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06-25-012-105-006
-104-008

OPN 06-25-012-105-006
06-25-012-104-008
Map pg 6-106
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DESCRIPTION

(Southerly Side of Taylor Street)
Parcel Nos. 06-25-012-105-001, -003, -004
and 06-25-013-108-001, -002, -003, -004 & -005

Situated in the Township of Elyria, City of Elyria, County of Lorain and State of Ohio and being part of Original Lot Nos. 12 & 13, East of the Black River and also being all of Sublot Nos. 1 through 17 inclusive in the Chamber of Commerce Allotment as appears in Plat Volume 7, Page 27 of the Lorain County Record of Plats; bounded and described as follows:

Beginning at a point in the centerline of Abbe Road (also being the Easterly line of Original Lot No. 12) at its intersection with the Easterly extension of the Southerly line of Taylor Street (60' in width).

Thence in the centerline of Abbe Road, South 0° 15' 00" West, a distance of 1041.55 feet to a point; said point being in the Easterly extension of the Northerly line of Clark Street.

Thence in the Northerly line of Clark Street and the Easterly extension thereof, South 89° 30' 20" West, a distance of 584.65 feet to an iron pin found in the Westerly line of Original Lot No. 12; said line also being the Easterly line of the Chamber of Commerce Allotment as appears in Plat Volume 7, Page 27 of the Lorain County Record of Plats.

Thence in said line, North 0° 04' 44" West, a distance of 367.25 feet to an iron pin set at the Southeasterly corner of Sublot No. 17 of said subdivision.

Thence in the Southerly line of Sublor No. 17, South 89° 37' 30" West, a distance of 123.77 feet to an iron pin found in the Easterly line of South Logan Street.

Thence in the Easterly line of South Logan Street, North 0° 19' 20" West, a distance of 674.11 feet to an iron pin found in the Southerly line of Taylor Street.

Thence in the Southerly line of Taylor Street, North 89° 31' 00" East, a distance of 717.25 feet to the place of beginning of land herein described; passing through an iron pin found 30.00 feet Westerly therefrom.

Containing within said bounds 15.9887 Acres of land, of which 14.0506 Acres lie in Original Lot No. 12 and 1.9381 Acres of land lie in Original Lot No. 13. Total acreage contains 696,467.77 square feet.

Surveyed by Laundon, Simon, Cahl & Associates, Inc., in January, 1988.

DESCRIPTION

(Northerly Side of Taylor Street)
Consolidation of Parcel Nos. 06-25-012-104-002, -003 & -007

Situated in the Township of Elyria, City of Elyria, County of Lorain and State of Ohio and being part of Original Lot No. 12, East of the Black River of said township, bounded and described as follows:

Beginning at a point in the centerline of Abbe Road; said centerline also being the Easterly line of Original Lot No. 12, at its intersection with the Easterly extension of the Northerly Right-of-Way line of Taylor Street (60' in Width).

Thence in the Northerly line of Taylor Street, South 89° 31' 00" West, a distance of 320.75 feet to an iron pin found and the principal place of beginning of land herein described; said point also being the Southwesterly corner of land conveyed to Lear Siegler, Inc. as recorded in Deed Volume 835, Page 20 of the Lorain County Record of Deeds.

Thence continuing in the Northerly line of Taylor Street, South 89° 31' 00" West, a distance of 248.21 feet to a point; passing through an iron pin found 0.13 feet Easterly therefrom; said point also being the Southeasterly corner of land conveyed to Patrick J. Kelly by deed recorded in Deed Volume 1387, Page 270 of the Lorain County Record of Deeds.

Thence in the Easterly line of said Kelly's land, North 0° 10' 36" West, a distance of 575.84 feet to an iron pin set in the Southerly line of the Conrail Railroad.

Thence in said line, North 73° 22' 30" East, a distance of 253.62 feet to an iron pin set at the Northwesterly corner of land conveyed to Lear Siegler, Inc. as aforesaid; passing through an iron pin found 156.73 feet Westerly thereform.

Thence in the Westerly line of said Lear Siegler, Inc.'s land, South 0° 37' 00" East, a distance of 646.34 feet to the principal place of beginning of land herein described.

Containing within said bounds 3.4493 Acres of land, or 150,251.51 square feet.

Surveyed by Laundon, Simon, Cahl & Associates, Inc., in January, 1988.

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, hereby certify to ABEX CORPORATION, AMALLOY CORPORATION, CHICAGO TITLE INSURANCE COMPANY, BAKER & HOSTETLER, ATTYS. and CHEMICAL BANK that this print of survey is based on a survey made by LAUNDON, SIMON, CAHL & ASSOCIATES, INC. RODGER G. SIMON, PRESIDENT, Registered Surveyor No. 5101, in January, 1988 and that this print of survey correctly shows the location of all buildings, structures, improvements, and waterways situated on the property herein described; and that except as shown hereon, there are no visible easements, rights-of-way, or encroachments across said property, no easements or rights-of-way of which the undersigned has been advised, no party walls or encroachments upon adjoining property, streets or alleys by any of said buildings, structures, or other improvements, and no cemeteries or family burying grounds upon the property herein described. I further certify that the property abuts an accessible street or that there is ingress and egress to and from the property; the property is not located in a flood hazard area as designated by the United States Department of Housing and Urban Development or a 100 year flood plain as designated by the United States Army Corps of Engineers; this survey was made in accordance with the minimum standards adopted by the A.L.T.A.; and on January 29, 1988, I found the following party to be in possession of the property in the indicated capacity: ABEX CORPORATION, OWNER.

