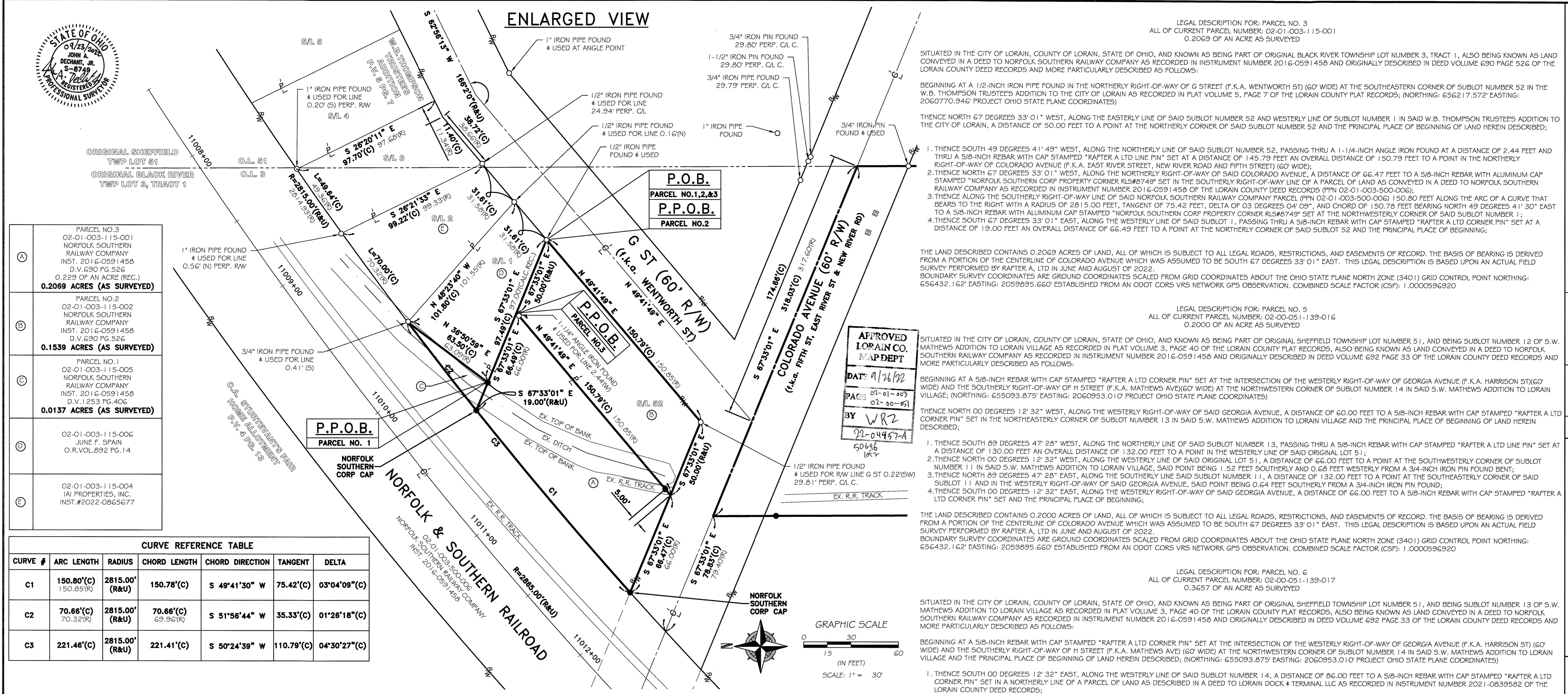


# ENLARGED VIEW



A	PARCEL NO. 3 02-01-003-115-001 NORFOLK SOUTHERN RAILWAY COMPANY INST. 2016-0591458 D.V. 690 PG. 526 0.229 OF AN ACRE (REC.) <b>0.2069 ACRES (AS SURVEYED)</b>
B	PARCEL NO. 2 02-01-003-115-002 NORFOLK SOUTHERN RAILWAY COMPANY INST. 2016-0591458 D.V. 690 PG. 526 <b>0.1539 ACRES (AS SURVEYED)</b>
C	PARCEL NO. 1 02-01-003-115-005 NORFOLK SOUTHERN RAILWAY COMPANY INST. 2016-0591458 D.V. 1253 PG. 406 <b>0.0137 ACRES (AS SURVEYED)</b>
D	02-01-003-115-006 JUNE F. SPAIN O.R.VOL. 892 PG. 14
E	02-01-003-115-004 IAI PROPERTIES, INC. INST. #2022-0865677

CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION	TANGENT	DELTA
C1	150.80'(C) 150.85'(R)	2815.00'(R&U)	150.78'(C)	S 49°41'30" W	75.42'(C)	03°04'09"(C)
C2	70.66'(C) 70.32'(R)	2815.00'(R&U)	70.66'(C) 69.96'(R)	S 51°56'44" W	35.33'(C)	01°26'18"(C)
C3	221.46'(C)	2815.00'(R&U)	221.41'(C)	S 50°24'39" W	110.79'(C)	04°30'27"(C)

LEGAL DESCRIPTION FOR: PARCEL NO. 1  
ALL OF CURRENT PARCEL NUMBER: 02-01-003-115-005  
0.0137 OF AN ACRE AS SURVEYED

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 3, TRACT 1, AND BEING A PART OF SUBLOT NUMBER 1 OF W.B. THOMPSON TRUSTEES ADDITION TO THE CITY OF LORAIN AS RECORDED IN PLAT VOLUME 5, PAGE 7 OF THE LORAIN COUNTY PLAT RECORDS, ALSO BEING KNOWN AS LAND CONVEYED IN A DEED TO NORFOLK SOUTHERN RAILWAY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2016-0591458 AND ORIGINALLY DESCRIBED IN DEED VOLUME 1253 PAGE 406 OF THE LORAIN COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND IN THE NORTHERLY RIGHT-OF-WAY OF G STREET (F.K.A. WENTWORTH ST) (60' WIDE) AT THE SOUTHWESTERLY CORNER OF SUBLOT NUMBER 1 IN SAID W.B. THOMPSON TRUSTEES ADDITION TO THE CITY OF LORAIN SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED TO JUNE F. SPAIN AS RECORDED IN ORIGINAL RECORD VOLUME 892 PAGE 14 OF THE LORAIN COUNTY DEED RECORDS; (NORTHING: 656217.572' EASTING: 2060770.946' PROJECT OHIO STATE PLANE COORDINATES)

THENCE NORTH 67 DEGREES 33' 01" WEST, ALONG THE WESTERLY LINE OF SAID SUBLOT NUMBER 1 AND SAID JUNE F. SPAIN PARCEL, A DISTANCE OF 97.49 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD CORNER PIN" SET AND THE PRINCIPAL PLACE OF BEGINNING OF LAND HEREIN DESCRIBED;

1. THENCE CONTINUING NORTH 67 DEGREES 33' 01" WEST, ALONG THE WESTERLY LINE OF SAID SUBLOT NUMBER 1, A DISTANCE OF 19.00 FEET TO A 5/8-INCH REBAR WITH ALUMINUM CAP STAMPED "NORFOLK SOUTHERN CORP PROPERTY CORNER RL5#8749" SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND AS CONVEYED IN A DEED TO NORFOLK SOUTHERN RAILWAY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2016-0591458 OF THE LORAIN COUNTY DEED RECORDS (PPN 02-01-003-500-006);
2. THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILWAY COMPANY PARCEL (PPN 02-01-003-500-006) 70.66 FEET ALONG THE ARC OF A CURVE THAT BEARS TO THE RIGHT WITH A RADIUS OF 2815.00 FEET, TANGENT OF 35.33 FEET, DELTA OF 01 DEGREES 26' 18", AND CHORD OF 70.66 FEET BEARING NORTH 51 DEGREES 56' 44" EAST, TO A POINT AT THE NORTHEASTERLY CORNER OF SAID SUBLOT NUMBER 1 AND SAID JUNE F. SPAIN PARCEL, SAID POINT BEING 0.41 FEET NORTH FROM A 3/4-INCH IRON PIPE FOUND;
3. THENCE SOUTH 36 DEGREES 50' 59" WEST, ALONG THE NORTHERLY LINE OF SAID JUNE F. SPAIN PARCEL, A DISTANCE OF 63.50 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD CORNER PIN" SET IN THE WESTERLY LINE OF SAID SUBLOT NUMBER 1 AND THE PRINCIPAL PLACE OF BEGINNING;

THE LAND DESCRIBED CONTAINS 0.0137 ACRES OF LAND, ALL OF WHICH IS SUBJECT TO ALL LEGAL ROADS, RESTRICTIONS, AND EASEMENTS OF RECORD. THE BASIS OF BEARING IS DERIVED FROM A PORTION OF THE CENTERLINE OF COLORADO AVENUE WHICH WAS ASSUMED TO BE SOUTH 67 DEGREES 33' 01" EAST. THIS LEGAL DESCRIPTION IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY RAFTER A, LTD IN JUNE AND AUGUST OF 2022.

