The Orin Group, LLC.

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As-Surveyed Legal Description

PARCEL A (Parcels 1 & 2 Combined)

Situated in the State of Ohio, County of Lorain, the City of Lorain, and being known as all of Sublot numbers 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 672, and the easterly one half of Sublot 673 of The Fairhome Addition as recorded in Plat Book 4, Pages 13 & 14 of Lorain County Records, also Sublots 20, 21, 22, and 23 of The Federal Home Building Company Subdivision as recorded in Plat Book 9, Page 25 of Lorain County Records, Bounded and described as follows:

Beginning at an iron pin set at the northeast corner of Sublot 23, said being on the southerly right-of-way of "F" Street (60 foot wide), thence South 24°56'47" East a distance of 150.58 feet to an iron pin set at the southwest corner of Sublot 23, said being on the northerly right-of-way of The B & O Railroad;

Thence South 62°34'41" West, along the northerly line of said land conveyed to The B & O Railroad, a distance of 813.94 feet to an iron pin set;

Thence North 24°42'04" West, a distance of 149.29 feet to an iron pin set on the southerly right-of-way of "F" Street;

Thence North 62°29'06" East, along the southerly right-of-way of "F" Street, a distance of 813.36 feet 71 feet to The Place of Beginning containing 2.7975 acres (121,683 Square Feet), more or less and subject to all highways and easements as surveyed by Ted R. Clark, Ohio Registered Professional Surveyor Number 6809, on April 25, 2008 for an on behalf of The Orin Group, LLC under project number 20080124.

Note all iron pins referred to in this description as being set are 5/8 inch by 30 inches long steel rebar with a yellow plastic cap on the top stamped: OH-6809.

The Basis of Bearings of this description is North 0000'00" East, along the centerline of Iowa Avenue shown on the above mentioned survey, and is an assumed bearing.

PARCEL B (Parcels 3 & 4 Combined)

Situated in the State of Ohio, County of Lorain, the City of Lorain, and being known as all of Sublot numbers 651, 652, 653, 654, 655, 656, 657, 658, and 659 in the Fairhome Addition of part of Original Black River Township Lot Number 51 as recorded in Plat Book 4, Pages 13 & 14 and Plat Book 5, Page 23 of Lorain County Records, also Sublot 660 in C. A. Sturtevant's Fairhome Allotment, and an unnumbered parcel lying east of said Sublot 660 that was conveyed to the City of Lorain recorded in Deed Volume 156, Page 247 of Lorain County Records, also that portion of a Vacated 16 foot Alley (Vacated by Ordinance 52-98), all bounded and described as follows:

Beginning at an iron pin found at the intersection of the northerly right-of-way of "F" Street (60 foot wide) and the easterly right-of-way of Illinois Avenue (50 foot wide), said pin being at the southwest corner of Sublot 651 of Fairhome Addition, and being the True Place of Beginning of the parcel herein described;

Thence North 22°51'52" West, along the easterly right-of-way of Illinois Avenue, a distance of 140.45 feet to an iron pin set on the intersection of the easterly right-of-way of Illinois Avenue and the centerline of a Vacated 16 foot alley (Vacated Ordinance 52-98), passing an iron pin found 8.02 feet from the centerline of said alley, and being the northwest corner of said sublot 651;

Thence North 62°33'34" East, along the centerline of said vacated alley, a distance of 280.91 feet to an iron pin set on the westerly right-of-way of Indiana Avenue;

Thence South 23°10'46" East, along the westerly right-of-way of Indiana Avenue, a distance of 140.02 feet to an iron pin set on the northerly right-of-way of "F" Street, passing an iron pin found 8.02 feet from the set pin;

Thence South 62°29'06" West, along the northerly line of "F" Street, a distance of 281.71 feet to the Place of Beginning containing 0.909 acres (39,330 Square Feet), more or less and subject to all highways and easements as surveyed by Ted R. Clark, Ohio Registered Professional Surveyor Number 6809, on April 25, 2008 for and on behalf of The Orin Group, LLC under project number 20080124.

Note all iron pins referred to in this description as being set are 5/8 inch by 30 inches long steel rebar with a yellow plastic cap on the top stamped: OH-6809.

The Basis of Bearings of this description is North 00°00'00" East, along the centerline of Iowa Avenue shown on the above mentioned survey, and is an assumed bearing.

