DESCRIPTION

Situated in the City of Elyria, County of Lorain and State of Ohio and known as being part of Original Elyria Township Lot No. 10, East of the Black River, bounded and described as follows:

Beginning at a point at the Southeasterly corner of land conveyed to William Mihalic by deed recorded in Deed Volume 1222, Page 211 of the Lorain County Record of Deeds.
Thence in the Easterly line of said Mihalic's land, North 2° 49' 00" West, a distance of 247.64 feet to an iron pin set and the principle place of beginning of land herein described.
Thence North 87° 11' 00" East, a distance of 192.79 feet to an iron pin set in the Westerly Right-of-Way line of Cook Court as proposed.
Thence in the Right-of-Way of Cook Court as proposed, in a curve deflecting to the Right with a radius of 60.00 feet, a central angle of 210° 38' 08", a tangent distance of 219.06 feet, an arc distance of 220.58 feet and a chord distance of 115.74 feet which bears North 71° 51' 45" East, to a point in the Westerly line of land conveyed to Stanley Leonowich by deed recorded in Deed Volume 1240, Page 653 of the Lorain County Record of Deeds.
Thence in the Westerly line of said Leonowich's land, and the Westerly line of land conveyed to Consolidated Freightways Corp. of Delaware recorded in Deed Volume 1233, Page 401 of the Lorain County Record of Deeds. North 2° 49' 00" West, a distance of 338.93 feet to an iron pin set.
Thence South 87° 11' 00" West, a distance of 304.43 feet to a point in the Easterly line of land conveyed to William Mihalic as aforesaid; and passing through an iron pin set 1.0 feet Easterly therefrom.
Thence in the Easterly line of said Mihalic's land, South 2° 49' 00" East, a distance of 369.51 feet to the principle place of beginning of land herein described.

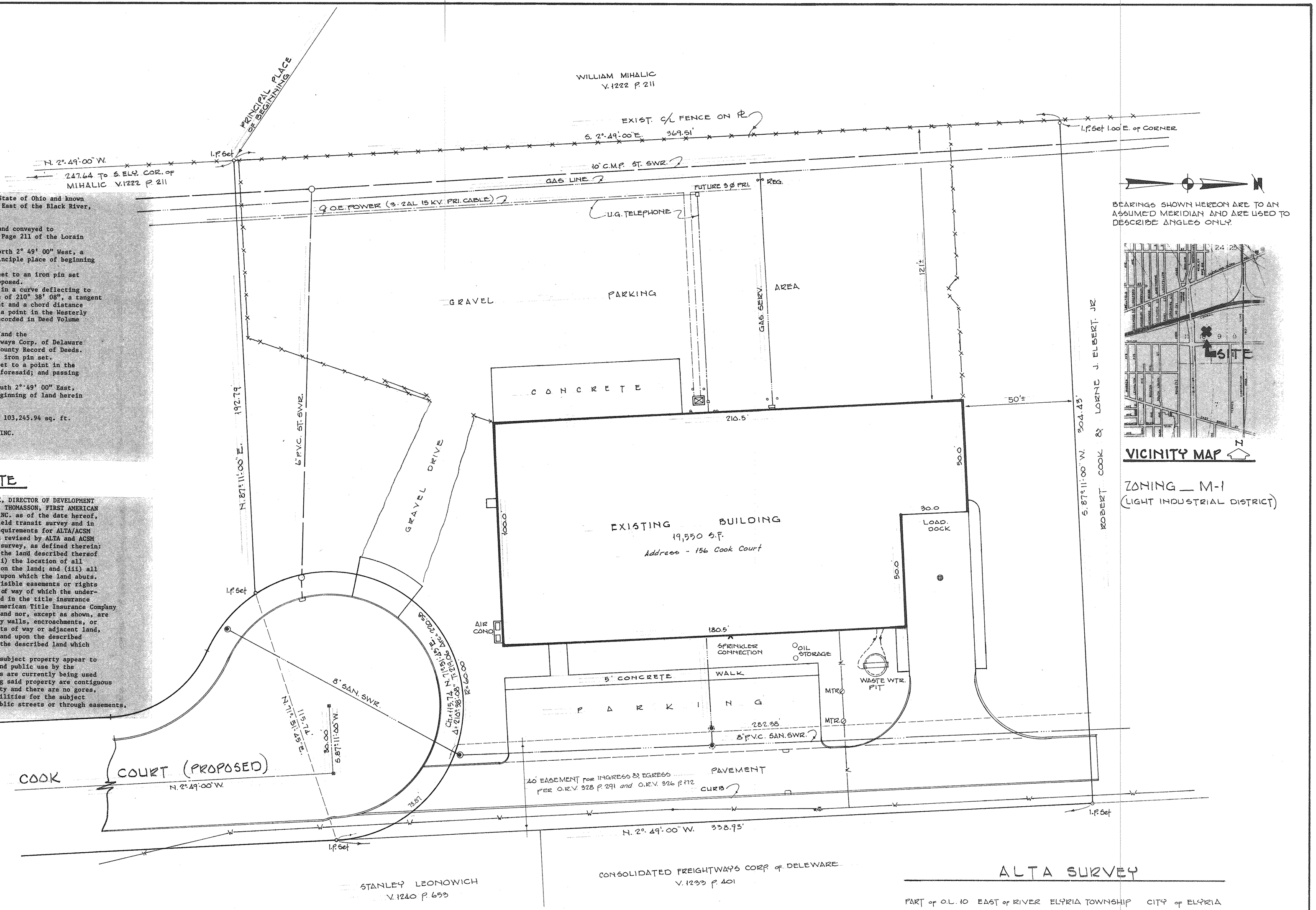
Containing within said bounds 2.3702 Acres of land, or 103,245.94 sq. ft.