BOUNDARY SURVEY COORDINATES ARE GROUND COORDINATES SCALED FROM GRID COORDINATES ABOUT THE OHIO STATE PLANE NORTH ZONE (3401) GRID CONTROL POINT NORTHING: 656432.162' EASTING: 2059895.660' ESTABLISHED FROM AN ODOT CORS VRS NETWORK GPS OBSERVATION. COMBINED SCALE FACTOR (CSF): 1.0000596920

LEGAL DESCRIPTION FOR: PARCEL NO. 2  
ALL OF CURRENT PARCEL NUMBER: 02-01-003-115-002  
0.1539 OF AN ACRE AS SURVEYED

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 3, TRACT 1, AND BEING A PART OF SUBLOT NUMBER 52 OF W.B. THOMPSON TRUSTEES ADDITION TO THE CITY OF LORAIN AS RECORDED IN PLAT VOLUME 5, PAGE 7 OF THE LORAIN COUNTY PLAT RECORDS, ALSO BEING KNOWN AS LAND CONVEYED IN A DEED TO NORFOLK SOUTHERN RAILWAY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2016-0591458 AND ORIGINALLY DESCRIBED IN DEED VOLUME 690 PAGE 526 OF THE LORAIN COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND IN THE NORTHERLY RIGHT-OF-WAY OF G STREET (F.K.A. WENTWORTH ST) (60' WIDE) AT THE SOUTHEASTERN CORNER OF SAID SUBLOT NUMBER 52 AND THE PRINCIPAL PLACE OF BEGINNING OF LAND HEREIN DESCRIBED; (NORTHING: 656217.572' EASTING: 2060770.946' PROJECT OHIO STATE PLANE COORDINATES)

1. THENCE SOUTH 49 DEGREES 41' 49" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID G STREET, A DISTANCE OF 150.79 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COLORADO AVENUE (F.K.A. EAST RIVER STREET, NEW RIVER ROAD AND FIFTH STREET) (60' WIDE), SAID POINT BEING NORTH 49 DEGREES 41' 49" EAST A DISTANCE OF 0.22 FEET FROM A 1/2-INCH IRON PIPE FOUND;
2. THENCE NORTH 67 DEGREES 33' 01" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID COLORADO AVENUE, A DISTANCE OF 50.00 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF SAID SUBLOT NUMBER 52;
3. THENCE NORTH 49 DEGREES 41' 49" EAST, ALONG THE NORTHERLY LINE SAID SUBLOT NUMBER 52, PASSING THRU A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD LINE PIN" SET AT A DISTANCE OF 5.00 FEET AND A 1-1/4-INCH ANGLE IRON AT A DISTANCE OF 148.35 FEET, AN OVERALL DISTANCE OF 150.79 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF SAID SUBLOT 52;
4. THENCE SOUTH 67 DEGREES 33' 01" EAST, ALONG THE EASTERLY LINE OF SAID SUBLOT NUMBER 52, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON PIPE FOUND AND THE PRINCIPAL PLACE OF BEGINNING;

THE LAND DESCRIBED CONTAINS 0.1539 ACRES OF LAND, ALL OF WHICH IS SUBJECT TO ALL LEGAL ROADS, RESTRICTIONS, AND EASEMENTS OF RECORD. THE BASIS OF BEARING IS DERIVED FROM A PORTION OF THE CENTERLINE OF COLORADO AVENUE WHICH WAS ASSUMED TO BE SOUTH 67 DEGREES 33' 01" EAST. THIS LEGAL DESCRIPTION IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY RAFTER A, LTD IN JUNE AND AUGUST OF 2022.

BOUNDARY SURVEY COORDINATES ARE GROUND COORDINATES SCALED FROM GRID COORDINATES ABOUT THE OHIO STATE PLANE NORTH ZONE (3401) GRID CONTROL POINT NORTHING: 656432.162' EASTING: 2059895.660' ESTABLISHED FROM AN ODOT CORS VRS NETWORK GPS OBSERVATION. COMBINED SCALE FACTOR (CSF): 1.0000596920

