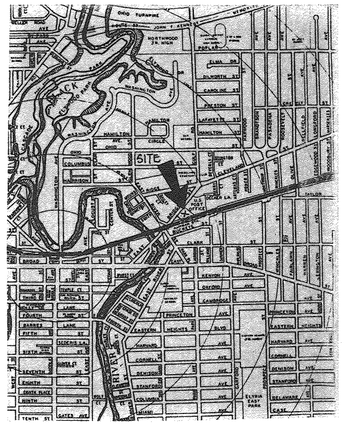

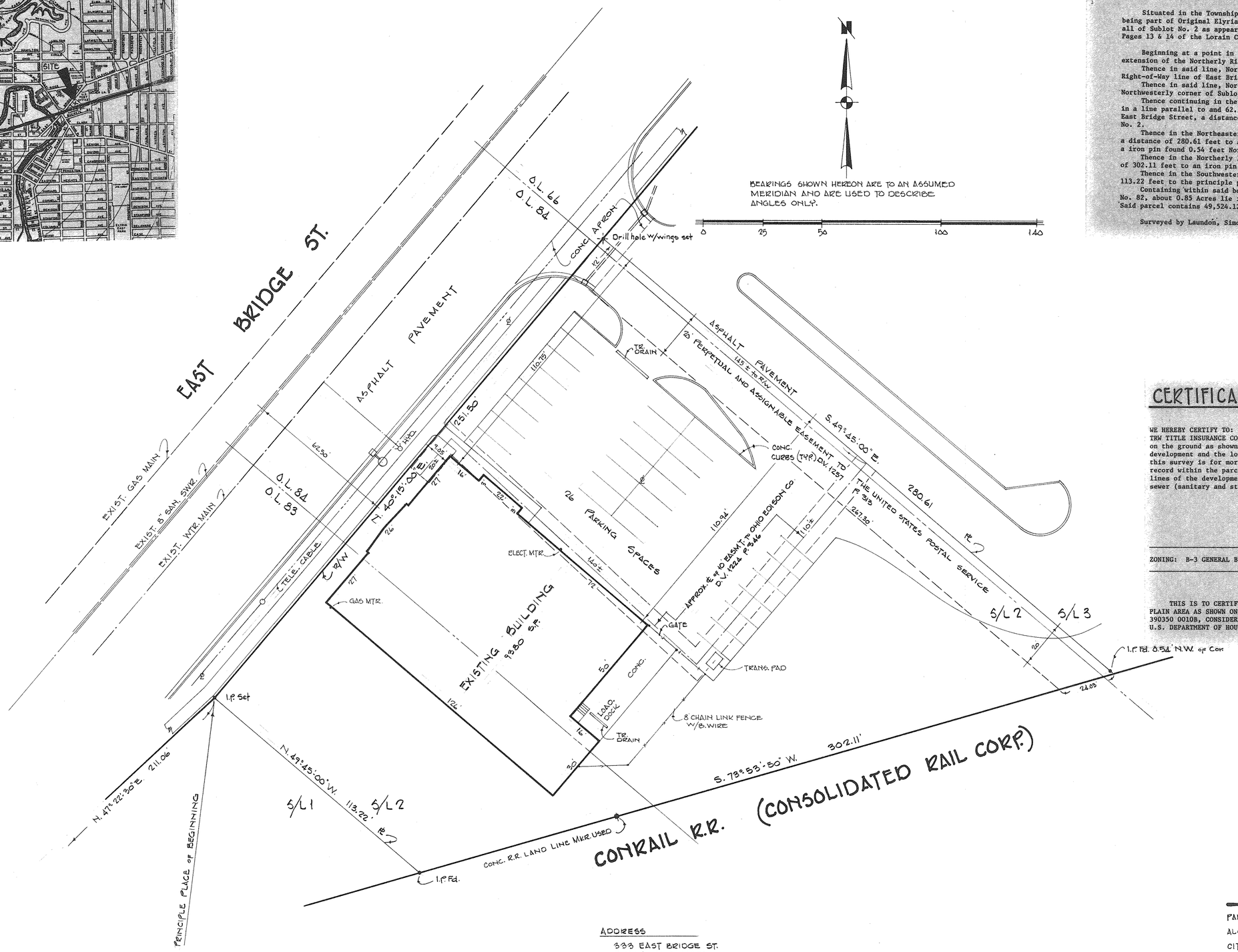

DESCRIPTION

Situated in the Township of Elyria, City of Elyria, County of Lorain and State of Ohio and being part of Original Elyria Township Lot Nos. 83, 84 & 66 East of the Black River and also being all of Sublot No. 2 as appears in the Malcolm Manor Subdivision as recorded in Plat Volume 34, Pages 13 & 14 of the Lorain County Record of Plats.

