1.5884 ACRES

Situated in the City of Avon, Township of Avon, County of Lorain, State of Ohio, also known as and being part of Original Section No. 16 in said Township and further bounded and described as follows:

Commencing at the intersection of the centerlines of Chester Road (variable right of way) and State Route 83 — Avon Center Road (variable right of way) at a 3/4" iron pin monument found; THENCE N. 85 deg. 04 min. 10 sec. E., along the centerline of said Chester Road, a distance of 340.00 feet to a point on same also being the southeasterly (PPN 04-00-016-102-035) and southwesterly (PPN 04-00-016-102-039) corner of State of Ohio lands as recorded in volume 935 page 171 and volume 1041 page 440 of LCR respectively; THENCE N. 04 deg. 55 min. 50 sec. W., leaving said centerline along the common line of said State of Ohio lands a distance of 62.91 feet to a 3%" capped rebar pin labeled "Reitz Eng. Co." found 0.05 feet easterly and 0.13 feet northerly of the northeasterly and northwesterly corners of previously said State of Ohio lands; THENCE S. 87 deg. 54 min. 00 sec. W., along the northerly line of said State of Ohio lands, a distance of 40.03 feet to an iron pin set and being the principal place of beginning of the parcel herein described;

Course No. 1 — Thence S. 80 deg. 05 min.59 sec. W., continuing along the northerly line of said State of Ohio lands, a distance of 60.74 feet to an iron pin

Course No. 2 — Thence N. 02 deg. 30 min.09 sec. E., leaving the northerly line of said State of Ohio lands, a distance of 336.16 feet to an iron pin set; Course No. 3 — Thence S. 87 deg. 29 min.51 sec. E., a distance of 216.00 feet to an iron pin set;

Course No. 4 — Thence S. 02 deg. 30 min.09 sec. W., a distance of 310.50 feet to an iron pin set on the northerly line of previously said State of Ohio lands; Course No. 5 — Thence S. 87 deg. 54 min.00 sec. W., along the northerly line of said State of Ohio lands, a distance of 157.18 feet to the principal place of beginning and containing 1.5884 acres according to a survey done in October of 2006 under the supervision of Scott A. Landgraf, Professional Land Surveyor Number 8085, be the same more or less, but subject to all legal highways and easements of record.

Bearings cited within the above description are to an assumed meridian and indicate angles only. Distances are indicated in feet and decimal parts thereof. Iron pins set are 1/8" x 30" rebar capped "T-K Eng./P.S. 8085".

LEGAL DESCRIPTION BLOCK "B" 12.5724 ACRES

Situated in the City of Avon, Township of Avon, County of Lorain, State of Ohio, also known as and being part of Original Section No. 16 in said Township and further bounded and described as follows:

Commencing at the intersection of the centerlines of Chester Road (variable right of way) and State Route 83 — Avon Center Road (variable right of way) at a 3/4" iron pin monument found; THENCE N. 01 deg. 45 min. 58 sec. E., along the centerline of said State Route 83, a distance of 199.20 feet to an angle point therein; THENCE N. 02 deg. 30 min. 09 sec. E., continuing along said centerline, a distance of 26.30 feet to point on same and being the principal place of beginning of the parcel herein described;

Course No. 1 — Thence N. 02 deg. 30 min.09 sec. E., continuing along said centerline, a distance of 1361.80 feet to its intersection with the centerline of Schneider Court, a 60 foot wide public roadway by easement as recorded in Volume 1218 Page 7 of Lorain County Records (LCR);

Course No. 2 — Thence S. 87 deg. 51 min.21 sec. E., along said Schneider Court's centerline, passing a 5%" capped rebar pin monument labeled "Bramhall" found 0.23 feet southerly at a distance of 30.04 feet and continuing along said centerline a total distance of 265.01 feet to a point on same; Course No. 3 — Thence S. 02 deg. 30 min.09 sec. W., leaving said centerline and passing an iron pin set on the southerly line of said Schneider Court at a distance of 30.00 feet, a total distance of 1126.68 feet to an iron pin set;

Course No. 4 — Thence S. 87 deg. 29 min.51 sec. E., a distance of 340.99 feet to an iron pin set;

Course No. 5 — Thence N. 58 deg. 10 min.51 sec. E., a distance of 108.33 feet to an iron pin set at a point of curvature;

Course No. 6 — Thence along a curve to the right, with a radius of 200.00 feet, a curve length of 119.80 feet and a chord bearing N. 75 deg. 20 min. 30 sec. E., a distance of 118.02 feet to an iron pin set at a point of tangency;