LEGAL DESCRIPTION FOR: PARCEL NO. 3  
ALL OF CURRENT PARCEL NUMBER: 02-01-003-115-001  
0.2069 OF AN ACRE AS SURVEYED

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 3, TRACT 1, ALSO BEING KNOWN AS LAND CONVEYED IN A DEED TO NORFOLK SOUTHERN RAILWAY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2016-0591458 AND ORIGINALLY DESCRIBED IN DEED VOLUME 690 PAGE 526 OF THE LORAIN COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND IN THE NORTHERLY RIGHT-OF-WAY OF G STREET (F.K.A. WENTWORTH ST) (60' WIDE) AT THE SOUTHEASTERN CORNER OF SUBLOT NUMBER 52 IN THE W.B. THOMPSON TRUSTEES ADDITION TO THE CITY OF LORAIN AS RECORDED IN PLAT VOLUME 5, PAGE 7 OF THE LORAIN COUNTY PLAT RECORDS; (NORTHING: 656217.572' EASTING: 2060770.946' PROJECT OHIO STATE PLANE COORDINATES)

THENCE NORTH 67 DEGREES 33' 01" WEST, ALONG THE EASTERLY LINE OF SAID SUBLOT NUMBER 52 AND WESTERLY LINE OF SUBLOT NUMBER 1 IN SAID W.B. THOMPSON TRUSTEES ADDITION TO THE CITY OF LORAIN, A DISTANCE OF 50.00 FEET TO A POINT AT THE NORTHERLY CORNER OF SAID SUBLOT NUMBER 52 AND THE PRINCIPAL PLACE OF BEGINNING OF LAND HEREIN DESCRIBED;

1. THENCE SOUTH 49 DEGREES 41' 49" WEST, ALONG THE NORTHERLY LINE OF SAID SUBLOT NUMBER 52, PASSING THRU A 1-1/4-INCH ANGLE IRON FOUND AT A DISTANCE OF 2.44 FEET AND THRU A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD LINE PIN" SET AT A DISTANCE OF 145.79 FEET AN OVERALL DISTANCE OF 150.79 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY OF COLORADO AVENUE (F.K.A. EAST RIVER STREET, NEW RIVER ROAD AND FIFTH STREET) (60' WIDE);
2. THENCE NORTH 67 DEGREES 33' 01" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID COLORADO AVENUE, A DISTANCE OF 66.47 FEET TO A 5/8-INCH REBAR WITH ALUMINUM CAP STAMPED "NORFOLK SOUTHERN CORP PROPERTY CORNER RL5#8749" SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND AS CONVEYED IN A DEED TO NORFOLK SOUTHERN RAILWAY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2016-0591458 OF THE LORAIN COUNTY DEED RECORDS (PPN 02-01-003-500-006);
3. THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NORFOLK SOUTHERN RAILWAY COMPANY PARCEL (PPN 02-01-003-500-006) 150.80 FEET ALONG THE ARC OF A CURVE THAT BEARS TO THE RIGHT WITH A RADIUS OF 2815.00 FEET, TANGENT OF 35.33 FEET, DELTA OF 03 DEGREES 04' 09", AND CHORD OF 150.78 FEET BEARING NORTH 49 DEGREES 41' 30" EAST TO A 5/8-INCH REBAR WITH ALUMINUM CAP STAMPED "NORFOLK SOUTHERN CORP PROPERTY CORNER RL5#8749" SET AT THE NORTHWESTERLY CORNER OF SAID SUBLOT NUMBER 1;
4. THENCE SOUTH 67 DEGREES 33' 01" EAST, ALONG THE WESTERLY LINE OF SAID SUBLOT 1, PASSING THRU A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD CORNER PIN" SET AT A DISTANCE OF 19.00 FEET AN OVERALL DISTANCE OF 66.49 FEET TO A POINT AT THE NORTHERLY CORNER OF SAID SUBLOT 52 AND THE PRINCIPAL PLACE OF BEGINNING;

THE LAND DESCRIBED CONTAINS 0.2069 ACRES OF LAND, ALL OF WHICH IS SUBJECT TO ALL LEGAL ROADS, RESTRICTIONS, AND EASEMENTS OF RECORD. THE BASIS OF BEARING IS DERIVED FROM A PORTION OF THE CENTERLINE OF COLORADO AVENUE WHICH WAS ASSUMED TO BE SOUTH 67 DEGREES 33' 01" EAST. THIS LEGAL DESCRIPTION IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY RAFTER A, LTD IN JUNE AND AUGUST OF 2022.

