

RECORD DESCRIPTION

The Land referred to herein below is situated in the County of Lorain, State of Ohio, and is described as follows:

Parcel No. 1:

Situated in the City of Elyria, County of Lorain and State of Ohio, and known as being Sublot No. 12 Block No. 32 in City Farms Allotment of a part of Original Elyria Township Lots Nos. 22, 23 and 26, East of Black River, as shown by the recorded plat in Volume 9 of Maps, Page 3 of Lorain County Records.

Said Sublot No. 12, Block No. 32 has a frontage of 64.51 feet on the Westerly side of Wesley Avenue and extends back 140 feet on the Northerly line 140 feet on the Southerly line and has a rear line of 64.65 feet, as appears by said plat, be the same more or less.

Parcel No. 2

Situated in the City of Elyria, County of Lorain and State of Ohio, and known as being part of Sublots Nos. 1, 2 and 3, Block No. 62 in City Farms Allotment of a part of Original Elyria Townships Lots Nos. 22, 23 and 26, East of Black River, as shown by the recorded plat in Volume 9 of Maps, Page 3 of Lorain County Records and bounded and described as follows:

Beginning on the Westerly line of Wesley Avenue, at the Northeastery corner of said Sublot No.3;

Thence Westerly along the Northerly line of said Sublot No. 3, to the Northeastery corner of land conveyed to The City of Elyria by deed dated October 6, 1959 and recorded in Volume 763, Page 718 of Lorain County Deed Records;

Thence Southwesterly along the Southeastery line of said land so conveyed to the City of Elyria, as aforesaid, to the Westerly line of said Sublot No. 1;

Thence Southerly along the Westerly line of said Sublot No. 1 to the Southwesterly corner thereof;

Thence Easterly along the Southerly line of said Sublot No. 1, 140 feet to the Westerly line of Wesley Avenue;

Thence Northerly along the Westerly line of Wesley Avenue 132 feet to the place of beginning, as appears by said plat, be the same more or less.

Parcel No. 3

Situated in the City of Elyria, County of Lorain and State of Ohio, and known as being Sublots Nos. 10 and 11, Block No. 32 in the City Farms Allotment of a part of Original Elyria Township Lots Nos. 22, 23 and 26, East of Black River, as shown by the recorded plat in Volume 9 of Maps, Page 3 of Lorain County Records, and together forming a parcel of land having a frontage of 88 feet on the Westerly side of Wesley Avenue and extending back between parallel lines 165 feet, as measured from the centerline of Wesley Avenue, as appears by said plat, be the same more or less.

Parcel No. 4

Situated in the City of Elyria, County of Lorain and State of Ohio, and known as being parts of Sublots Nos. 4, 5 and 6, Block No. 62 in the City Farms Allotment of a part of Original Elyria Townships Lots Nos. 22, 23 and 26, East of Black River, as shown by the recorded plat in Volume 9 of Maps, Page 3 of Lorain County Records, and being bounded and described as follows:

Beginning at a point in the Southerly line of Sublot No. 4 at its intersection with the Southeastery line of land conveyed to the City of Elyria, by deed dated May 8, 1939 and recorded in Volume 755, Page 661 of Lorain County Deed Records;

Thence Easterly along the Southerly line of Sublot No. 4 and the Easterly extension thereof, a distance of 130.52 feet to the centerline of Wesley Avenue;

Thence Northerly along the center line of Wesley Avenue, a distance of 132 feet;

Thence Westerly along the Easterly extension of the Northerly line of Sublot No. 6 and along the Northerly line of Sublot No. 6, a distance of 87.63 feet to the Southeastery line of land conveyed to the City of Elyria, as aforesaid;

Thence Southwesterly along said Southeastery line of land conveyed to the City of Elyria, to the place of beginning, be the same more or less.

