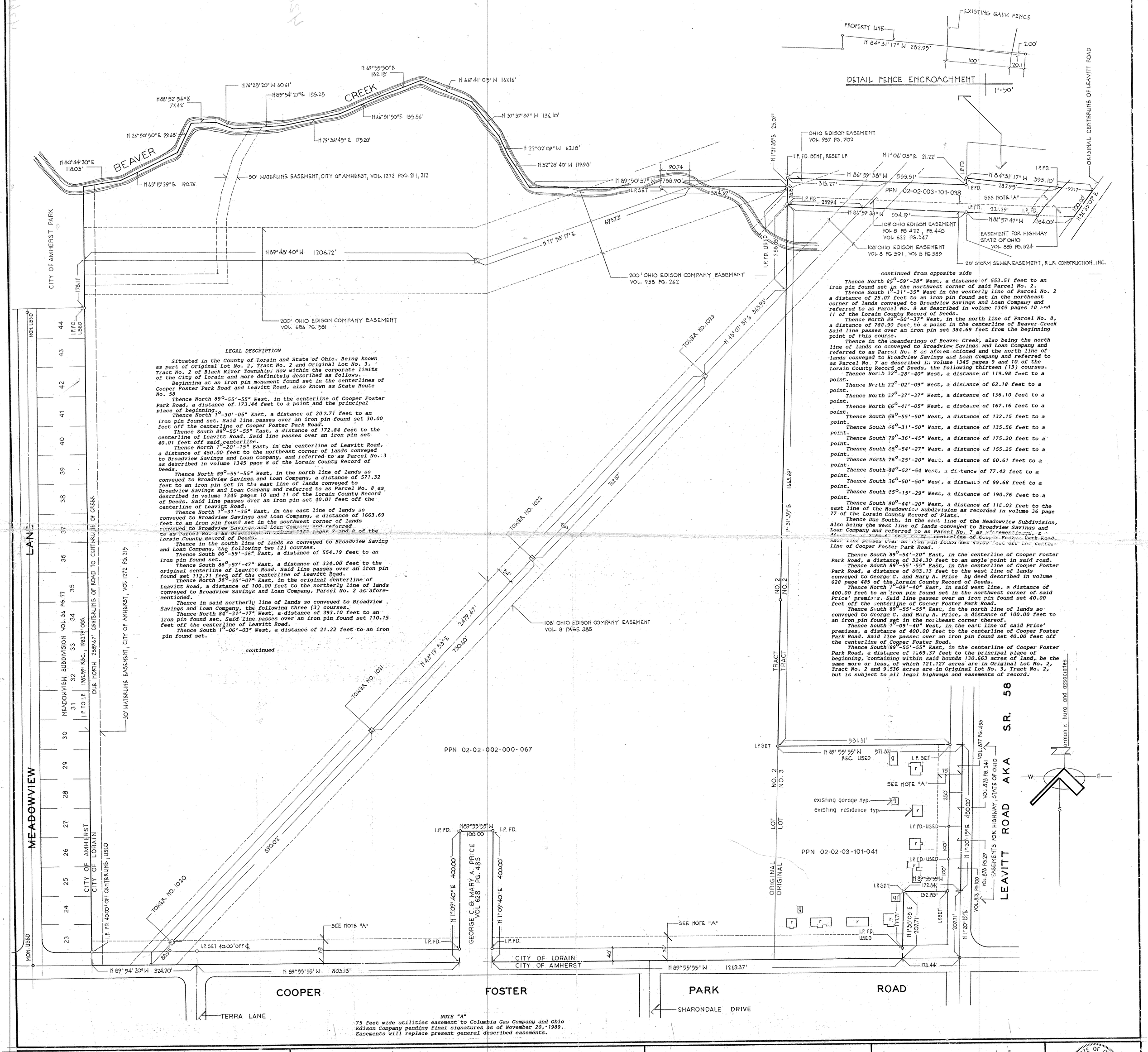

LEGAL DESCRIPTION

Situated in the County of Lorain and State of Ohio. Being known as part of Original Lot No. 2, Tract No. 2 and Original Lot No. 3, Tract No. 2 of Black River Township, now within the corporate limits of the City of Lorain and more definitely described as follows.

Beginning at an iron pin monument found set in the centerlines of Cooper Foster Park Road and Leavitt Road, also known as State Route No. 58

Thence North 89°-55'-55" West, in the centerline of Cooper Foster Park Road, a distance of 173.44 feet to a point and the principal place of beginning.

Thence North 1°-30'-05" East, a distance of 207.71 feet to an iron pin found set. Said line passes over an iron pin found set 30.00 feet off the centerline of Cooper Foster Park Road.

Thence South 89°-55'-55" East, a distance of 172.84 feet to the centerline of Leavitt Road. Said line passes over an iron pin set 40.01 feet off said centerline.

Thence North 1°-20'-15" East, in the centerline of Leavitt Road, a distance of 450.00 feet to the northeast corner of lands conveyed to Broadview Savings and Loan Company, and referred to as Parcel No. 3 as described in volume 1345 page 8 of the Lorain County Record of Deeds.

Thence North 89°-55'-55" West, in the north line of lands so conveyed to Broadview Savings and Loan Company, a distance of 571.32 feet to an iron pin set in the east line of lands conveyed to Broadview Savings and Loan Company and referred to as Parcel No. 8 as described in volume 1345 pages 10 and 11 of the Lorain County Record of Deeds. Said line passes over an iron pin set 40.01 feet off the centerline of Leavitt Road.

Thence North 1°-31'-35" East, in the east line of lands so conveyed to Broadview Savings and Loan Company, a distance of 1663.69 feet to an iron pin found set in the southwest corner of lands conveyed to Broadview Savings and Loan Company and referred to as Parcel No. 2 as described in volume 1345 pages 7 and 8 of the Lorain County Record of Deeds.

