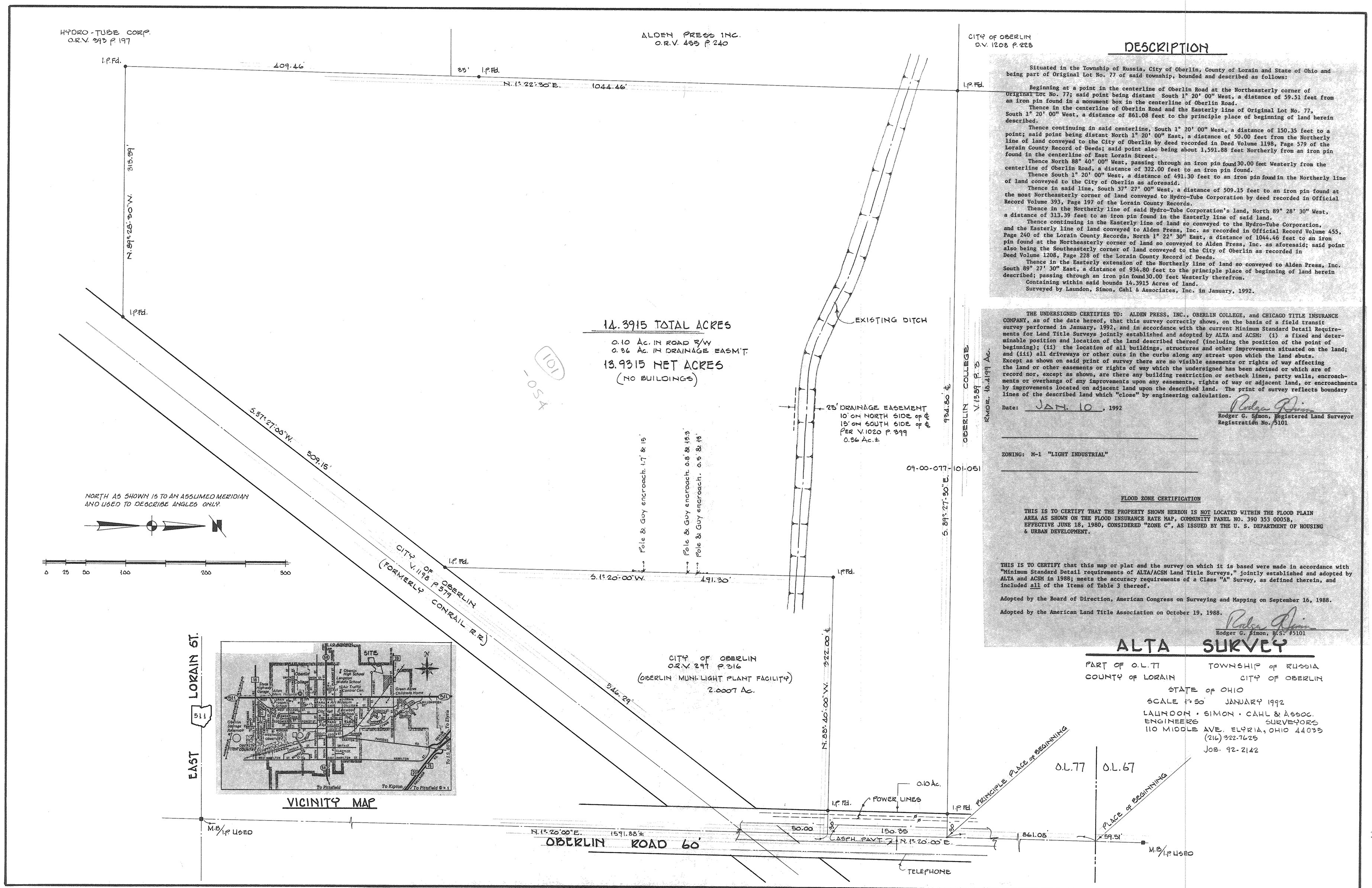

DESCRIPTION

Situated in the Township of Russia, City of Oberlin, County of Lorain and State of Ohio and being part of Original Lot No. 77 of said township, bounded and described as follows:

Beginning at a point in the centerline of Oberlin Road at the Northeasterly corner of Original Lot No. 77; said point being distant South 1° 20' 00" West, a distance of 59.51 feet from an iron pin found in a monument box in the centerline of Oberlin Road.