LAUNDON, SIMON, CAHL & ASSOCIATES, INC.
106 Middle Avenue
Elyria, OH 44035
(216) 322-7625

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to LORAIN COUNTY BANK, DIRECTOR OF DEVELOPMENT STATE OF OHIO, WILLIAM E. THOMASSON, JR. AND PAMELA L. THOMASSON, FIRST AMERICAN TITLE INSURANCE COMPANY, and MIDLAND TITLE SECURITY, INC. as of the date hereof, that this survey correctly shows, on the basis of a field transit survey and in accordance with the current "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established, adopted, and revised by ALTA and ACSM in 1988; meets the accuracy requirements of a class A survey, as defined therein: (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 of which the undersigned has been advised or is aware or which are listed in the title insurance commitment, dated November 29, 1990, issued by First American Title Insurance Company and Midland Title Security, Inc. with respect to the land nor, except as shown, are there any building restriction or set-back 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.
I also hereby state that 1) all streets adjoining the subject property appear to be completed, dedicated and accepted for maintenance and public use by the appropriate governmental authority because said streets are currently being used for public traffic; 2) that all street lines adjoining said property are contiguous with the corresponding property line(s) of said property and there are no gores, gaps, or overlaps unless shown; and 3) all visible utilities for the subject improvements appear to enter onto the property from public streets or through easements, unless shown otherwise.

Rodger Simon
REG. SURVEYOR OHIO Nº 5101



BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DESCRIBE ANGLES ONLY.

VICINITY MAP

ZONING — M-1
(LIGHT INDUSTRIAL DISTRICT)

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 390350-0010 B, effective date of July 2, 1980. Exact designation can only be determined by an Elevation Certificate. Based on the above information, this property is not in a Special Flood Hazard Area.

ALTA SURVEY

PART of O.L. 10 EAST of RIVER ELYRIA TOWNSHIP CITY of ELYRIA
COUNTY of LORAIN STATE of OHIO

0 20 40 60 100 110

SCALE 1" = 20' DEC. 6, 1990

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

90-1985

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