Course No. 7 — Thence S. 87 deg. 29 min. 51 sec. E., a distance of 51.29 feet to an iron pin set;

Course No. 8 — Thence S. 01 deg. 55 min. 35 sec. W., passing a 1/8" capped rebar pin labeled "Zwick" found 0.23 feet northerly of the northwest corner of lands owned by Vetrone Development (PPN 04-00-016-102-017) as recorded by instrument number 20040988325 of LCR, at a distance of 24.97 feet, continuing along said Vetrone Development's westerly line and passing a 5%" capped rebar pin labeled "Zwick" found 0.06 feet southerly of the intersection with previously said Chester Road's northerly right of way line at a distance of 415.59 feet, a total distance of 445.81 feet to the centerline of said Chester Road; Course No. 9 — Thence S. 85 deg. 04 min. 10 sec. W., along said centerline, a distance of 103.74 feet to a point on same, also being the southeasterly corner of State of Ohio lands (PPN 04-00-016-102-039) as recorded in volume 1041 page 440 of LCR;

Course No. 10 — Thence N. 04 deg. 55 min. 48 sec. W., leaving said centerline and continuing along the easterly line of said State of Ohio lands, a distance of 30.00 feet to an iron pin set;

Course No. 11 — Thence N. 72 deg. 04 min. 08 sec. W., along the northerly line of said State of Ohio lands, a distance of 102.96 feet to an iron pin set; Course No. 12 — Thence S. 85 deg. 04 min. 10 sec. W., continuing along the northerly line of said State of Ohio lands, a distance of 50.32 feet to an iron pin

Course No. 13 — Thence S. 77 deg. 56 min. 00 sec. W., continuing along the northerly line of said State of Ohio lands, a distance of 120.75 feet to an iron pin

Course No. 14 — Thence S. 87 deg. 54 min.00 sec. W., along the northerly line of said State of Ohio lands, a distance of 43.05 feet to an iron pin set on Course No. 15 — Thence N. 02 deg. 30 min.09 sec. E., leaving the northerly line of said State of Ohio lands, a distance of 310.50 feet to an iron pin set;

Course No. 16 — Thence N. 87 deg. 29 min.51 sec. W., a distance of 216.00 feet to an iron pin set; Course No. 17 — Thence S. 02 deg. 30 min.09 sec. W., a distance of 336.16 feet to an iron pin set on the northerly line of State of Ohio lands (PPN 04-00-016-102-035) as recorded in volume 935 page 171 of LCR,;

Course No. 18 — Thence S. 80 deg. 05 min.59 sec. W., continuing along the northerly line of said State of Ohio lands, a distance of 54.70 feet to an iron pin

Course No. 19 — Thence S. 69 deg. 48 min.52 sec. W., continuing along the northerly line of said State of Ohio lands, a distance of 57.01 feet to an iron pin

Course No. 20 — Thence S. 85 deg. 04 min.10 sec. W., continuing along the northerly line of said State of Ohio lands , a distance of 60.00 feet to an iron pin Course No. 21 — Thence N. 49 deg. 29 min.50 sec. W., continuing along the northeasterly line of said State of Ohio lands, a distance of 31.79 feet to an iron

Course No. 22 — Thence N. 03 deg. 53 min.28 sec. W., continuing along the easterly line of said State of Ohio lands, a distance of 105.58 feet to an iron pin

Course No. 23 — Thence N. 02 deg. 30 min.09 sec. E., continuing along the easterly line of said State of Ohio lands, a distance of 53.90 feet to a 1/8 capped rebar pin labeled "Zwick" found 0.23 feet easterly of the easterly right of way of previously said State Route 83 — Avon Center Road;

Course No. 24 — Thence S. 89 deg. 36 min.59 sec. W., leaving said right of way, a distance of 30.04 feet to the centerline of State Route 83 — Avon Center Road and the principal place of beginning containing 12.5724 acres according to a survey done in October of 2006 under the supervision of Scott A. Landgraf, Professional Land Surveyor Number 8085, be the same more or less, but subject to all legal highways and easements of record.

Bearings cited within the above description are to an assumed meridian and indicate angles only. Distances are indicated in feet and decimal parts thereof. Iron pins set are 1/8" x 30" rebar capped "T—K Eng./P.S. 8085".

