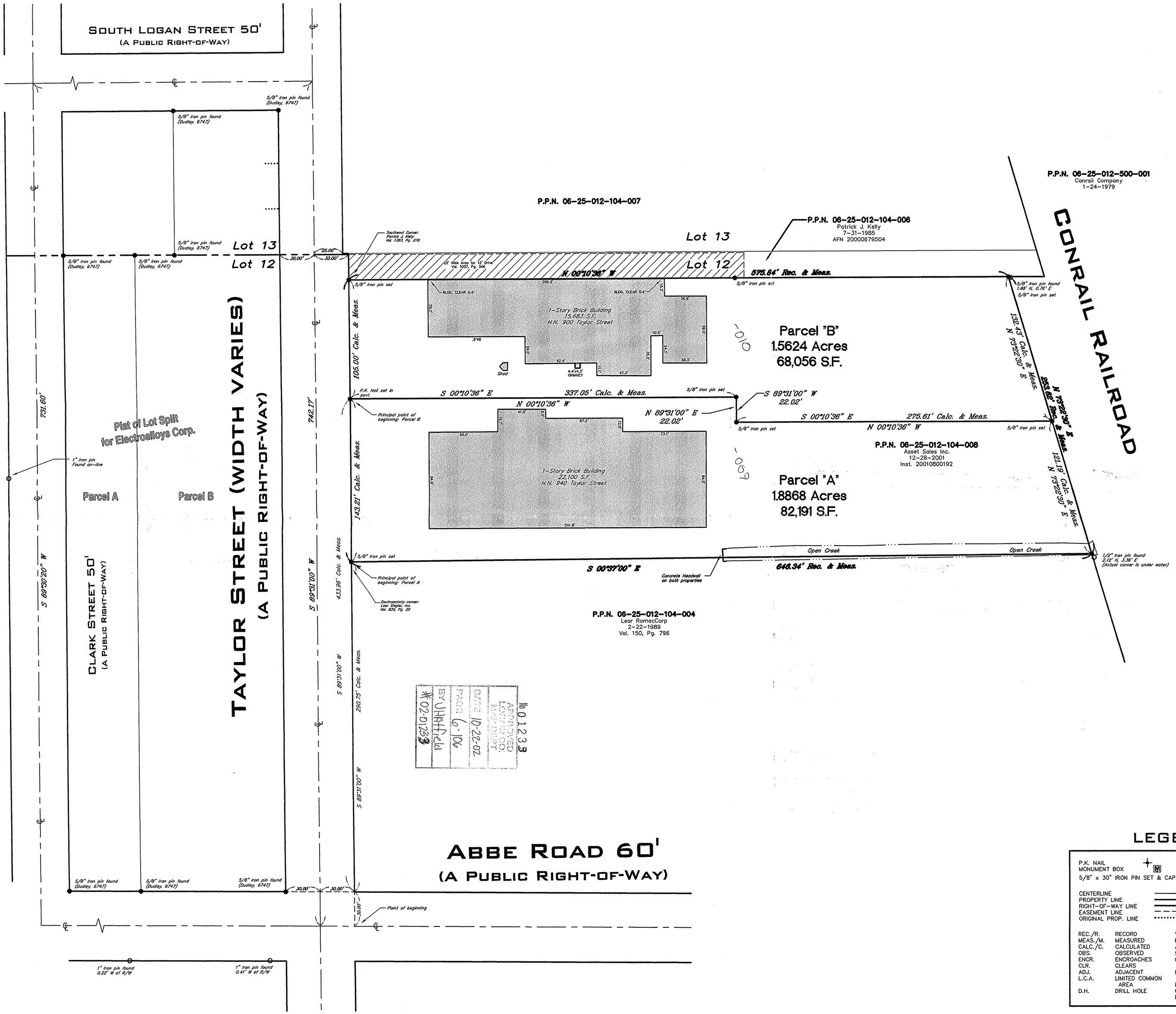
PLAT OF LOT SPLIT

OF

P.P.N. 06-25-012-104-008
900-940 TAYLOR STREET
ELYRIA, OHIO
FOR
ELYRIA INDUSTRIAL LLC,
AN OHIO LIMITED LIABILITY COMPANY



LEGAL DESCRIPTION
PARCEL "A"

SITUATED IN THE TOWNSHIP OF ELYRIA, CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO AND BEING PART OF ORIGINAL LOT NO. 12, EAST OF THE BLACK RIVER OF SAID TOWNSHIP, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF ABBE ROAD; SAID CENTERLINE ALSO BEING THE EASTERLY LINE OF ORIGINAL LOT NO. 12, AT ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY LINE OF TAYLOR STREET (60 FEET WIDE);

THENCE SOUTH 89° 31' 00" WEST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF TAYLOR ROAD, 30.00 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF ABBE ROAD AND THE NORTHERLY LINE OF TAYLOR STREET;

THENCE SOUTH 89° 31' 00" WEST CONTINUING ALONG THE NORTHERLY LINE OF TAYLOR STREET, 290.75 FEET TO A 5/8" IRON PIN SET AT THE PRINCIPAL PLACE OF BEGINNING OF LAND HEREIN DESCRIBED; SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LAND CONVEYED TO LEAR SIEGLER, INC. AS RECORDED IN DEED VOLUME 835, PAGE 20 OF THE LORAIN COUNTY RECORD OF DEEDS;

THENCE SOUTH 89° 31' 00" WEST IN THE NORTHERLY LINE OF TAYLOR STREET, 143.21 FEET TO A 5/8" IRON PIN SET;

THENCE NORTH 00° 10' 36" WEST, 337.05 FEET TO A 5/8" IRON PIN SET;

