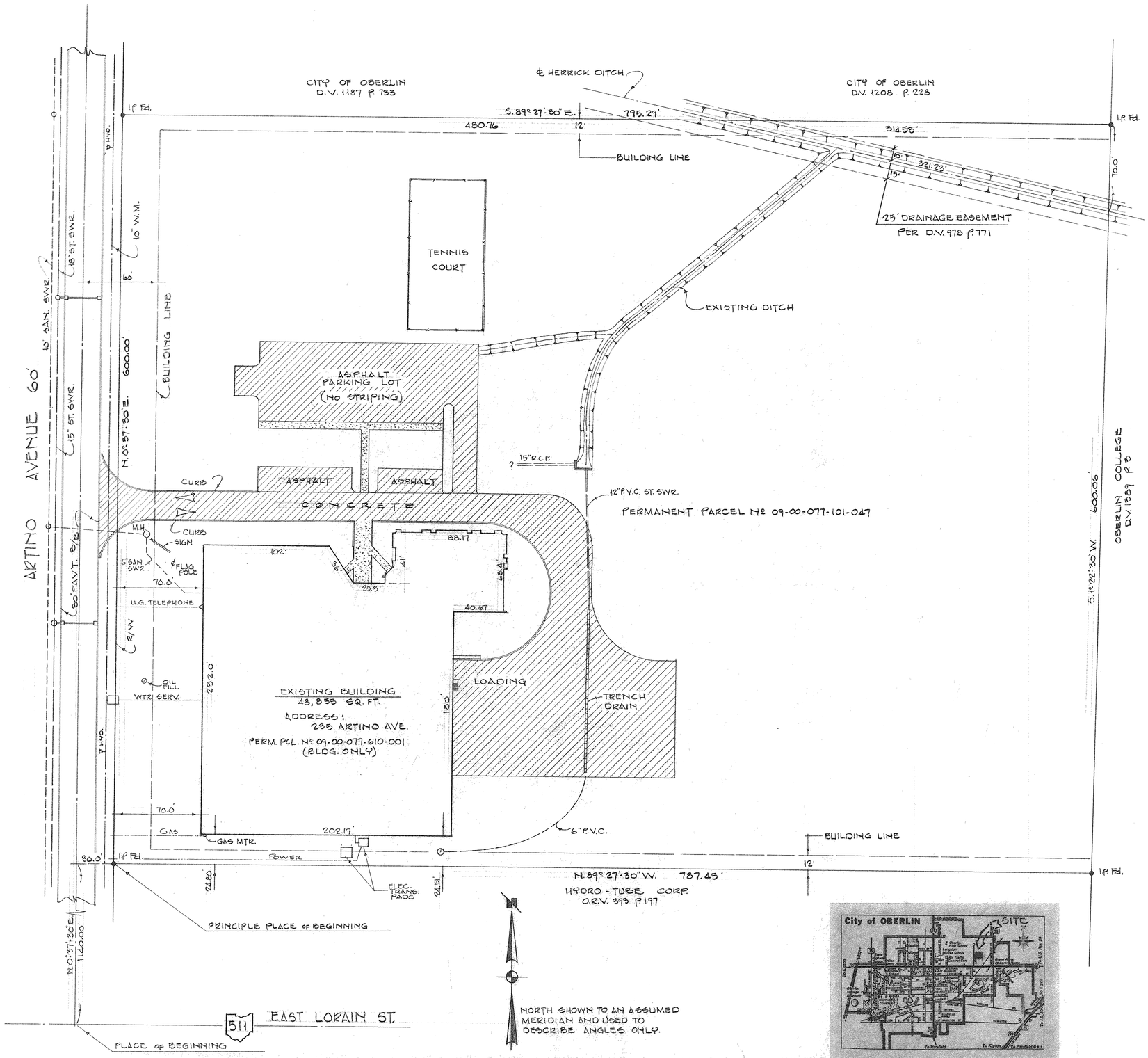

DESCRIPTION

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 Artino Avenue at its intersection with the centerline of East Lorain Street (State Route 511.)

Thence in the centerline of Artino Avenue, North 0° 37' 30" East, a distance of 1140.00 feet to a point.

Thence South 89° 27' 30" East, a distance of 30.00 feet to an iron pin found and the principle place of beginning of land herein described; said point also being the Northwesterly 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 Easterly line of Artino Avenue, North 0° 37' 30" East, a distance of 600.00 feet to an iron pin found at the Southwesterly corner of land conveyed to the City of Oberlin by deed recorded in Deed Volume 1187, Page 733 of the Lorain County Record of Deeds.

Thence in the Southerly line of land so conveyed to the City of Oberlin and the Southerly line of land conveyed to the City of Oberlin by deed recorded in Deed Volume 1208, Page 228 of the Lorain County Record of Deeds, South 89° 27' 30" East, a distance of 795.29 feet to an iron pin found in the Westerly line of land conveyed to the Oberlin College by deed recorded in Deed Volume 1389, Page 3 of the Lorain County Record of Deeds.

Thence in said line, South 1° 22' 30" West, a distance of 600.06 feet to an iron pin found at the Northeasterly corner of land conveyed to Hydro-Tube Corporation as aforesaid.

Thence in the Northerly line of said Hydro-Tube Corporation's land, North 89° 27' 30" West, a distance of 787.45 feet to the principle place of beginning of land herein described.

Containing within said bounds 474,814.34 sq. ft. or 10.9002 Acres of land.

Surveyed by Laundon, Simon, Cahl & Associates, Inc. in September, 1991.

PERMANENT PARCEL NO. 09-00-077-101-047

PREVIOUS DEED REFERENCE: OFFICIAL RECORD VOLUME 106, PAGE 32 (LEASE)

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED CERTIFIES TO: ALDEN PRESS, INC., SECURITY PACIFIC BUSINESS CREDIT, INC. and CHICAGO TITLE INSURANCE COMPANY, as of the date hereof, that this survey correctly shows, on the basis of a field transit survey performed on September 13th & 16th, 1991, 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 thereon (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: September ____, 1991

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

STATE OF OHIO
RODGER G. SIMON
5101
REGISTERED SURVEYOR

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", 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 RUSSIA TOWNSHIP
CITY of OBERLIN COUNTY of LORAIN STATE of OHIO

0 25 50 100 150 200 250
SCALE 1" = 40'
SEPTEMBER, 1991

LAUNDON · SIMON · CAHL & ASSOC.
ENGINEERS SURVEYORS
106 MIDDLE AVE. ELYRIA, O. 44035

JOB Nº 91-2095

09-00-077-101-047 09-00-077-B

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