PARCEL C (Parcels 5 & 17 Combined)

Situated in the State of Ohio, County of Lorain, the City of Lorain, and being known as being all of Sublot numbers 29, 30, 31, 32, 33, and part of Sublot 28 of W. B. Trustee's Addition of part of Original Black River Township Lot No. 51 as shown by the Plat Recorded in Plat Book 5, Page 7 of Lorain County Records, also all of Sublots 34, 35, 36, 37, 38, 39, & 40 of W. B. Trustee's Addition of part of Original Black River Township Lot No. 51 as shown by the Plat recorded in Plat Book 5, Page 7 of Lorain County Records, and part of Sublot 28 of W. B. Trustee's Addition as recorded in Plat Book 5, Page 7 of Lorain County Records, bounded and described as follows:

Beginning at an iron pin found at the northwest corner of Sublot 40, said pin being on the southerly right-of-way of "G" Street (50 foot wide), said pin also being at the northeast corner of Sublot 41 conveyed to James Hamilton as recorded in Official Record Volume 831, Page 315 of Lorain County Records, thence North 63°16'13" East, along the southerly right-of-way of "G" Street, a distance of 650.01 feet to an iron pin set at the northeast corner of Sublot 28, being the northwest corner of a parcel conveyed to the City of Lorain as recorded in Deed Volume 491, Page 360 of Lorain County Records;

Thence South 26°43'30" East, along the westerly line of said land conveyed to the City of Lorain, a distance of 51.94 feet to an iron pin set on the westerly right-of-way of Iowa Avenue (60 foot wide);

Thence South 00°00'00" West, along the westerly right-of-way of Iowa Avenue, a distance of 92.99 feet to an iron pin set;

Thence South 63°16'23" West, along the southerly line of W. B. Trustee's Addition, a distance of 608.23 feet to an iron pin set at the southwest corner of Sublot 40, also being the southeast corner of Sublot 41 so conveyed to Hamilton;

Thence North 26°42'42" West, along the easterly line of Sublot 41, a distance of 134.97 feet to The Place of Beginning containing 1.9744 acres (86,007 Square Feet), more or less and subject to all highways and easements as surveyed by Ted R. Clark, Ohio Registered Professional Surveyor Number 6809, on April 25, 2008 for and on behalf of The Orin Group, LLC under project number 20080124.

Note all iron pins referred to in this description as being set are 5/8 inch by 30 inches long steel rebar with a yellow plastic cap on the top stamped: OH-6809.

The Basis of Bearings of this description is North 00°00'00" East, along the centerline of Iowa Avenue shown on the above mentioned survey, and is an assumed bearing.

PARCEL D (Parcel 6)

Situated in the State of Ohio, County of Lorain, The City of Lorain, and being known as being all of Sublot numbers 170, 171, 172, 173, 174, 175, 176, 177, 211, 212, 213, 214, 215, 216, 217, and 218 in East Side Realty Company's Allotment being a part of Original Black River Township Lot 51 as recorded in Plat Book 13, Page 21 of Lorain County Records , bounded and described as follows:

Beginning at an iron pin found at the southwest corner of Sublot 218, said pin being on the easterly right of way of Iowa Avenue (60 foot wide), said pin also being the northwest corner of Sublot 219, thence North 00°00'00" East, along the easterly right-of-way of Iowa Avenue, a distance of 319.70 feet to an iron pin set at the northwest corner of Sublot 211, being a parcel conveyed to The Lorain County Board of Commissioners Metropolitan Housing Authority as recorded in Official Record 393, Page 569;

Thence South 89°28'00" East, along the southerly line of said land conveyed to The Lorain County Board of Commissioners Metropolitan Housing Authority, being Sublots 210 and 178, a distance of 243.86 feet to an iron pin set on the westerly right-of-way of Augusta Avenue;

Thence South 00°34'12" West, along the westerly right-of-way of Augusta Avenue, a distance of 319.69 feet to an iron pin set at the northeast corner of Sublot 169;

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As-Surveyed Legal Description cont.

Thence North 89°28'00" West, along the northerly lines of Sublots 169 and 219, a distance of 240.68 feet to The Place of Beginning containing 1.7780 Acres (77,451 Square Feet), more or less and subject to all highways and easements as surveyed by Ted R. Clark, Ohio Registered Professional Surveyor Number 6809, on April 25, 2008 for an on behalf of The Orin Group, LLC under project number 20080124.

Note all iron pins referred to in this description as being set are 5/8 inch by 30 inches long steel rebar with a yellow plastic cap on the top stamped: OH-6809.

The Basis of Bearings of this description is North 00°00'00" East, along the centerline of Iowa Avenue shown on the above mentioned survey, and is an assumed bearing.

PARCEL E (Parcels 7 & 16 Combined)

Situated in the State of Ohio, County of Lorain, the City of Lorain, and being known as being all of Sublot numbers 121, 122, 123, 124, 125, 126, 142, 143, 144, 145, 146, 147, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, along with that portion of now Vacated Augusta Avenue all as in East Side Realty Company's Allotment being a part of Original Black River Township Lot 51 as recorded in Plat Book 13, Page 21 of Lorain County Records and Sublot 182 together with that portion of vacated Augusta Avenue, as recorded in said East Side Realty Company's Allotment, bounded and described as follows:

Beginning at an iron pin set at the intersection of the south right-of-way of "G" Street (60 foot wide) and the west right-of-way of Kansas Avenue (Variable Width), said being the True Place of Beginning of the parcel herein described:

Thence South 00°25'49" West, along the west right-of-way of Kansas Avenue, a distance of 265.07 feet to an iron pin set at the southeast corner of Sublot 121, being the northeast corner of Sublot 120 being conveyed to the City of Lorain, Ohio as recorded in Film 841955, Page 1855 of Lorain County Records;

Thence North 89°29'23" West, along the northerly line of Sublots 120 and 148, so conveyed to the City of Lorain, a distance of 270.00 feet to an iron pin set, being in the centerline of vacated Augusta Avenue;

Thence South 00°40'26" West, along the centerline of vacated Augusta Avenue, a distance of 320.00 feet to an iron pin set, being the southeast corner of Sublot 182;

Thence North 89°25'02" West, along the southerly line of Sublot 182 and 206, being the northerly line of Sublots 181 and 207 being conveyed to The Lorain County Board of Commissioners Metropolitan Housing Authority as recorded in Official Record 393, Page 569 of Lorain County Records, a distance of 276.07 feet to a point 1.4 feet west, being on the easterly right-of-way of Iowa Avenue (60 foot wide);

Thence North 00°00'00" East, along the easterly right-of-way of Iowa Avenue, a distance of 457.11 feet to an iron pin set at the intersection of the easterly right-of-way of Iowa Avenue and the southerly right-of-way of "G" Street, being the northwest corner of Sublot 195;

Thence North 63°16'12" East, along the southerly right-of-way of "G" Street, a distance of 257.25 feet to a point of curvature;

Thence northeasterly along an arc of a curve to the right a distance of 42.35 feet to an iron pin set, said arc having a radius of 89.09 feet, and a chord of 41.95 feet that bears North 76°53'24" East;

Thence South 89°29'24" East, along the southerly right-of-way of "G" Street, a distance of 281.20 feet to the Place of Beginning containing 5.0255 acres (218,912 Square Feet), more or less and subject to all highways and easements as surveyed by Ted R. Clark, Ohio Registered Professional Surveyor Number 6809, on April 25, 2008 for and on behalf of The Orin Group, LLC under project number 20080124.

Note all iron pins referred to in this description as being set are 5/8 inch by 30 inches long steel rebar with a yellow plastic cap on the top stamped: OH-6809.

The Basis of Bearings of this description is North 00°00'00" East, along the centerline of Iowa Avenue shown on the above mentioned survey, and is an assumed bearing.

PARCEL F (Parcel 8) no as-surveyed legal description for this parcel

PARCEL G (Parcel 9) no as-surveyed legal description for this parcel

PARCEL H (Parcels 10, 11, and 12 Combined)

Situated in the State of Ohio, County of Lorain, the City of Lorain, and being known as being all of Sublots numbers 20, 21, 22, 23, 24, 25, & 26 of W.B Trustee's Addition of part of Original Black River Township Lot No. 51 as shown by the Plat recorded in Plat Book 5, Page 7 of Lorain County Records, and being all of Sublots 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, & 141 of The East Side Realty Company's Allotment of part of Original Black River Township Lot No. 51 as shown by the Plat Book 13, Page 21 of Lorain County Records, and all of a record 0.631 acre parcel located on the west side of Kansas Avenue (80 foot wide) and the north side of "G" Street (60 foot wide & 50 foot wide), bounded and described as follows:

Beginning at an iron pin set at the intersection of the northerly right-of-way of "G" Street and the westerly right-of-way of Kansas Avenue, said pin being the True Place of Beginning of the parcel herein described, thence North 89°29'24" West, along the northerly right-of-way of "G" Street, a distance of 281.03 feet to an iron pin set at a point of curvature;

Thence southwesterly a distance of 70.87 feet along an arc of a curve to the left to an iron pin set, said arc having a radius of 149.09 feet, a chord of 70.21 feet that bears South 76°53'29" West;