THENCE NORTH 89° 31' 00" EAST, 22.02 FEET TO A 5/8" IRON PIN SET;

THENCE NORTH 00° 10' 36" WEST, 275.61 FEET TO A 5/8" IRON PIN SET IN THE SOUTHEASTERLY LINE OF THE CONRAIL RAILROAD;

THENCE NORTH 73° 22' 30" EAST ALONG THE SOUTHERLY LINE OF THE CONRAIL RAILROAD COMPANY, 121.19 FEET TO A 5/8" IRON PIN SET AT THE NORTHWESTERLY CORNER OF LAND CONVEYED TO LEAR SIEGLER, INC. AS AFORESAID;

THENCE SOUTH 00° 37' 00" EAST ALONG THE WESTERLY LINE OF LAND SO CONVEYED, 646.34 FEET TO THE NORTHERLY LINE OF TAYLOR STREET AND THE PRINCIPAL POINT OF BEGINNING OF LAND HEREIN DESCRIBED AND CONTAINING 1.8868 ACRES (82,191 SQUARE FEET) OF LAND AS SURVEYED AND DESCRIBED BY EDWARD B. DUDLEY, P.S. NO. 6747 OF THE RIVERSTONE COMPANY IN AUGUST OF 2002, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

LEGAL DESCRIPTION
PARCEL "B"

SITUATED IN THE TOWNSHIP OF ELYRIA, CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO AND BEING PART OF ORIGINAL LOT NO. 12, EAST OF THE BLACK RIVER OF SAID TOWNSHIP, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF ABBE ROAD; SAID CENTERLINE ALSO BEING THE EASTERLY LINE OF ORIGINAL LOT NO. 12, AT ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF TAYLOR STREET (60 FEET WIDE);

THENCE SOUTH 89° 31' 00" WEST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF TAYLOR ROAD, 30.00 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF ABBE ROAD AND THE NORTHERLY LINE OF TAYLOR STREET;

THENCE SOUTH 89° 31' 00" WEST ALONG THE NORTHERLY LINE OF TAYLOR STREET, 433.96 FEET TO A 5/8" IRON PIN SET AT THE PRINCIPAL POINT OF BEGINNING OF PREMISES HEREIN DESCRIBED;

THENCE SOUTH 89° 31' 00" WEST ALONG THE NORTHERLY LINE OF TAYLOR STREET, 105.00 FEET TO A 5/8" IRON PIN SET AT THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO PATRICK J. KELLY BY DEED RECORDED IN DEED VOLUME 1387, PAGE 270 OF THE LORAIN COUNTY RECORD OF DEEDS;

THENCE NORTH 00° 10' 36" WEST ALONG THE EASTERLY LINE OF LAND SO CONVEYED TO KELLY, 575.84 FEET TO A 5/8" IRON PIN SET IN THE SOUTHERLY LINE OF THE CONRAIL RAILROAD COMPANY;

THENCE NORTH 73° 22' 30" EAST ALONG THE SOUTHERLY LINE OF THE CONRAIL RAILROAD COMPANY, 132.43 FEET TO A 5/8" IRON PIN SET;

THENCE SOUTH 00° 10' 36" EAST, 275.61 FEET TO A 5/8" IRON PIN SET;

THENCE SOUTH 89° 31' 00" WEST, 22.02 FEET TO A 5/8" IRON PIN SET;

THENCE SOUTH 00° 10' 36" EAST, 337.05 FEET TO THE NORTHERLY LINE OF TAYLOR STREET AND THE PRINCIPAL POINT OF BEGINNING OF LAND HEREIN DESCRIBED AND CONTAINING 1.5624 ACRES (68,056 SQUARE FEET) OF LAND AS SURVEYED AND DESCRIBED BY EDWARD B. DUDLEY, P.S. NO. 6747 OF THE RIVERSTONE COMPANY IN AUGUST OF 2002, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THIS PLAT OF LOT SPLIT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS. BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

OCTOBER 1, 2002 REV.
AUGUST 6, 2002

EDWARD B. DUDLEY, III — P.S. NO. 6747 — DATE

EDWARD B. DUDLEY, III 6747 REGISTERED LAND SURVEYOR

NOTE: ALL 5/8" x 30" IRON PINS SET ARE CAPPED BY EDWARD B. DUDLEY, P.S. 6747.

BASIS OF BEARINGS: CENTERLINE BEARING OF TAYLOR STREET (NORTH 89°31'00" EAST) AS DESCRIBED IN DEED CONVEYED TO ABBET SALES INC., DATED DECEMBER 28, 2001 AND RECORDED IN INSTRUMENT NO. 200108001 92.

DEED OF REFERENCE: DEED CONVEYED TO ABBET SALES INC., DATED DECEMBER 28, 2001 AND RECORDED IN INSTRUMENT NO. 20020833182.

LEGEND

P.K. NAIL
MONUMENT BOX
DRILL HOLE
IRON PIN FOUND
5/8" x 30" IRON PIN SET & CAPPED BY DUDLEY, P.S. 6747
CENTERLINE
PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
ORIGINAL PROP. LINE

REC./R.	RECORD	VOL.	VOLUME
MEAS./M.	MEASURED	PG.	PAGE
CALC./C.	CALCULATED	AC.	ACRES
OBS.	OBSERVED	S.F.	SQUARE FEET
ENCR.	ENCROACHES	C.C.M.R.	CUYAHOGA COUNTY MAP RECORDS
CLR.	CLEARS	P.P.N.	PERMANENT PARCEL NUMBER
ADJ.	ADJACENT	R/W	RIGHT-OF-WAY
L.C.A.	LIMITED COMMON AREA	CL	CENTERLINE
D.H.	DRILL HOLE	PL	PROPERTY LINE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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