Thence in the centerline of Oberlin Road and the Easterly line of Original Lot No. 77, South 1° 20' 00" West, a distance of 861.08 feet to the principle place of beginning of land herein described.

Thence continuing in said centerline, South 1° 20' 00" West, a distance of 150.35 feet to a point; said point being distant North 1° 20' 00" East, a distance of 50.00 feet from the Northerly line of land conveyed to the City of Oberlin by deed recorded in Deed Volume 1198, Page 579 of the Lorain County Record of Deeds; said point also being about 1,591.88 feet Northerly from an iron pin found in the centerline of East Lorain Street.

Thence North 88° 40' 00" West, passing through an iron pin found 30.00 feet Westerly from the centerline of Oberlin Road, a distance of 322.00 feet to an iron pin found.

Thence South 1° 20' 00" West, a distance of 491.30 feet to an iron pin found in the Northerly line of land conveyed to the City of Oberlin as aforesaid.

Thence in said line, South 37° 27' 00" West, a distance of 509.15 feet to an iron pin found at the most Northeasterly corner of land conveyed to Hydro-Tube Corporation by deed recorded in Official Record Volume 393, Page 197 of the Lorain County Records.

Thence in the Northerly line of said Hydro-Tube Corporation's land, North 89° 28' 30" West, a distance of 313.39 feet to an iron pin found in the Easterly line of said land.

Thence continuing in the Easterly line of land so conveyed to the Hydro-Tube Corporation, and the Easterly line of land conveyed to Alden Press, Inc. as recorded in Official Record Volume 455, Page 240 of the Lorain County Records, North 1° 22' 30" East, a distance of 1044.46 feet to an iron pin found at the Northeasterly corner of land so conveyed to Alden Press, Inc. as aforesaid; said point also being the Southeasterly corner of land conveyed to the City of Oberlin as recorded in Deed Volume 1208, Page 228 of the Lorain County Record of Deeds.

Thence in the Easterly extension of the Northerly line of land so conveyed to Alden Press, Inc. South 89° 27' 30" East, a distance of 934.80 feet to the principle place of beginning of land herein described; passing through an iron pin found 30.00 feet Westerly therefrom.

Containing within said bounds 14.3915 Acres of land.

Surveyed by Laundon, Simon, Cahl & Associates, Inc. in January, 1992.

THE UNDERSIGNED CERTIFIES TO: ALDEN PRESS, INC., OBERLIN COLLEGE, and CHICAGO TITLE INSURANCE COMPANY, as of the date hereof, that this survey correctly shows, on the basis of a field transit survey performed in January, 1992, and in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by ALTA and ACSM: (i) a fixed and determinable position and location of the land described thereof (including the position of the point of beginning); (ii) the location of all buildings, structures and other improvements situated on the land; and (iii) all driveways or other cuts in the curbs along any street upon which the land abuts.

Except as shown on said print of survey there are no visible easements or rights of way affecting the land or other easements or rights of way which the undersigned has been advised or which are of record nor, except as shown, are there any building restriction or setback lines, party walls, encroachments or overhangs of any improvements upon any easements, rights of way or adjacent land, or encroachments by improvements located on adjacent land upon the described land. The print of survey reflects boundary lines of the described land which "close" by engineering calculation.

Date: JAN. 10, 1992

Rodger G. Simon, Registered Land Surveyor
Registration No. 5101

ZONING: M-1 "LIGHT INDUSTRIAL"

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE FLOOD PLAIN AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 390 353 0005B, EFFECTIVE JUNE 18, 1980, CONSIDERED "ZONE C", AS ISSUED BY THE U. S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT.

THIS IS TO CERTIFY that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail requirements of ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1988; meets the accuracy requirements of a Class "A" Survey, as defined therein, and included all of the Items of Table 3 thereof.

Adopted by the Board of Direction, American Congress on Surveying and Mapping on September 16, 1988.

Adopted by the American Land Title Association on October 19, 1988.

Rodger G. Simon, R.S. #5101

ALTA SURVEY

PART OF O.L. 77 — TOWNSHIP of RUSSIA
COUNTY of LORAIN — CITY of OBERLIN
STATE of OHIO
SCALE 1" = 50' — JANUARY 1992

LAUNDON · SIMON · CAHL & ASSOC.
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