BOUNDARY SURVEY COORDINATES ARE GROUND COORDINATES SCALED FROM GRID COORDINATES ABOUT THE OHIO STATE PLANE NORTH ZONE (3401) GRID CONTROL POINT NORTHING: 656432.162' EASTING: 2059895.660' ESTABLISHED FROM AN ODOT CORS VRS NETWORK GPS OBSERVATION. COMBINED SCALE FACTOR (CSF): 1.0000596920

LEGAL DESCRIPTION FOR: PARCEL NO. 5  
ALL OF CURRENT PARCEL NUMBER: 02-00-051-139-016  
0.2000 OF AN ACRE AS SURVEYED

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 51, AND BEING SUBLOT NUMBER 12 OF S.W. MATHEWS ADDITION TO LORAIN VILLAGE AS RECORDED IN PLAT VOLUME 3, PAGE 40 OF THE LORAIN COUNTY PLAT RECORDS, ALSO BEING KNOWN AS LAND CONVEYED IN A DEED TO NORFOLK SOUTHERN RAILWAY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2016-0591458 AND ORIGINALLY DESCRIBED IN DEED VOLUME 692 PAGE 33 OF THE LORAIN COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD CORNER PIN" SET AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF GEORGIA AVENUE (F.K.A. HARRISON ST) (60' WIDE) AND THE SOUTHERLY RIGHT-OF-WAY OF H STREET (F.K.A. MATHEWS AVE) (60' WIDE) AT THE NORTHWESTERN CORNER OF SUBLOT NUMBER 14 IN SAID S.W. MATHEWS ADDITION TO LORAIN VILLAGE; (NORTHING: 655093.875' EASTING: 2060953.010' PROJECT OHIO STATE PLANE COORDINATES)

THENCE NORTH 00 DEGREES 12' 32" WEST, ALONG THE WESTERLY RIGHT-OF-WAY OF SAID GEORGIA AVENUE, A DISTANCE OF 60.00 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD CORNER PIN" SET IN THE NORTHEASTERLY CORNER OF SUBLOT NUMBER 13 IN SAID S.W. MATHEWS ADDITION TO LORAIN VILLAGE AND THE PRINCIPAL PLACE OF BEGINNING OF LAND HEREIN DESCRIBED;

1. THENCE SOUTH 89 DEGREES 47' 28" WEST, ALONG THE NORTHERLY LINE OF SAID SUBLOT NUMBER 13, PASSING THRU A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD LINE PIN" SET AT A DISTANCE OF 130.00 FEET AN OVERALL DISTANCE OF 132.00 FEET TO A POINT IN THE WESTERLY LINE OF SAID ORIGINAL LOT 51;
2. THENCE NORTH 00 DEGREES 12' 32" WEST, ALONG THE WESTERLY LINE OF SAID ORIGINAL LOT 51, A DISTANCE OF 66.00 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF SUBLOT NUMBER 11 IN SAID S.W. MATHEWS ADDITION TO LORAIN VILLAGE, SAID POINT BEING 1.52 FEET SOUTHERLY AND 0.68 FEET WESTERLY FROM A 3/4-INCH IRON PIPE FOUND;
3. THENCE NORTH 89 DEGREES 47' 28" EAST, ALONG THE SOUTHERLY LINE SAID SUBLOT NUMBER 11, A DISTANCE OF 132.00 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF SAID SUBLOT 11 AND IN THE WESTERLY RIGHT-OF-WAY OF SAID GEORGIA AVENUE, SAID POINT BEING 0.64 FEET SOUTHERLY FROM A 3/4-INCH IRON PIPE FOUND;
4. THENCE SOUTH 00 DEGREES 12' 32" EAST, ALONG THE WESTERLY RIGHT-OF-WAY OF SAID GEORGIA AVENUE, A DISTANCE OF 66.00 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD CORNER PIN" SET AND THE PRINCIPAL PLACE OF BEGINNING;

THE LAND DESCRIBED CONTAINS 0.2000 ACRES OF LAND, ALL OF WHICH IS SUBJECT TO ALL LEGAL ROADS, RESTRICTIONS, AND EASEMENTS OF RECORD. THE BASIS OF BEARING IS DERIVED FROM A PORTION OF THE CENTERLINE OF COLORADO AVENUE WHICH WAS ASSUMED TO BE SOUTH 67 DEGREES 33' 01" EAST. THIS LEGAL DESCRIPTION IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY RAFTER A, LTD IN JUNE AND AUGUST OF 2022.

