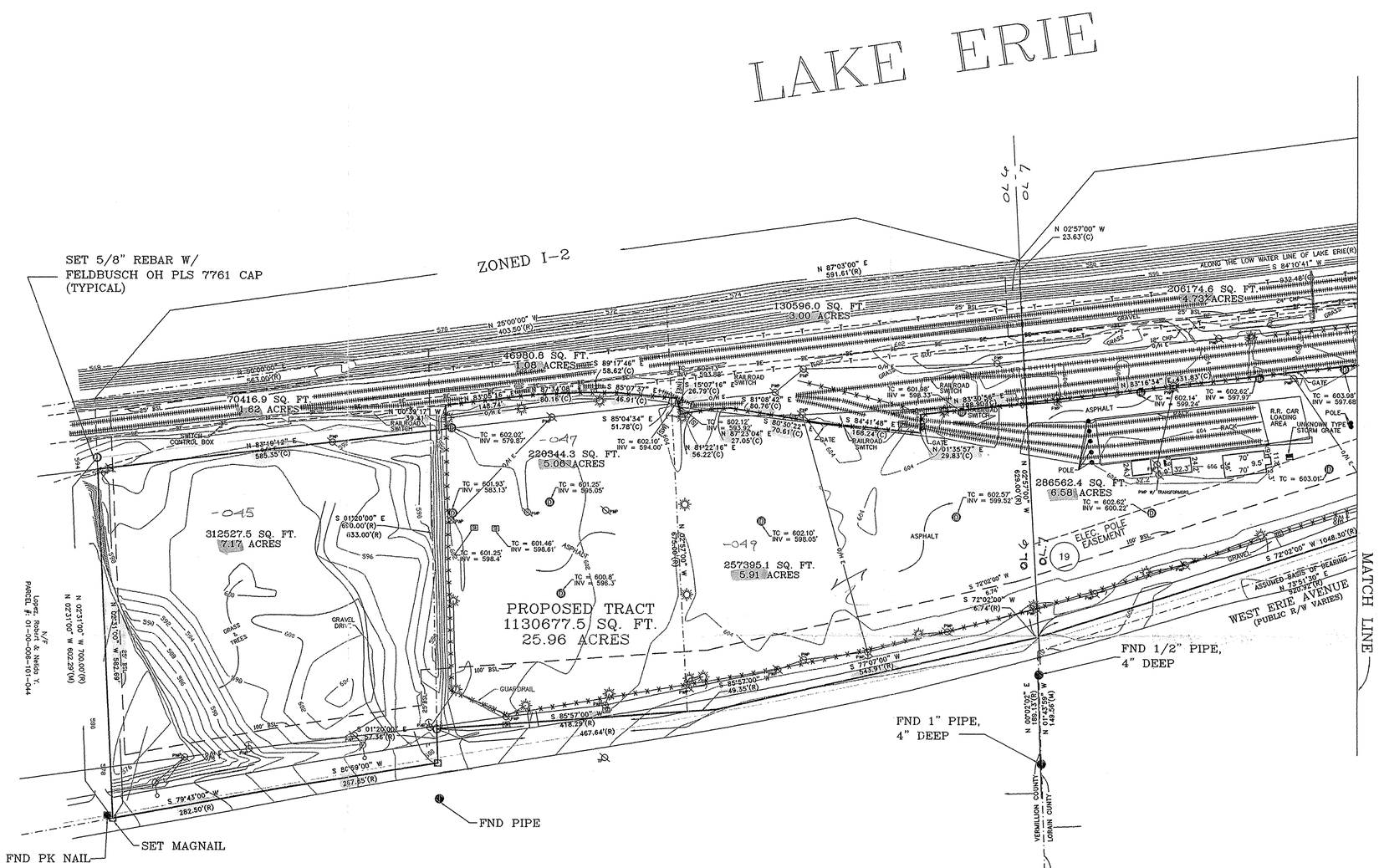

⚠⚠PROPOSED TRACT DESCRIPTION

SITUATED IN THE TOWNSHIP OF BROWNHELM, COUNTY OF LORAIN AND STATE OF OHIO, ALSO KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT No.7, AND BEING A PORTION OF THE SAME PROPERTY AS DESCRIBED IN LAWYERS TITLE COMMITMENT No.1420222, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A P.K. NAIL LOCATED NORTH 72 DEGREES 02 MINUTES EAST, A DISTANCE OF 130.60 FEET AND NORTH 17 DEGREES 58 MINUTES WEST, A DISTANCE OF 11.50 FEET FROM THE INTERSECTION OF THE CENTERLINE OF BAUMHARDT ROAD AND THE NEW CENTERLINE OF WEST ERIE AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID OLD RIGHT-OF-WAY LINE SOUTH 72 DEGREES 02 MINUTES 00 SECONDS WEST, A DISTANCE OF 1048.30 FEET TO A POINT; THENCE CONTINUING ALONG SAID OLD RIGHT-OF-WAY SOUTH 72 DEGREES 02 MINUTES 00 SECONDS WEST, A DISTANCE OF 6.74 FEET TO A POINT; THENCE SOUTH 77 DEGREES 07 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID OLD RIGHT-OF-WAY, A DISTANCE OF 543.91 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 85 DEGREES 57 MINUTES 00 SECONDS WEST, A DISTANCE OF 49.35 FEET TO A POINT; THENCE SOUTH 85 DEGREES 57 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 418.29 FEET TO A 5/8" REBAR WITH FELDBUSCH OH PLS 7761 CAP; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 01 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 57.36 FEET TO A MAG NAIL IN THE CENTERLINE OF WEST ERIE AVENUE; THENCE ALONG THE CENTERLINE OF SAID WEST ERIE AVENUE, SOUTH 80 DEGREES 59 MINUTES 00 SECONDS WEST, A DISTANCE OF 267.55 FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 79 DEGREES 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 282.50 FEET TO A MAGNAIL; THENCE LEAVING SAID CENTERLINE, NORTH 02 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF LAND CONVEYED TO LILLIAN K. ROGERS IN DEED VOLUME 415, PAGE 247, A DISTANCE OF 582.69 FEET TO POINT; THENCE NORTH 83 DEGREES 19 MINUTES 12 SECONDS EAST, A DISTANCE OF 585.35 FEET TO A POINT; THENCE NORTH 00 DEGREES 39 MINUTES 17 SECONDS WEST, A DISTANCE OF 39.41 FEET TO A POINT; THENCE NORTH 83 DEGREES 05 MINUTES 16 SECONDS EAST, A DISTANCE OF 148.74 FEET TO A POINT; THENCE NORTH 87 DEGREES 34 MINUTES 08 SECONDS EAST, A DISTANCE OF 80.16 FEET TO A POINT; THENCE SOUTH 89 DEGREES 17 MINUTES 46 SECONDS EAST, A DISTANCE OF 58.62 FEET TO A POINT; THENCE SOUTH 85 DEGREES 07 MINUTES 37 SECONDS EAST, A DISTANCE OF 46.91 FEET TO A POINT; THENCE SOUTH 85 DEGREES 04 MINUTES 34 SECONDS EAST, A DISTANCE OF 51.78 FEET TO A POINT; THENCE SOUTH 15 DEGREES 07 MINUTES 16 SECONDS EAST, A DISTANCE OF 26.79 FEET TO A POINT; THENCE NORTH 81 DEGREES 22 MINUTES 16 SECONDS EAST, A DISTANCE OF 56.22 FEET TO A POINT; THENCE NORTH 87 DEGREES 23 MINUTES 04 SECONDS EAST, A DISTANCE OF 27.05 FEET TO A POINT; THENCE SOUTH 81 DEGREES 08 MINUTES 42 SECONDS EAST, A DISTANCE OF 80.76 FEET TO A POINT; THENCE SOUTH 80 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 70.61 FEET TO A POINT; THENCE SOUTH 84 DEGREES 41 MINUTES 48 SECONDS EAST, A DISTANCE OF 168.24 FEET TO A POINT; THENCE NORTH 01 DEGREES 35 MINUTES 57 SECONDS EAST, A DISTANCE OF 29.83 FEET TO A POINT; THENCE NORTH 83 DEGREES 30 MINUTES 56 SECONDS EAST, A DISTANCE OF 198.90 FEET TO A POINT; THENCE NORTH 83 DEGREES 16 MINUTES 34 SECONDS EAST, A DISTANCE OF 431.83 FEET TO A POINT; THENCE NORTH 83 DEGREES 21 MINUTES 00 SECONDS EAST, A DISTANCE OF 418.05 FEET TO A POINT; THENCE SOUTH 06 DEGREES 46 MINUTES 41 SECONDS EAST, A DISTANCE OF 10.76 FEET TO A POINT; THENCE NORTH 82 DEGREES 07 MINUTES 04 SECONDS EAST, A DISTANCE OF 489.21 FEET TO A POINT; THENCE SOUTH 06 DEGREES 23 MINUTES 19 SECONDS EAST, A DISTANCE OF 112.56 FEET TO A POINT; THENCE SOUTH 72 DEGREES 02 MINUTES 00 SECONDS WEST, A DISTANCE OF 364.03 FEET TO TO THE POINT OF BEGINNING, AND CONTAINING 25.96 ACRES MORE OR LESS.