LEGAL DESCRIPTION

BLOCK "C" 11.8306 ACRES

Situated in the City of Avon, Township of Avon, County of Lorain, State of Ohio, also known as and being part of Original Section 16 in said Township and further bounded and described as follows:

Commencing at the intersection of the centerlines of State Route 83 (Avon Center Road) and Schneider Court, a 60 foot wide private roadway easement as recorded in Volume 1218 Page 7 of Lorain County Records (LCR); Thence S. 87 deg. 51 min. 21 sec. E., along said centerline of Schneider Court, passing a 5%" capped rebar pin monument labeled "Bramhall" found 0.23 feet southerly at a distance of 30.04 feet and continuing along said centerline a total distance of 265.01 feet to a point on same; Thence S. 02 deg. 30 min. 09 sec. W., leaving said centerline, passing the southerly line of said easement at a distance of 30.00 feet and continuing for a total distance of 438.42 feet to an iron pin set and being the principal place of beginning of the parcel herein described;

Course No. 1 — Thence S. 87 deg. 29 min.51 sec. E., a distance of 795.95 feet to an iron pin set;

Course No. 2 — Thence S. 02 deg. 08 min.39 sec. W., a distance of 41.27 feet to a 5%" capped rebar pin labeled "Zwick" found 0.35 feet westerly and 0.09 feet northerly of the northwesterly corner of lands owned by Vetrone Development (PPN 04-00-016-102-018) as recorded by Instrument number 20040@10284 of LCR;

Course No. 3 — Thence S. 01 deg. 55 min.35 sec. W., along said Vetrone Development's (PPN 04-00-016-102-018) westerly line, a distance of 549.08 feet to a 5%" capped rebar pin labeled "Zwick" found 0.22 feet easterly of the northeasterly corner of lands owned by Vetrone Development (PPN 04-00-016-102-017) as recorded by Instrument number 20040988325 of LCR;

Course No. 4 — Thence S. 85 deg. 04 min. 10 sec. W., along said Vetrone Development's northerly line, a distance of 208.71 feet to a 5%" capped rebar pin labeled "Zwick" found 0.23 feet northerly of the northwesterly corner of lands owned by said Vetrone Development;

Course No. 5 — Thence N. 01 deg. 55 min. 35 sec. E., a distance of 24.97 feet to an iron pin set; Course No. 6 — Thence N. 87 deg. 29 min. 51 sec. W., a distance of 51.29 feet to an iron pin set at a point of curvature;

Course No. 7 — Thence along a curve to the left, with a radius of 200.00 feet, a curve length of 119.80 feet and a chord bearing S. 75 deg. 20 min. 🕉 sec. W., a distance of 118.02 feet to an iron pin set at a point of tangency;

Course No. 8 — Thence S. 58 deg. 10 min. 51 sec. W., a distance of 108.33 feet to an iron pin set; Course No. 9 — Thence N. 87 deg. 29 min. 51 sec. W., a distance of 340.99 feet to an iron pin set;

Course No. 10 — Thence N. 02 deg. 30 min.09 sec. E., a distance of 688.26 feet to the principal place of beginning and containing 11.8306 acres according to a survey done in October of 2006 under the supervision of Scott A. Landgraf, Professional Land Surveyor Number 8085, be the same more or less, but subject to all legal highways and easements of record.

Bearings cited within the above description are to an assumed meridian and indicate angles only. Distances are expressed in feet and decimal parts there of. Iron pins set are  $\frac{5}{8}$ " x 30" iron rebar capped "T-K Eng./P.S. 8085".

LEGAL DESCRIPTION BLOCK "D" 8.0423 ACRES

Situated in the City of Avon, Township of Avon, County of Lorain, State of Ohio, also known as and being part of Original Section 16 in said Township and further bounded and described as follows:

Commencing at the intersection of the centerlines of State Route 83 (Avon Center Road) and Schneider Court, a 60 foot wide public roadway by easement as recorded in Volume 1218 Page 7 of Lorain County Records (LCR); THENCE S. 87 deg. 51 min. 21 sec. E., along said centerline of Schneider Court, passing a 1/8" capped rebar pin monument labeled "Bramhall" found 0.23 feet southerly at a distance of 30.04 feet and continuing along said centerline a total distance of 265.01 feet to a point on same and being the principal place of beginning of the parcel herein described;

Course No. 1 — Thence S. 87 deg. 51 min.21 sec. E., continuing along the centerline of said Schneider Court, a distance of 793.19 feet to a point on same; Course No. 2 — Thence S. 02 deg. 08 min.39 sec. W., leaving said centerline and passing an iron pin set on the southerly line of said Schneider Court at a distance of 30.00 feet, a total distance of 443.39 feet to an iron pin set;

Course No. 3 — Thence N. 87 deg. 29 min. 51 sec. W., a distance of 795.95 feet to an iron pin set; Course No. 4 — Thence N. 02 deg. 30 min.09 sec. E., passing an iron pin set on the southerly easement line of said Schneider Court at a distance of 408.42 feet, a total distance of 438.42 feet to the principal place of beginning and containing 8.0423 acres according to a survey done in October of 2006 under the supervision of Scott A. Landgraf, Professional Land Surveyor Number 8085, be the same more or less, but subject to all legal highways and easements of record. Bearings cited within the above description are to an assumed meridian and indicate angles only. Distances are expressed in feet and decimal parts there of. Iron pins set are 5%" x 30" iron rebar capped "T-K Eng./P.S. 8085".

LEGAL DESCRIPTION BLOCK "E" 2.2759 ACRES

Situated in the City of Avon, Township of Avon, County of Lorain, State of Ohio, also known as and being part of Original Section 16 in said Township and further bounded and described as follows:

Commencing at the intersection of the centerlines of State Route 83 (Avon Center Road) and Schneider Court, a 60 foot wide public roadway by easement as recorded in Volume 1218 Page 7 of Lorain County Records (LCR); THENCE S. 87 deg. 51 min. 21 sec. E., along said centerline of Schneider Court, passing a 3/8" capped rebar pin monument labeled "Bramhall" found 0.23 feet southerly at a distance of 30.04 feet and continuing along said centerline a total distance of 1258.66 feet to a point on same and being the principal place of beginning of the parcel herein described;

Course No. 1 — Thence S. 01 deg. 21 min.00 sec. W., leaving said centerline and passing the southerly line of said Schneider Court at a distance of 30.00 feet and a 5%" capped rebar pin labeled "Bramhall" at a distance of 31.56 feet and continuing along the westerly line of lands owned by Donald A. Brown (PPN 04-00-016-012-044) as recorded in Volume 1384 Page 817 of LCR, a total distance of 488.12 feet to a 5/8" capped rebar pin labeled "Zwick" found 0.07 feet easterly and 0.13 feet northerly of the northeasterly corner of lands owned by Vetrone Development (PPN 04-00-016-102-018) as recorded by Instrument number 20040010284 of LCR;

Course No. 2 — Thence N. 86 deg. 54 min.40 sec. W., along said Vetrone Development's northerly line, a distance of 207.26 feet to a 1/8" capped rebar pin labeled "Zwick" found 0.35 feet westerly and 0.09 feet northerly of the northwesterly corner of lands owned by said Vetrone Development; Course No. 3 — Thence N. 02 deg. 08 min.39 sec. E., passing an iron pin set on the southerly easement line of said Schneider Court at a distance of 454.66 feet, a total

distance of 484.66 feet to a point on said centerline; Course No. 4 — Thence S. 87 deg. 51 min. 21 sec. É., along said centerline, a distance of 200.47 feet to the principal place of beginning and containing 2.2759 acres according to a survey done in October of 2006 under the supervision of Scott A. Landgraf, Professional Land Surveyor Number 8085, be the same more or less, but subject to all legal highways and easements of record.

Bearings cited within the above description are to an assumed meridian and indicate angles only. Distances are expressed in feet and decimal parts there of. Iron pins set are 1/8" x 30" iron rebar capped "T-K Eng./P.S. 8085".

LEGAL DESCRIPTION ACCESS EASEMENT 3.3713 ACRES

Situated in the City of Avon, Township of Avon, County of Lorain, State of Ohio, also known as and being part of Original Section 16 in said Township and further bounded and described as follows:

Commencing at the intersection of the centerlines of Chester Road and State Route 83 (Avon Center Road) at a ¾" iron pin monument found; THENCE N. 01 deg. 45 min. 58 sec. E. along the centerline of said State Route 83 a distance of 199,20 feet to an angle point therein; THENCE N. 02 deg. 30 min. 09 sec. E., continuing along said centerline, a distance of 26.30 feet to point on said centerline; THENCE N. 89 deg. 36 min. 59 sec. E., leaving said centerline, a distance of 30.04 feet to a point on the easterly right—of—way (R/W) of said State Route 83; THENCE N. 02 deg. 30 min. 09 sec. E., along the easterly R/W of said State Route 83, a distance of 195.27 feet to a point on same and being the principal place of beginning of the easement herein described;