BOUNDARY SURVEY COORDINATES ARE GROUND COORDINATES SCALED FROM GRID COORDINATES ABOUT THE OHIO STATE PLANE NORTH ZONE (3401) GRID CONTROL POINT NORTHING: 656432.162' EASTING: 2059895.660' ESTABLISHED FROM AN ODOT CORS VRS NETWORK GPS OBSERVATION. COMBINED SCALE FACTOR (CSF): 1.0000596920

LEGAL DESCRIPTION FOR: PARCEL NO. 6  
ALL OF CURRENT PARCEL NUMBER: 02-00-051-139-017  
0.3657 OF AN ACRE AS SURVEYED

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 51, AND BEING SUBLOT NUMBER 13 OF S.W. MATHEWS ADDITION TO LORAIN VILLAGE AS RECORDED IN PLAT VOLUME 3, PAGE 40 OF THE LORAIN COUNTY PLAT RECORDS, ALSO BEING KNOWN AS LAND CONVEYED IN A DEED TO NORFOLK SOUTHERN RAILWAY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2016-0591458 AND ORIGINALLY DESCRIBED IN DEED VOLUME 692 PAGE 33 OF THE LORAIN COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD CORNER PIN" SET AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF GEORGIA AVENUE (F.K.A. HARRISON ST) (60' WIDE) AND THE SOUTHERLY RIGHT-OF-WAY OF H STREET (F.K.A. MATHEWS AVE) (60' WIDE) AT THE NORTHWESTERN CORNER OF SUBLOT NUMBER 14 IN SAID S.W. MATHEWS ADDITION TO LORAIN VILLAGE AND THE PRINCIPAL PLACE OF BEGINNING OF LAND HEREIN DESCRIBED; (NORTHING: 655093.875' EASTING: 2060953.010' PROJECT OHIO STATE PLANE COORDINATES)

1. THENCE SOUTH 00 DEGREES 12' 32" EAST, ALONG THE WESTERLY LINE OF SAID SUBLOT NUMBER 14, A DISTANCE OF 86.00 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD CORNER PIN" SET IN A NORTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN A DEED TO LORAIN DOCK & TERMINAL LLC AS RECORDED IN INSTRUMENT NUMBER 2021-0839562 OF THE LORAIN COUNTY DEED RECORDS;
2. THENCE NORTH 69 DEGREES 14' 07" WEST, ALONG A NORTHERLY LINE OF SAID LORAIN DOCK & TERMINAL LLC, A DISTANCE OF 141.36 FEET TO A POINT IN THE WESTERLY LINE OF SAID ORIGINAL LOT 51, SAID POINT BEING 4.21 FEET SOUTHERLY AND 0.11 FEET EASTERLY FROM A 5/8-INCH REBAR WITH CAP STAMPED "CEC INC" FOUND;
3. THENCE NORTH 00 DEGREES 12' 32" WEST, ALONG THE WESTERLY LINE OF SAID ORIGINAL LOT 51, A DISTANCE OF 95.40 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF SUBLOT NUMBER 12 IN SAID S.W. MATHEWS ADDITION TO LORAIN VILLAGE;
4. THENCE NORTH 89 DEGREES 47' 28" EAST, ALONG THE SOUTHERLY LINE SAID SUBLOT NUMBER 12, PASSING THRU A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD LINE PIN" SET AT A DISTANCE OF 2.00 FEET AN OVERALL DISTANCE OF 132.00 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD CORNER PIN" SET AT THE SOUTHEASTERLY CORNER OF SAID SUBLOT 12 AND THE WESTERLY RIGHT-OF-WAY OF SAID GEORGIA AVENUE;
5. THENCE SOUTH 00 DEGREES 12' 32" EAST, ALONG THE WESTERLY RIGHT-OF-WAY OF SAID GEORGIA AVENUE, A DISTANCE OF 60.00 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD CORNER PIN" SET AND THE PRINCIPAL PLACE OF BEGINNING;

THE LAND DESCRIBED CONTAINS 0.3657 ACRES OF LAND, ALL OF WHICH IS SUBJECT TO ALL LEGAL ROADS, RESTRICTIONS, AND EASEMENTS OF RECORD. THE BASIS OF BEARING IS DERIVED FROM A PORTION OF THE CENTERLINE OF COLORADO AVENUE WHICH WAS ASSUMED TO BE SOUTH 67 DEGREES 33' 01" EAST. THIS LEGAL DESCRIPTION IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY RAFTER A, LTD IN JUNE AND AUGUST OF 2022.