Parcel No. 5

Situated in the City of Elyria, County of Lorain and State of Ohio, and known as being parts of Original Elyria Township Lots Nos. 22 and 23, East of Black River, bounded and described as follows:

Beginning at an iron pin at the intersection of the West line of proposed fifty foot street with the North line of Cleveland Street, said pin being North 3° 06 1/2' East and 32.5 feet from a point in the center line of Cleveland Street and point being South 70°12' West and 1991.37 feet from a stone monument set at the intersection of said center line and the Township line of Elyria and Ridgeway;

Running thence from the iron pin first described North 3° 06 1/2' East, a distance of 188.56 feet;

Thence North 86° 53 1/2' West, a distance of 140 feet;

Thence South 3° 06 1/2' West, a distance of 247.07 feet to the North line of Cleveland Street;

Thence in said North line North 70° 13' East, a distance of 151.96 feet to the place of beginning and containing .701 acre of land divided as follows: .561 acre in Lot No. 22 and .14 acre in Lot No. 23, be the same more or less.

Parcel No. 6:

Situated in the City of Elyria, County of Lorain and State of Ohio and being part of Sublots Nos. 1 & 2, Block 32, City Farms Allotment, as recorded in Plat Volume 9, Page 3 of Lorain County Record of Plats; bounded and described as follows:

Beginning at a drill hole in the Northerly line of Cleveland Street, 40 feet Easterly from the center line thereof, and in the Southerly line of Sublot 1, Bk. 32, City Farms Allotment;

Thence Northerly in said Easterly line of Lot 1 and Westerly line of lands conveyed to the Grantee herein by Deed dated April 25, 1964 and recorded in Deed Volume 873, Page 178, Lorain County Record of Deeds; a distance of 127.93 feet to an iron pin set in the Southerly line of State of Ohio, John F. Kennedy Parkway lands;

Thence Westerly in said Southerly line forming an angle of 90°, a distance of 55.01 feet to an iron pin set in the Easterly line of said John F. Kennedy Parkway;

Thence in said Easterly line, Southerly, forming an angle of 90° a distance of 135.86 feet to a drill hole set;

Thence continuing said Easterly line of said Parkway, Southeastery, forming an angle from North to East of 123° 41' 24", a distance of 16.71 feet to a drill in the Northerly line of Cleveland Street;

Thence in said Northerly line Northeastery, forming an angle from North to East, of 123° 40' 36", a distance of 44.56 feet to the place of beginning of lands herein described; containing within said bounds 0.177 acres of land, be the same more or less.

Parcel No. 7

Part of Parcels Nos. 101A, 111A, 121A & 131A (Combined).

Situated in the City of Elyria, Lorain County, Ohio, East of Black River, Original Lot No. 22, Town 6N, Range 17W and being more fully described as follows:

Being the Easterly part of Sublots No. 4, 5, 6, 7, and 8 in Block 32 in the City Farms Allotment, recorded May 19, 1917, in Plat Book 9, Page 3 of Lorain County Records and bounded and described as follows:

Beginning in the Southeast corner of Sublot No. 4 aforesaid;

Thence N-89 degrees-28'-39" W. 55.01 feet along the South line of Sublot No. 4, said point being 82.07 feet Easterly and radially to the centerline of survey made for State Route 57 and recorded in Plat Book 21, Page 42 of Lorain County Records;

Thence N-9 degrees-22'-32" E. 222.65 feet through Sublots Nos. 4, 5, 6, 7, and 8 to a point in the North line of Sublot No. 8 aforesaid, said point also being 80 feet Easterly of and radially to the centerline of State Route 57 aforesaid;

Thence S-89 degrees-28'-39" E. 20.73 feet along the North line of Sublot No. 8 to the Northeast corner thereof;