Thence in the south line of lands so conveyed to Broadview Saving and Loan Company, the following two (2) courses.

Thence South 86°-59'-38" East, a distance of 554.19 feet to an iron pin found set.

Thence South 86°-57'-47" East, a distance of 334.00 feet to the original centerline of Leavitt Road. Said line passes over an iron pin found set 112.71 feet off the centerline of Leavitt Road.

Thence North 36°-35'-07" East, in the original centerline of Leavitt Road, a distance of 100.00 feet to the northerly line of lands conveyed to Broadview Savings and Loan Company, Parcel No. 2 as aforementioned.

Thence in said northerly line of lands so conveyed to Broadview Savings and Loan Company, the following three (3) courses.

Thence North 84°-31'-17" West, a distance of 393.10 feet to an iron pin found set. Said line passes over an iron pin found set 110.15 feet off the centerline of Leavitt Road.

Thence South 1°-06'-03" West, a distance of 21.22 feet to an iron pin found set.

continued

continued from opposite side

Thence North 86°-59'-38" West, a distance of 553.51 feet to an iron pin found set in the northwest corner of said Parcel No. 2.

Thence South 1°-31'-35" West in the westerly line of Parcel No. 2 a distance of 25.07 feet to an iron pin found set in the northeast corner of lands conveyed to Broadview Savings and Loan Company and referred to as Parcel No. 8 as described in volume 1345 pages 10 and 11 of the Lorain County Record of Deeds.

Thence North 89°-50'-37" West, in the north line of Parcel No. 8, a distance of 788.90 feet to a point in the centerline of Beaver Creek Said line passes over an iron pin set 384.69 feet from the beginning point of this course.

Thence in the meanderings of Beaver Creek, also being the north line of lands so conveyed to Broadview Savings and Loan Company and referred to as Parcel No. 8 as aforementioned and the north line of lands conveyed to Broadview Savings and Loan Company and referred to as Parcel No. 7 as described in volume 1345 pages 9 and 10 of the Lorain County Record of Deeds, the following thirteen (13) courses.

Thence North 32°-28'-40" West, a distance of 119.98 feet to a point.

Thence North 22°-02'-09" West, a distance of 62.18 feet to a point.

Thence North 37°-37'-37" West, a distance of 136.10 feet to a point.

Thence North 66°-41'-05" West, a distance of 167.16 feet to a point.

Thence South 69°-55'-50" West, a distance of 132.15 feet to a point.

Thence South 66°-31'-50" West, a distance of 135.56 feet to a point.

Thence South 79°-36'-45" West, a distance of 175.20 feet to a point.

Thence South 85°-54'-27" West, a distance of 155.25 feet to a point.

Thence North 76°-25'-20" West, a distance of 60.61 feet to a point.

Thence South 88°-52'-54 West, a distance of 77.42 feet to a point.

Thence South 26°-50'-50" West, a distance of 99.68 feet to a point.

Thence South 65°-15'-29" West, a distance of 190.76 feet to a point.

Thence South 80°-44'-20" West, a distance of 118.03 feet to the east line of the Meadowview Subdivision as recorded in volume 36 page 77 of the Lorain County Record of Plats.

Thence Due South, in the east line of the Meadowview Subdivision, also being the west line of lands conveyed to Broadview Savings and Loan Company and referred to as Parcel No. 7 as aforementioned, a distance of 2389.67 feet to the centerline of Cooper Foster Park Road. Said line passes over an iron pin found set 40.00 feet off the centerline of Cooper Foster Park Road.

Thence South 89°-54'-20" East, in the centerline of Cooper Foster Park Road, a distance of 324.30 feet to an angle point in said road.

Thence South 89°-55'-55" East, in the centerline of Cooper Foster Park Road, a distance of 803.13 feet to the west line of lands conveyed to George C. and Mary A. Price by deed described in volume 628 page 485 of the Lorain County Record of Deeds.

Thence North 1°-09'-40" East, in said west line, a distance of 400.00 feet to an iron pin found set in the northwest corner of said Price' premises. Said line passes over an iron pin found set 40.00 feet off the centerline of Cooper Foster Park Road.

Thence South 89°-55'-55" East, in the north line of lands so conveyed to George C. and Mary A. Price, a distance of 100.00 feet to an iron pin found set in the northeast corner thereof.

Thence South 1°-09'-40" West, in the east line of said Price' premises, a distance of 400.00 feet to the centerline of Cooper Foster Park Road. Said line passes over an iron pin found set 40.00 feet off the centerline of Cooper Foster Road.

Thence South 89°-55'-55" East, in the centerline of Cooper Foster Park Road, a distance of 1269.37 feet to the principal place of beginning, containing within said bounds 130.663 acres of land, be the same more or less, of which 121.127 acres are in Original Lot No. 2, Tract No. 2 and 9.536 acres are in Original Lot No. 3, Tract No. 2, but is subject to all legal highways and easements of record.

NOTE "A"
75 feet wide utilities easement to Columbia Gas Company and Ohio Edison Company pending final signatures as of November 20, 1989. Easements will replace present general described easements.

BROADVIEW SAVINGS BANK 6000 ROCKSIDE WOODS BLVD. CLEVELAND, OHIO 44131	OUTLINE SURVEY PARTS OF ORIGINAL LOT NO. 2, TRACT NO. 2 AND ORIGINAL LOT NO. 3, TRACT NO. 2	BLACK RIVER TOWNSHIP NOW CITY OF LORAIN, OHIO LORAIN COUNTY	SCALE 1" = 100'-0" NOVEMBER 20, 1989

STATE OF OHIO
N. R. HURA
S-5208
REGISTERED PROFESSIONAL SURVEYOR

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