BOUNDARY SURVEY COORDINATES ARE GROUND COORDINATES SCALED FROM GRID COORDINATES ABOUT THE OHIO STATE PLANE NORTH ZONE (3401) GRID CONTROL POINT NORTHING: 656432.162' EASTING: 2059895.660' ESTABLISHED FROM AN ODOT CORS VRS NETWORK GPS OBSERVATION. COMBINED SCALE FACTOR (CSF): 1.0000596920

LEGAL DESCRIPTION FOR: PARCEL NO. 7  
ALL OF CURRENT PARCEL NUMBER: 02-00-051-139-018  
0.1343 OF AN ACRE AS SURVEYED

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 51, AND BEING SUBLOT NUMBER 14 OF S.W. MATHEWS ADDITION TO LORAIN VILLAGE AS RECORDED IN PLAT VOLUME 3, PAGE 40 OF THE LORAIN COUNTY PLAT RECORDS, ALSO BEING KNOWN AS LAND CONVEYED IN A DEED TO NORFOLK SOUTHERN RAILWAY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2016-0591458 AND ORIGINALLY DESCRIBED IN DEED VOLUME 692 PAGE 33 OF THE LORAIN COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD CORNER PIN" SET AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF GEORGIA AVENUE (F.K.A. HARRISON ST) (60' WIDE) AND THE SOUTHERLY RIGHT-OF-WAY OF H STREET (F.K.A. MATHEWS AVE) (60' WIDE) AT A POINT IN THE EASTERLY LINE OF SAID SUBLOT NUMBER 13 IN SAID S.W. MATHEWS ADDITION TO LORAIN VILLAGE AND THE PRINCIPAL PLACE OF BEGINNING OF LAND HEREIN DESCRIBED; (NORTHING: 655093.875' EASTING: 2060953.010' PROJECT OHIO STATE PLANE COORDINATES)

1. THENCE NORTH 89 DEGREES 47' 28" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID H STREET, A DISTANCE OF 60.00 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF SUBLOT NUMBER 15 IN SAID S.W. MATHEWS ADDITION TO LORAIN VILLAGE, SAID POINT BEING 0.21 FEET SOUTHERLY FROM A 1-INCH IRON PIPE FOUND;
2. THENCE SOUTH 00 DEGREES 12' 32" EAST, ALONG THE WESTERLY LINE OF SAID SUBLOT NUMBER 15, A DISTANCE OF 109.00 FEET TO A POINT IN A NORTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN A DEED TO LORAIN DOCK & TERMINAL LLC AS RECORDED IN INSTRUMENT NUMBER 2021-0839562 OF THE LORAIN COUNTY DEED RECORDS, SAID POINT BEING 1.00 FEET SOUTHERLY AND 0.38 FEET EASTERLY FROM A 5/8-INCH REBAR WITH CAP STAMPED "CEC INC" FOUND;
3. THENCE NORTH 69 DEGREES 14' 07" WEST, ALONG A NORTHERLY LINE OF SAID LORAIN DOCK & TERMINAL LLC, A DISTANCE OF 64.26 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD CORNER PIN" SET AT THE SOUTHEASTERLY CORNER OF SAID SUBLOT NUMBER 13;
4. THENCE NORTH 00 DEGREES 12' 32" WEST, ALONG THE WESTERLY LINE OF SAID SUBLOT NUMBER 13, A DISTANCE OF 86.00 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD CORNER PIN" SET AND THE PRINCIPAL PLACE OF BEGINNING;

THE LAND DESCRIBED CONTAINS 0.1343 ACRES OF LAND, ALL OF WHICH IS SUBJECT TO ALL LEGAL ROADS, RESTRICTIONS, AND EASEMENTS OF RECORD. THE BASIS OF BEARING IS DERIVED FROM A PORTION OF THE CENTERLINE OF COLORADO AVENUE WHICH WAS ASSUMED TO BE SOUTH 67 DEGREES 33' 01" EAST. THIS LEGAL DESCRIPTION IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY RAFTER A, LTD IN JUNE AND AUGUST OF 2022.

BOUNDARY SURVEY COORDINATES ARE GROUND COORDINATES SCALED FROM GRID COORDINATES ABOUT THE OHIO STATE PLANE NORTH ZONE (3401) GRID CONTROL POINT NORTHING: 656432.162' EASTING: 2059895.660' ESTABLISHED FROM AN ODOT CORS VRS NETWORK GPS OBSERVATION. COMBINED SCALE FACTOR (CSF): 1.0000596920

DESCRIPTION	DATE	BY	REV.
PRELIMINARY ISSUE FOR REVIEW	06-24-2022	JAD	1
REVISED PER NORFOLK SOUTHERN COMMENTS	08-04-2022	JAD	2
REVISED PARCEL NO. 4 PARCEL NUMBER IN DESCRIPTION	09-22-2022	JAD	3
REVISED SCRIVENERS ERROR IN DESCRIPTIONS	09-23-2022	JAD	4

**RAFTER A, LTD**  
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440-707-4014 • www.raftera.com • info@raftera.com