Course No. 1 — Thence N. 02 deg. 30 min.09 sec. E., along the easterly R/W line of said State Route 83, a distance of 110.00 feet to a point; Course No. 2 — Thence S. 87 deg. 29 min.51 sec. E., leaving the easterly R/W line of said State Route 83, a distance of 10.00 feet to a point; Course No. 3 — Thence S. 44 deg. 43 min.03 sec. E., a distance of 36.81 feet to a point;

Course No. 4 — Thence S. 87 deg. 29 min.51 sec. E., a distance of 167.98 feet to a point; Course No. 5 — Thence N. 02 deg. 30 min.09 sec. E., a distance of 439.00 feet to a point; Course No. 6 — Thence N. 87 deg. 29 min. 51 sec. W., a distance of 167.98 feet to a point;

Course No. 7 — Thence S. 49 deg. 43 min. 21 sec. W., a distance of 36.81 feet to a point; Course No. 8 — Thence N. 87 deg. 29 min. 51 sec. W., a distance of 10.00 feet to the easterly R/W of said State Route 83;

Course No. 9 — Thence N. 02 deg. 30 min. 09 sec. E., along the easterly R/W of said State Route 83, a distance of 150.00 feet to a point;

Course No. 10 — Thence S. 87 deg. 29 min. 51 sec. E., leaving the easterly R/W line of said State Route 83, a distance of 10.00 feet to a point; Course No. 11 — Thence S. 43 deg. 39 min. 01 sec. E., a distance of 36.09 feet to a point;

Course No. 12 — Thence S. 87 deg. 29 min. 51 sec. E., a distance of 168.97 feet to a point;

Course No. 13 — Thence N. 02 deg. 30 min.09 sec. E., a distance of 512.49 feet to a point on the southerly line of Schneider Courta 60 foot wide public roadway by

easement as recorded in volume 1218, page 7 of the Lorain County Records (LCR);

Course No. 14 — Thence S. 87 deg. 51 min.21 sec. E., along the southerly line of said Schneider Court, a distance of 60.00 feet to a point;

Course No. 15 — Thence S. 02 deg. 30 min.09 sec. W., leaving said southerly line, a distance of 1051.86 feet to a point; Course No. 16 — Thence S. 87 deg. 29 min.51 sec. E., a distance of 362.25 feet to a point;

Course No. 17 — Thence S. 14 deg. 07 min.03 sec. E., a distance of 187.30 feet to a point;

Course No. 18 — Thence S. 01 deg. 55 min.35 sec. W., a distance of 186.79 feet to a point on the northerly R/W of Chester Road (R/W varies), also being the northerly line of State of Ohio Lands (PPN: 04-00-016-102-039) as recorded in Volume 1041, Page 440 of LCR;

Course No. 19 — Thence N. 72 deg. 04 min.08 sec. W., continuing along the northerly R/W of said Chester Road (State of Ohio Lands), a distance of 56.75 feet to a point; Course No. 20 — Thence S. 85 deg. 04 min.10 sec. W., continuing along the northerly R/W of said Chester Road (State of Ohio Lands), a distance of 5.49 feet to a point; Course No. 21 — Thence N. 01 deg. 55 min.35 sec. E., leaving said northerly R/W (State of Ohio Lands), a distance of 163.35 feet to a point;

Course No. 22 — Thence N. 14 deg. 07 min.03 sec. W., a distance of 134.14 feet to a point; Course No. 23 — Thence N. 87 deg. 29 min.51 sec. W., a distance of 164.22 feet to a point;

Course No. 24 — Thence S. 02 deg. 30 min.09 sec. W., a distance of 21.00 feet to a point;

Course No. 25 — Thence N. 87 deg. 29 min.51 sec. W., a distance of 216.00 feet to a point; Course No. 26 — Thence N. 02 deg. 30 min.09 sec. E., a distance of 21.00 feet to a point;

Course No. 27 — Thence N. 87 deg. 29 min.51 sec. W., a distance of 165.31 feet to a point;

Course No. 28 — Thence S. 49 deg. 43 min.21 sec. W., a distance of 36.81 feet to a point;

Course No. 29 — Thence N. 87 deg. 29 min.51 sec. W., a distance of 10.00 feet to the easterly R/W line of said State Route 83 and being the principal place of beginning containing 3.3713 acres according to a survey done in October of 2006 under the supervision of Scott A. Landgraf, Professional Land Surveyor Number 8085, be the same more or less, but subject to all legal highways and easements of record.

Bearings cited within the above description are to an assumed meridian and indicate angles only. Distances are expressed in feet and decimal parts there of.

REVISIONS

DATE DESCRIPTION

CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE PRIOR TO CONSTRUCTION

ACSM/ALTA SURVEY