Dated: March 3, 1988

Rodger G. Simon
Registered Surveyor No. 5101

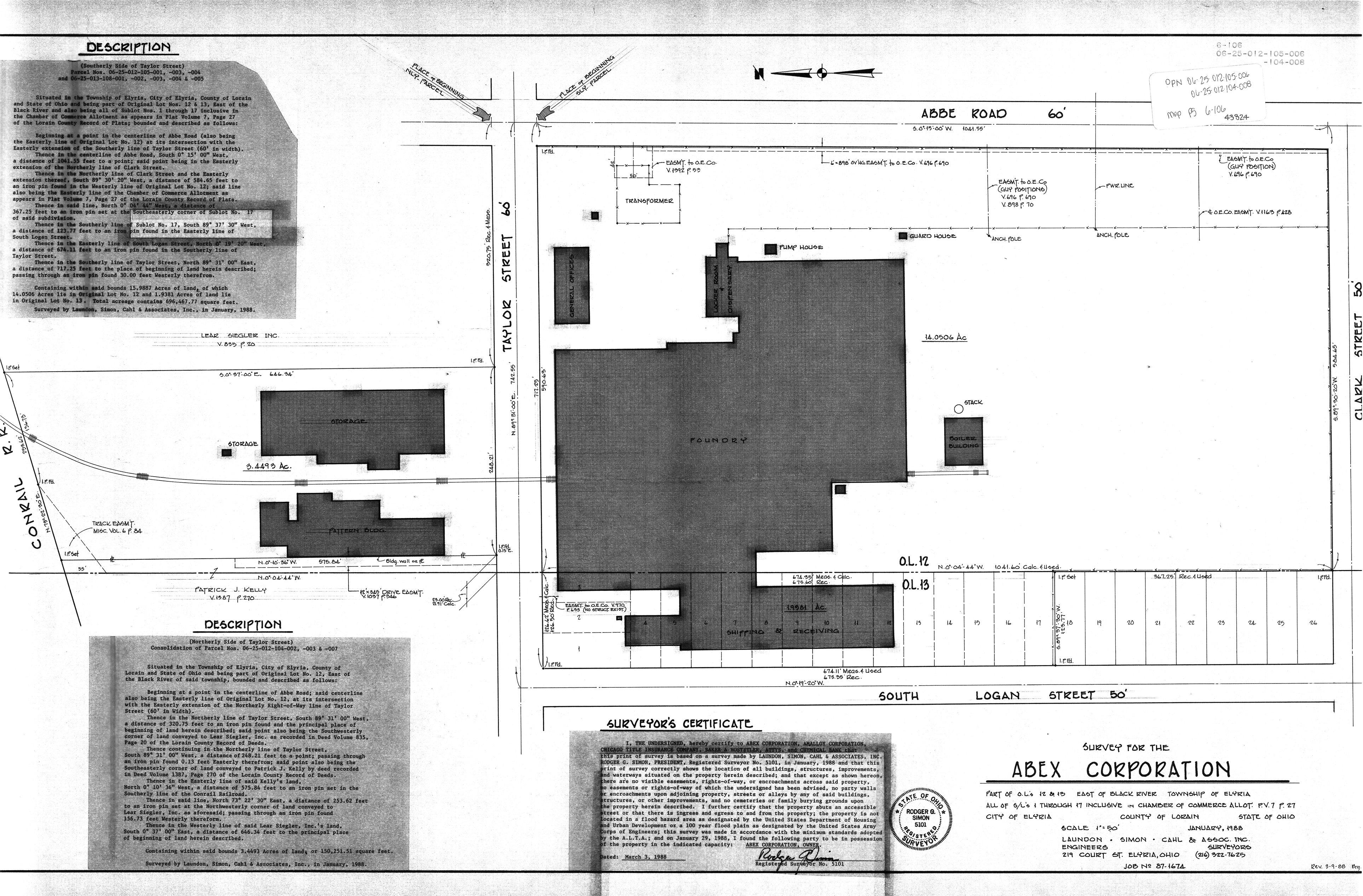
STATE OF OHIO
RODGER G. SIMON
5101
REGISTERED SURVEYOR

SURVEY FOR THE

ABEX CORPORATION

PART OF O.L.'s 12 & 13 EAST OF BLACK RIVER TOWNSHIP OF ELYRIA
ALL OF S/L's 1 THROUGH 17 INCLUSIVE IN CHAMBER OF COMMERCE ALLOT. P.V. 7 P. 27
CITY OF ELYRIA COUNTY OF LORAIN STATE OF OHIO
SCALE 1"=50' JANUARY, 1988

LAUNDON • SIMON • CAHL & ASSOC. INC.
ENGINEERS SURVEYORS
219 COURT ST. ELYRIA, OHIO (216) 322-7625

JOB No 87-1672

Rev. 3-9-88 Brg.