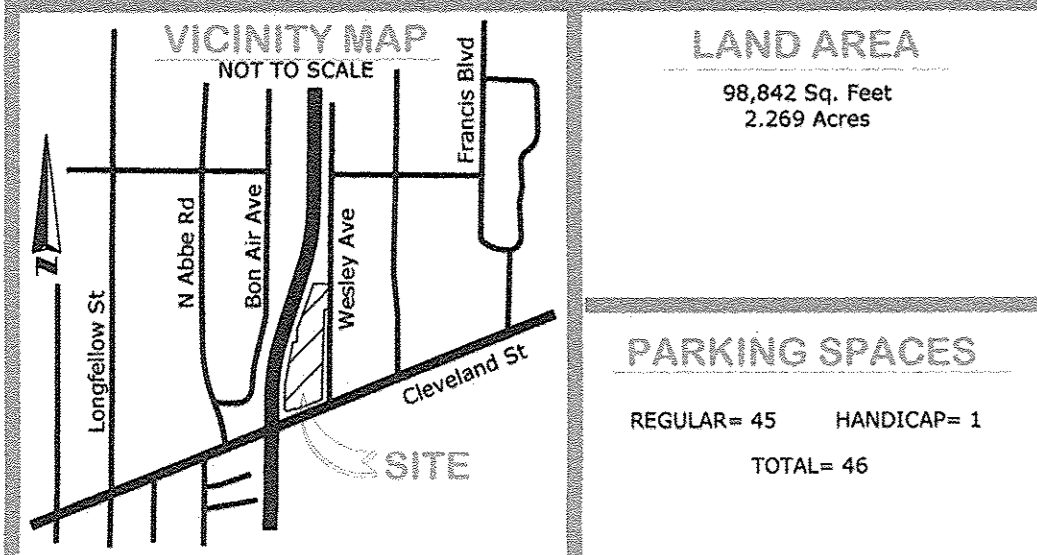
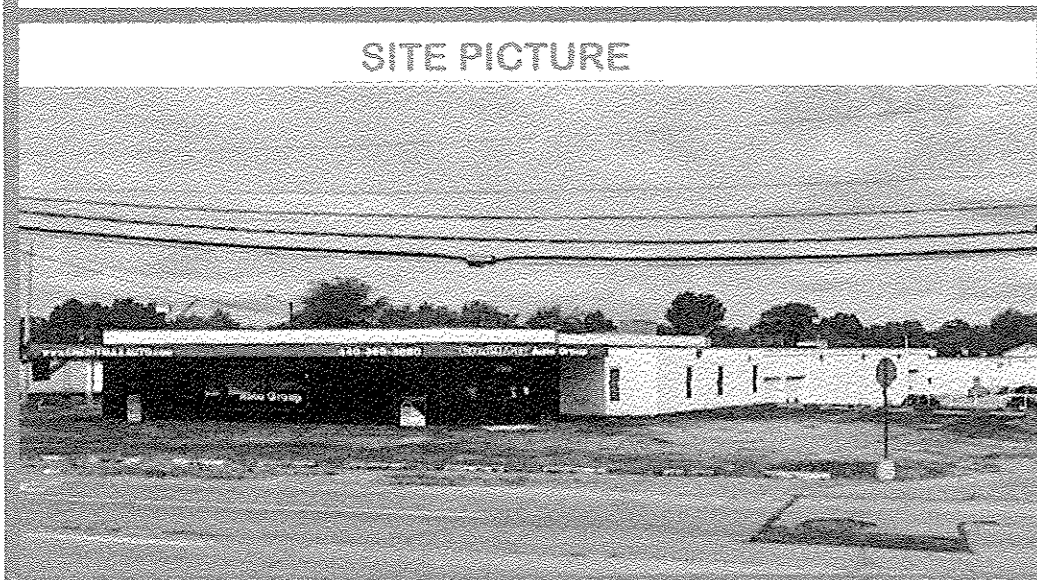
Thence S-0 degrees-31'-21" W. 220 feet along the East line of Sublots No. 8, 7, 6, 5 and 4 to the place of beginning and containing 0.191 acres (8330) square feet), more or less.