Beginning at a point in the centerline of East Bridge Street at its intersection with the Westerly extension of the Northerly Right-of-Way line of the Conrail Railroad (Consolidated Rail Corporation).

Thence in said line, North 73° 53' 50" East, a distance of 65.55 feet to a point in the Southeasterly Right-of-Way line of East Bridge Street.

Thence in said line, North 47° 22' 30" East, a distance of 211.06 feet to an iron pin set at the Northwesterly corner of Sublot No. 2 and being the principle place of beginning of land herein described.

Thence continuing in the Southeasterly Right-of-Way line of East Bridge Street, North 40° 15' 00" East, in a line parallel to and 62.50 feet Southeasterly from (by rectangular measurement) the centerline of East Bridge Street, a distance of 251.50 feet to a drill hole set at the Northeasterly corner of Sublot No. 2.

Thence in the Northeasterly line of Sublot No. 2 as appears in said Plat, South 49° 45' 00" East, a distance of 280.61 feet to a point in the Northerly line of the Conrail Railroad; passing through a iron pin found 0.54 feet Northwesterly therefrom.

Thence in the Northerly line of the Conrail Railroad's land, South 73° 53' 50" West, a distance of 302.11 feet to an iron pin found at the most Southerly corner of Sublot No. 2.

Thence in the Southwesterly line of said Sublot No. 2, North 49° 45' 00" West, a distance of 113.22 feet to the principle place of land herein described.

Containing within said bounds 1.1369 Acres of land; of which about 0.26 Acres lie in Original Lot No. 82, about 0.85 Acres lie in Original Lot No. 84 and about 0.019 Acres lie in Original Lot No. 66. Said parcel contains 49,524.123 square feet.

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

CERTIFICATION

WE HEREBY CERTIFY TO: LORAIN COUNTY BANK, THE LORAIN COUNTY BLOOD BANK, LAND TITLE AGENCY, INC. and TRW TITLE INSURANCE CO. that we have surveyed the parcel described hereon; that the survey was made on the ground as shown hereon and is true, correct and accurate as to the boundaries and areas of the development and the location and type of buildings and improvement as shown and noted hereon; that this survey is for mortgage purposes only. This survey locates all improvements and easements of record within the parcel described hereon; there are no apparent encroachments across the boundary lines of the development except as shown hereon; said parcel is served by all utilities including sewer (sanitary and storm), water, gas, electric and telephone.

Rodger G. Simon, R.S. #5101

4-29-91
date

STATE OF OHIO
RODGER G. SIMON
5101
REGISTERED SURVEYOR

ZONING: B-3 GENERAL BUSINESS DISTRICT

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT WITHIN THE FLOOD PLAIN AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 390350 0010B, CONSIDERED "ZONE C", EFFECTIVE JULY 2, 1980, ISSUED BY THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT.

ADDRESS

333 EAST BRIDGE ST.
ELYRIA, OHIO 44035

PRIOR DEED REF.

D.V. 1218 P. 127

ALTA SURVEY

PART of O.L.'s 83, 84 & 66 EAST of RIVER TOWNSHIP of ELYRIA
ALSO BEING ALL of S/L 2 IN MALCOLM MANOR SUBDIVISION P.V. 34 P.13
CITY of ELYRIA COUNTY of LORAIN STATE of OHIO

SCALE 1" = 20' APRIL, 1991

LAUNDON • SIMON • CAHL & ASSOC.
ENGINEERS SURVEYORS
106 MIDDLE AVE. ELYRIA, O. 44035 (216) 322-7625

91-2034

06-25-084-000-003

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