Thence South 63°16'12" West, continuing along the northerly right-of-way of "G" Street, a distance of 262.99 feet to an iron pin set at an angle in the northerly right-of-way of "G" Street, said angle being at the southwest corner of said Sublot 141;

Thence South 00°05'01" East a distance of 5.59 feet to an iron pin set on the northerly right-of-way of "G" Street, being 25.00 feet north of the centerline of "G" Street and being at the southeast corner of said Sublot 26;

Thence South 63°16'12" West, continuing along the northerly right-of-way of "G" Street, a distance of 332.54 feet to an iron pin found at the southwest corner of Sublot 20;

Thence North 26°49'09" West, along the westerly line of said Sublot 20, a distance of 134.09 feet to an iron pin found on the southerly right-of-way of The B & O Railroad;

Thence North 62°34'41" East, along the southerly right-of-way of The B & O Railroad, a distance of 402.50 feet to an iron pin set at an angle thereof, said pin being at the northeast corner of Sublot 26;

Thence North 00°05'01" West, a distance of 19.14 feet to an iron pin set, being the northwest corner of Sublot 140 and the northeast corner of Sublot 141;

Thence North 62°34'41" East, along the southerly right-of-way of The B & O Railroad, a distance of 639.52 feet to an iron pin set on the westerly right-of-way of Kansas Avenue, said point being the northeast corner of Sublot 127;

Thence southerly along an arc of a curve to the right, continuing along the westerly right-of-way of Kansas Avenue, a distance of 169.85 feet to an iron pin set at a point of curvature, said arc having a radius of 1179.48 feet and a chord of 169.70 feet that bears South 06°01'12" East, said being the southeast corner of Sublot 127;

Thence southerly along an arc of a curve to the right, continuing along the westerly right-of-way of Kansas Avenue, a distance of 45.49 feet to an iron pin set at a point of tangency, said arc having a radius of 1,110.00 feet and a chord of 45.49 feet that bears South 00°03'45" West;

Thence South 00°25'49" West, continuing along the westerly right of way of Kansas Avenue, a distance of 117.56 feet to the Place of Beginning containing 4.0498 acres (176,410 Square Feet), more or less and subject to all highways and easements as surveyed by Ted R. Clark, Ohio Registered Professional Surveyor Number 6809, on April 25, 2008 for and on behalf of The Orin Group, LLC under project number 20080124.

Note all iron pins referred to in this description as being set are 5/8 inch by 30 inches long steel rebar with a yellow plastic cap on the top stamped: OH-6809.

The Basis of Bearings of this description is North 00°00'00" East, along the centerline of Iowa Avenue shown on the above mentioned survey, and is an assumed bearing.

PARCEL I (Parcels 13, 14, and 15 Combined)

Situated in the State of Ohio, County of Lorain, and being a part of Original Black River Township Lot 51 (formerly Sheffield Township Lot 51) bounded and described as follows:

As-Surveyed Legal Description cont.

Beginning at an iron pin found North 67°47'59" West 162.32 feet from an iron pin found at the intersection of the westerly right-of-way of Iowa Avenue (60 foot wide) and the northerly right-of-way of Colorado Avenue (60 foot wide), being the True Place of Beginning of the parcels herein described:

Thence North 67°47'59" West, continuing along the northerly right-of-way of Colorado Avenue, a distance of 137.22 feet to an iron pin found;

Thence North 04°53'18" East, along the easterly line of land conveyed to Erdie Paper Tube Company as recorded in Official Record Volume 6, Page 320 of Lorain County Records, a distance of 646.82 feet to an iron pin set;

Thence North 84°27'47" West, along the northerly line of said land conveyed to Erdie Paper Tube Co., a distance of 137.76 feet to an iron pin set;

Thence North 10°32'40" West, along an easterly line of said land conveyed to Erdie Paper Tube Co., a distance of 33.55 feet to an iron pin found;

Thence North 63°16'23" East, along the southerly line of W. B. Thompson Trustee's Addition as recorded in Plat Book 5, Page 7 of Lorain County Records, a distance of 409.19 feet to an iron pin set on the westerly right-of-way of Iowa Avenue;

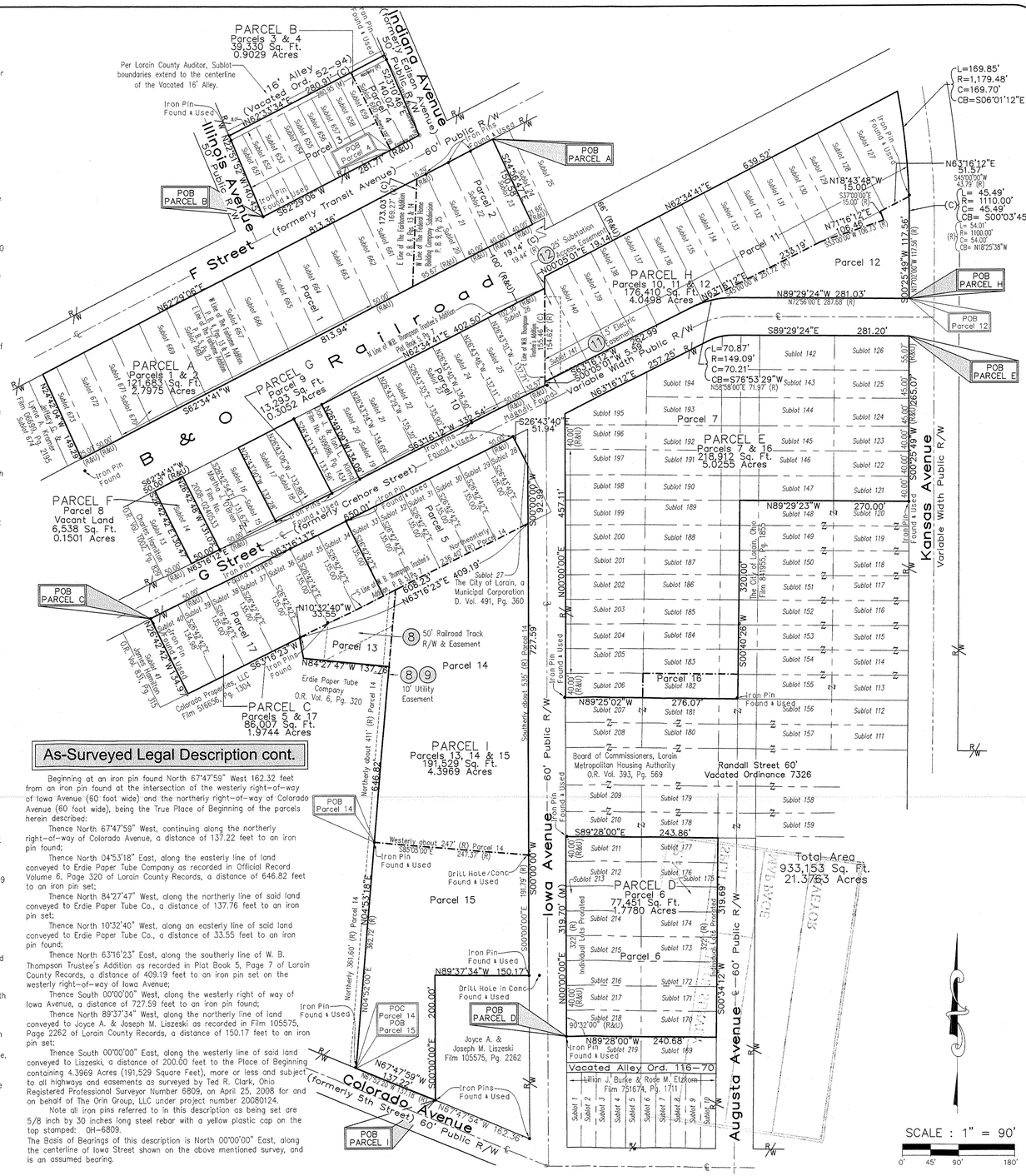
Thence South 00°00'00" West, along the westerly right of way of Iowa Avenue, a distance of 727.59 feet to an iron pin found;

Thence North 89°37'34" West, along the northerly line of land conveyed to Joyce A. & Joseph M. Liszeski as recorded in Film 105575, Page 2262 of Lorain County Records, a distance of 150.17 feet to an iron pin set;

Thence South 00°00'00" East, along the westerly line of said land conveyed to Liszeski, a distance of 200.00 feet to the Place of Beginning containing 4.3969 Acres (191,529 Square Feet), more or less and subject to all highways and easements as surveyed by Ted R. Clark, Ohio Registered Professional Surveyor Number 6809, on April 25, 2008 for and on behalf of The Orin Group, LLC under project number 20080124.

Note all iron pins referred to in this description as being set are 5/8 inch by 30 inches long steel rebar with a yellow plastic cap on the top stamped: OH-6809.

The Basis of Bearings of this description is North 00°00'00" East, along the centerline of Iowa Street shown on the above mentioned survey, and is an assumed bearing.



Ref: 20080124-01

#02702
APPROVED
LORAIN CO.
MAP DEPT.
DATE 5-20-09
see below
PAGE 2.00-051-B
JHH Field
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