SCHEDULE B-II ITEMS

- 12. Matter as disclosed in Plat recorded in Plat Book 9, Page 3 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS
13. Pipeline Easement from Neva Beard to The Ohio Fuel Gas Company recorded March 14, 1949 in/as Volume 459, Page 356 of Lorain County Records. Assigned to Columbia Gas of Ohio, Inc. by instrument recorded May 6, 1974 in/as Volume 68, Page 5 of Lorain County Records. MAY PERTAIN TO THE SUBJECT PROPERTY EASEMENT LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED
14. Pipeline Easement from Rothgery Service and Equipment Co. and Edna C. Rothgery to The Ohio Fuel Gas Company recorded March 14, 1949 in/as Volume 459, Page 360 of Lorain County Records. Assigned to Columbia Gas of Ohio, Inc. by instrument recorded May 6, 1974 in/as Volume 68, Page 5 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - EASEMENT LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE DOCUMENT
15. Pipeline Easement from H.D. Gilbert to The Ohio Fuel Gas Company recorded August 31, 1949 in/as Volume 471, Page 238 of Lorain County Records. Assigned to Columbia Gas of Ohio, Inc. by instrument recorded May 6, 1974 in/as Volume 68, Page 5 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - EASEMENT LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE DOCUMENT
16. Easement from Neva Beard to Rothgery Realty and Construction Company recorded December 09, 1958 in/as Volume 735, Page 119 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - EASEMENT LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE DOCUMENT
17. Easement from George C. Nemeec and Helen A. Nemeec to Rothgery Realty and Construction Company recorded December 09, 1958 in/as Volume 735, Page 121 of Lorain County Records. MAY PERTAIN TO THE SUBJECT PROPERTY EASEMENT LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED
18. Easement for Highway Purposes from Annie Dunn to State of Ohio recorded September 01, 1959 in/as Volume 754, Page 406 of Lorain County Records. As Supplemented with respect to access restrictions and other matters by Final Journal Entry recorded April 10, 1991 in/as Volume 385, Page 152 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
19. Easement for Highway Purposes from John R. Herwig to State of Ohio recorded September 01, 1959 in/as Volume 754, Page 409 of Lorain County Records. As Supplemented with respect to access restrictions and other matters by Final Journal Entry recorded April 10, 1991 in/as Volume 385, Page 152 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
20. Easement for Highway Purposes from George C. Nemeec and Helen A. Nemeec to State of Ohio recorded September 01, 1959 in/as Volume 754, Page 412 of Lorain County Records. As Supplemented with respect to access restrictions and other matters by Final Journal Entry recorded April 10, 1991 in/as Volume 385, Page 152 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
21. Easement for Highway Purposes from Neva Beard to State of Ohio recorded September 01, 1959 in/as Volume 754, Page 415 of Lorain County Records. As Supplemented with respect to access restrictions and other matters by Final Journal Entry recorded April 10, 1991 in/as Volume 385, Page 152 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
22. This item has been intentionally deleted
23. This item has been intentionally deleted
24. Easement for Highway Purposes from Edna C. Rothgery to State of Ohio recorded January 21, 1960 in/as Volume 765, Page 511 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
25. Perpetual Easements and other matters contained in the Journal Entry Settlement recorded September 08, 1964 in/as Volume 805, Page 136 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
26. Access Restriction contained in deed from the City of Elyria to The Fairlane Realty Co., Inc. recorded October 20, 1987 in/as Volume 15, Page 849 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
27. Restrictions/Encumbrances contained in the deed from Edna C. Rothgery to Barber Motors, Inc., recorded April 30, 1964 in/as Volume 873, Page 178 of Lorain County Records. [Note: (a) Lease to Roy E. Fankhouser, dba Cleveland Chicago Amusement Sales Company expired by terms therein. See Lease Volume 70, Page 53. (b) Month to month tenancy of The Auto Clinic not found of record. PERTAINS TO THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS
28. Restriction contained in the deed from The Home Land Company to A.E. and Bessie B. Knight, recorded September 07, 1911 in/as Volume 121, Page 381 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS
29. Temporary Easement from Fairland Realty Co., Inc. to State of Ohio, Department of Transportation recorded August 10, 2018 in/as Document No. 2018-0683266 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
31. Access restrictions and other matters contained in the Final Journal Entry recorded April 10, 1991 in/as Volume 385, Page 152 of Lorain County Records. PERTAINS TO THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

APPROVED LORAIN CO. MAPDEPT DATE 6-21-19 PAGE 6-25-022 BY R. MAINES #19-04122-C

06-25-022-108-063



LAND AREA 98,842 Sq. Feet 2.269 Acres

PARKING SPACES REGULAR= 45 HANDICAP= 1 TOTAL= 46

ZONING DATA table with columns for ZONING ITEM, REQUIRED, and PARKING REQUIREMENTS. Includes details for B-G (BUSINESS GENERAL DISTRICT) and AUTOMOTIVE SERVICE.

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV...

SIGNIFICANT OBSERVATIONS NONE OBSERVED

LEGEND table listing symbols for various features like Right-of-Way, Traffic Vault, Handicap Space, Sign, Utility Pole, etc.

TITLE COMMITMENT INFORMATION, GENERAL SURVEY NOTES, and REVISION HISTORY sections.

ALTA/NPS LAND TITLE SURVEY, SURVEYOR'S CERTIFICATE, and PRELIMINARY sections with GRS GROUP logo.

SURVEY COORDINATED BY: