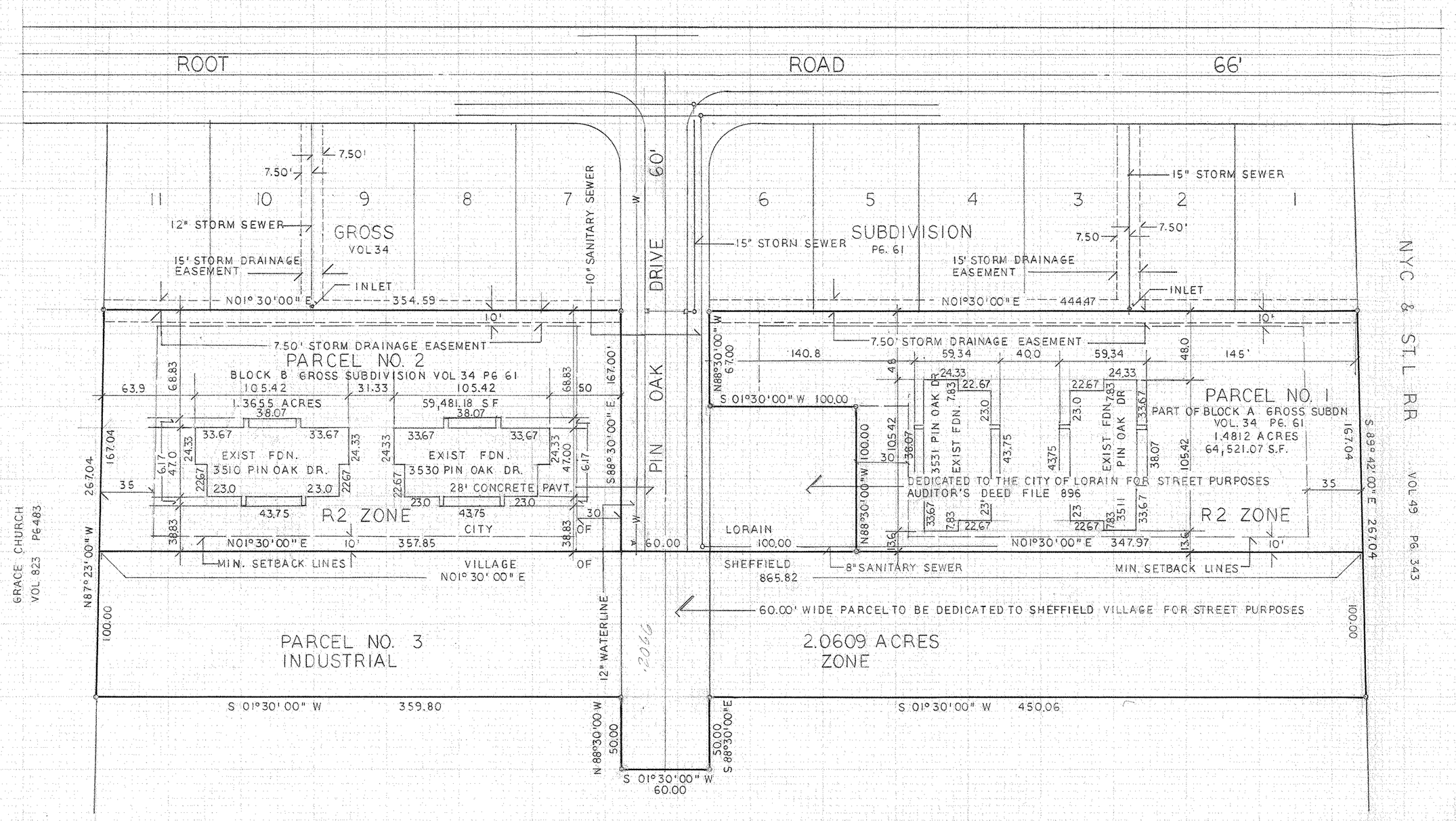

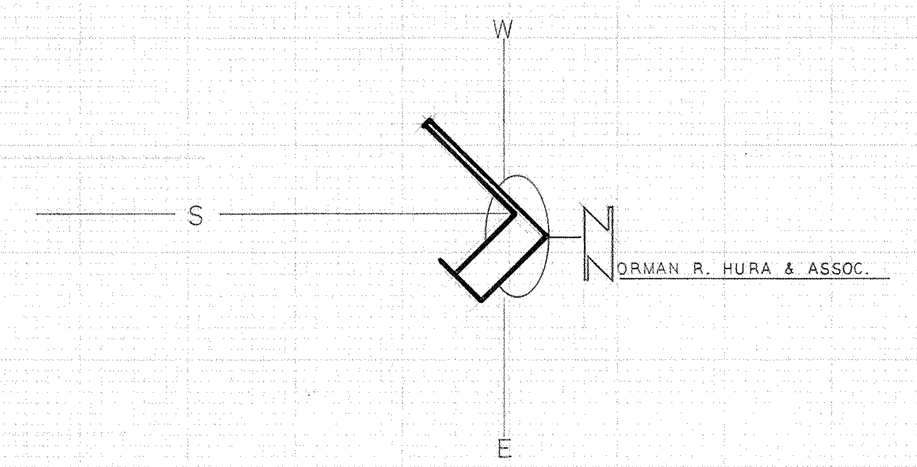

STATE OF OHIO
N. R. HURA
S-5208
REGISTERED PROFESSIONAL SURVEYOR

JULY 8 1996
SCALE 1" = 50'-0"

PLAT OF SURVEY
PART OF BLOCK A AND ALL OF BLOCK B OF
GROSS SUBDIVISION AND PART OF ORIGINAL
LOT NO. 31 OF SHEFFIELD TOWNSHIP
LORAIN COUNTY - OHIO

LORAIN GREEN
LIMITED PARTNERSHIP

PARCEL NO. 1

Situated in the County of Lorain and State of Ohio. Being known as Part of Original Sheffield Township Lot No. 31, now within the corporate limits of the City of Lorain and more definitely described as follows:
Being known as all of Block "A" of the Gross Subdivision as was recorded in Volume 34 Page 61 of the Lorain County Record of Plats.
Permanent Parcel No. 03-00-031-105-047

Excepting therefrom the following:

Situated in the County of Lorain and State of Ohio: Being known as part of Original Sheffield Township Lot No. 31. Also being known as part of Block "A" of the Gross Subdivision as was recorded in Volume 34 Page 61 of the Lorain County Record of Plats and more definitely described as follows:
Beginning at the southeast corner of Block "A" of the Gross Subdivision. Said point also being the intersection of the east line of said Gross Subdivision and the north line of Pin Oak Drive, a 60.00 feet wide street.

Thence North 01°-30'-00" East in the east line of Block "A", also being the east line of Gross Subdivision, a distance of 100.00 feet to a point.

Thence North 88°-30'-00" West, a distance of 10.00 feet to a point.

Thence South 01°-30'-00" West, a distance of 100.00 feet to a point in the north line of Pin Oak Drive.

Thence South 88°-30'-00" East, a distance of 100.00 feet to the place of beginning, containing within said bounds ***0.2296 acres*** of land, be the same more or less but subject to all legal highways and easements of record. Surveyor: Norman R. Hura S-5208

PARCEL NO. 2

Situated in the County of Lorain and State of Ohio. Being known as part of Original Sheffield Township Lot No. 31, now within the corporate limits of the City of Lorain and more definitely described as follows:
Being known as all of Block "B" of the Gross Subdivision as was recorded in Volume 34 Page 61 of the Lorain County Record of Plats.
Permanent Parcel No. 03-00-031-105-046

PARCEL NO. 3

Situated in the County of Lorain and State of Ohio. Being known as part of Original Sheffield Township Lot No. 31 now within the corporate limits of the Village of Sheffield and more definitely described as follows:
Beginning at the intersection of the north line of Pin Oak Drive and the East line of Gross Subdivision as was recorded in Volume 34 Page 61 of the Lorain County Record of Plats. Said point being set in that corporation line seperating the City of Lorain from the Village of Sheffield.

Thence North 01°-30'-00" East in the east line of the Gross Subdivision, aslo being the corporation line seperating the City of Lorain from the Village of Sheffield, a distance of 447.97 feet to the northeast corner of Block "A", also being the south line of lands now or formerly owned by the New York Central and South Louis Railroad Company and described in Volume 49 Page 343 of the Lorain County Record of Deeds

Thence South 89°-42'-00" East in the south line of lands now or formerly owned by the New York Central and St. Louis Railroad, a distance of 100.00 feet to a point.

Thence South 01°-30'-00" West in a line parallel to and 99.98 distant feet easterly by rectangular measurement from the east line of the Gross Subdivision a distance of 450.06 feet to a point.

Thence South 88°-30'-00" East, a distance of 50.00 feet to a point.

Thence South 01°-30'-00" West, a distance of 60.00 feet to a point.

Thence North 88°-30'-00" Wesr, a distance of 50.00 feet to a point.

Thence South 01°-30'-00" West, in a line parallel to and 99.98 feet distant easterly by rectangular measurement from the east lineof the Gross Subdivision a distance of 359.80 feet to a point in the north line of lands conveyed to Grace Church as described in Volume 823 Page 483 of the Lorain County Record of Deeds.

Thence North 87°-23'-00" West in the north line of lands so conveyed to Grace Church, a distance of 100.00 feet to the south east corner of Block "B" of the Gross Subdivision.

Thence North 01°-30'-00" East in the east line of Block "B" and the east line of Pin Oak Drive, also being the corporation line between the City of Lorain and the Village of Sheffield, a distance of 417.85 feet to the place of beginning, containing within said bounds ***2.0609 acres*** of land be the same more or less, but is subject to all legal highways and easements of record.

THE UNDERSIGNED HEREBY CERTIFIES TO KEY BANK NATIONAL ASSOCIATION, OHIO BAR TITLE INSURANCE COMPANY, AND LORAIN GREEN LIMITED PARTNERSHIP THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND: THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE PROPERTY DESCRIPTION "CLOSES" BY ENGINEERING CALCULATION; THAT THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY AND ALL ARE WITHIN THE BOUNDRY LINES AND APPLICABLE SET BACK LINES (WHETHER ESTABLISHED BY SUBDIVISION PLAT, RECORDED RESTRICTIONS OR APPLICABLE ZONING OR BUILDING CODES) AFFECTING THE PROPERTY; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN THEREON; THAT ALL UTILITY SERVICES NECESSSARY FOR THE OPERATION OF THE PROPERTY ARE PRESENT ON THE PROPERTY OR WITHIN ADJACENT PUBLIC RIGHT OF WAY OR RECORDED EASEMENT; THAT THERE ARE NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS OR ENCROACHMENTS UPON THE PROPERTY BY ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENT SITUATED UPON ANY ADJOINING PREMISES; AND THAT THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA SHOWN ON ANY U.S. DEPARTMENT OF HUD FLOOD INSURANCE BOUNDRY MAP OR SPECIAL FLOOD HAZARD AREA MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY ALTA AND ACSM IN 1992 AND MEETS THE ACCURACY REQUIREMENTS OF A URBAN CLASS, AS DEFINED THEREIN AND INCLUDES THE FOLLOWING ITEMS OF TABLE A THEREOF; 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16 AND 17.

NORMAN R. HURA -Registered Surveyor No. S-5208

FLOOD PLAIN DATA

PREMISES ARE IN ZONE X (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN)
SOURCE: NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
PANEL NO 390311 0010 C
MARCH 3 1992

03-00-031-105-047
03-00-031-A Scan# 47708

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