MICHAEL F. FELDBUSCH
OHIO REGISTRATION NO. 7761
DATE OF CERTIFICATION 12/20/01

STATE OF OHIO MICHAEL F. FELDBUSCH S 7761 PROFESSIONAL SURVEYOR

SHEET 2 OF 2

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

U.S. SURVEYOR®
USSURVEYOR.COM
4929 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
1-800-TO SURV

PREPARED FOR:
LANDAMERICA

PROJECT LOCATION:
LORAIN COUNTY, OH

PROJECT ADDRESS:
WEST ERIE AVENUE
LORAIN, OH

PROJECT NAME:
ALTA/ACSM LAND
TITLE SURVEY W/TOPO

JOB NUMBER: 01755-11
FILE: SS22309A_6

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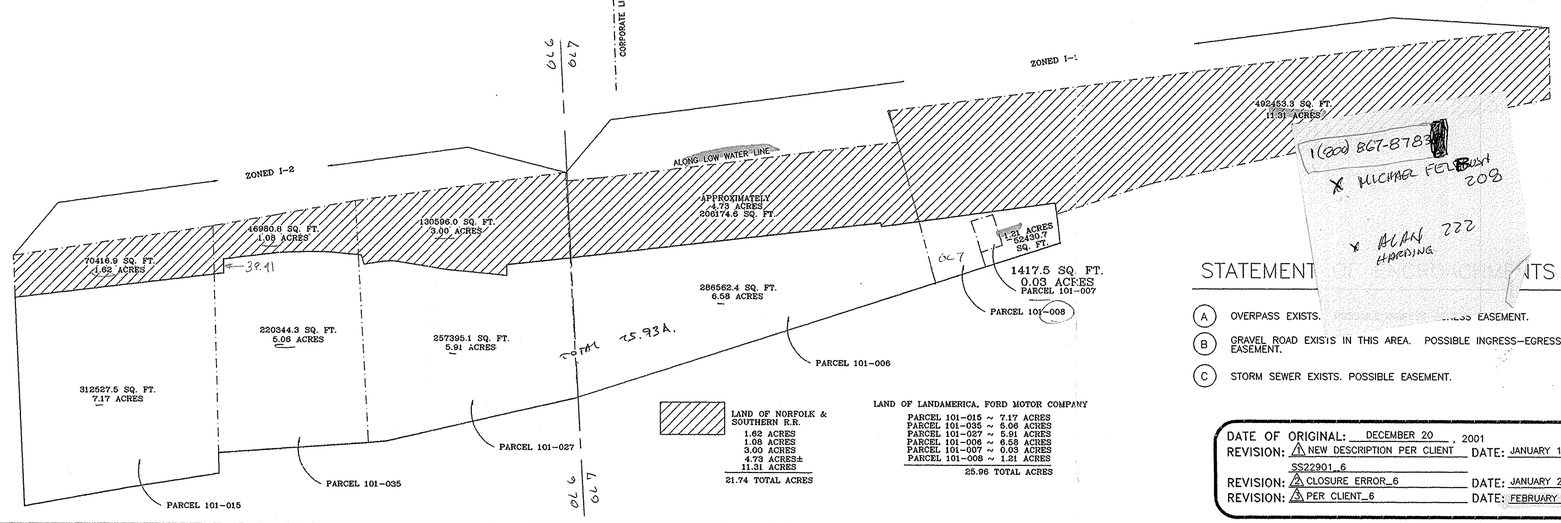

LAND OF NORFOLK & SOUTHERN R.R.
1.62 ACRES
1.08 ACRES
3.00 ACRES
4.73 ACRES±
11.31 ACRES
21.74 TOTAL ACRES

LAND OF LANDAMERICA, FORD MOTOR COMPANY
PARCEL 101-015 ~ 7.17 ACRES
PARCEL 101-035 ~ 5.06 ACRES
PARCEL 101-027 ~ 5.91 ACRES
PARCEL 101-006 ~ 6.58 ACRES
PARCEL 101-007 ~ 0.03 ACRES
PARCEL 101-008 ~ 1.21 ACRES
25.96 TOTAL ACRES

1(800) 867-8783
X MICHAEL FELDBUSCH 208
X ALAN 222 HARDING

STATEMENT[illegible]NTS

(A) OVERPASS EXISTS. [illegible]RESS EASEMENT.

(B) GRAVEL ROAD EXISTS IN THIS AREA. POSSIBLE INGRESS-EGRESS EASEMENT.

(C) STORM SEWER EXISTS. POSSIBLE EASEMENT.

DATE OF ORIGINAL: DECEMBER 20, 2001
REVISION: ⚠ NEW DESCRIPTION PER CLIENT DATE: JANUARY 18, 2002
SS22901_6
REVISION: ⚠ CLOSURE ERROR_6 DATE: JANUARY 28, 2002
REVISION: ⚠ PER CLIENT_6 DATE: FEBRUARY 21, 2002