**THE FALBO CONSTRUCTION COMPANY**  
524 COLORADO AVENUE  
LORAIN, OHIO 44052

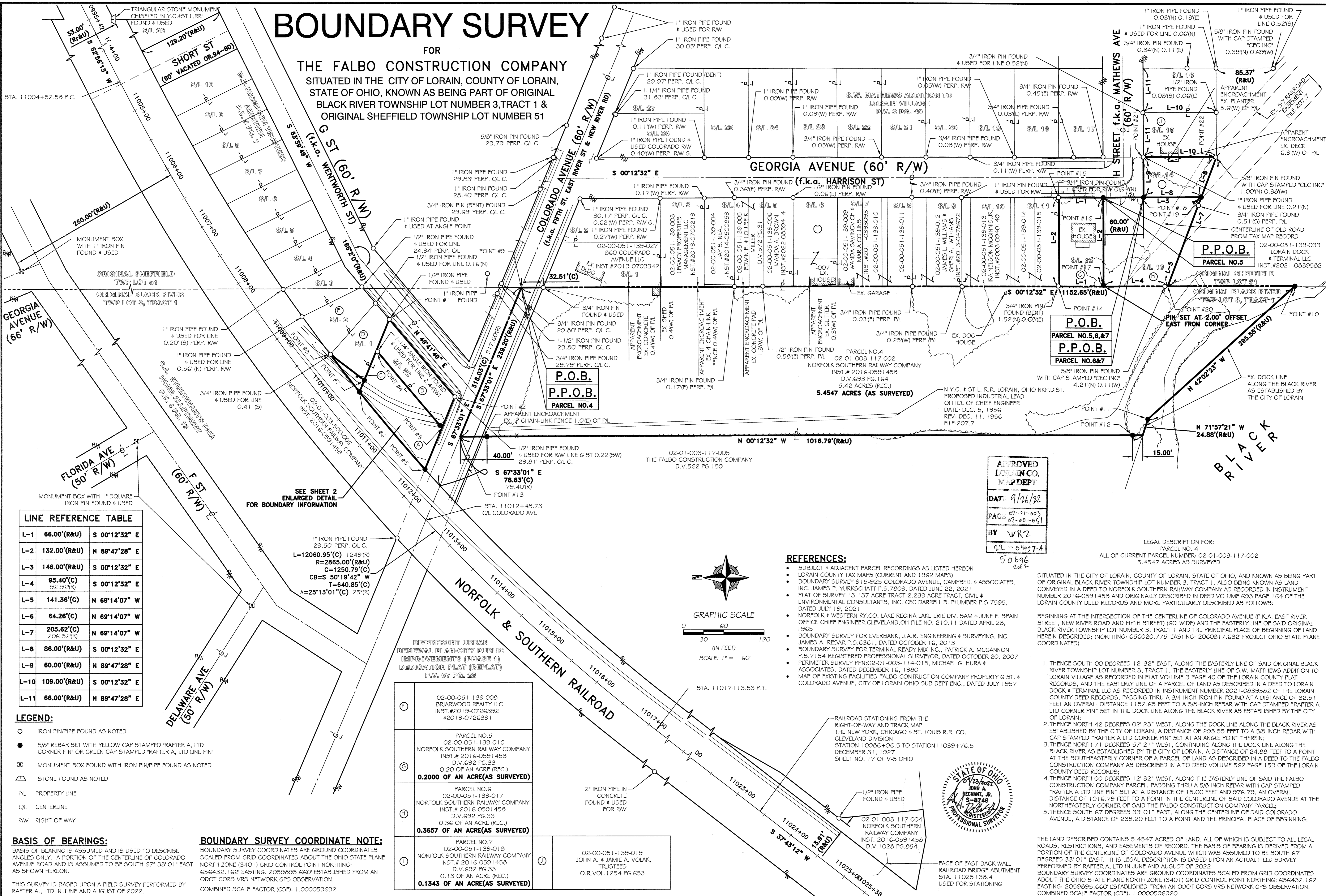
**NORFOLK SOUTHERN RAILWAY COMPANY PROPERTY BOUNDARY SURVEY**  
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 51, AND BEING SUBLOT NUMBER 14 OF S.W. MATHEWS ADDITION TO LORAIN VILLAGE AS RECORDED IN PLAT VOLUME 3, PAGE 40 OF THE LORAIN COUNTY PLAT RECORDS, ALSO BEING KNOWN AS LAND CONVEYED IN A DEED TO NORFOLK SOUTHERN RAILWAY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2016-0591458 AND ORIGINALLY DESCRIBED IN DEED VOLUME 692 PAGE 33 OF THE LORAIN COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DRAWN BY: JAD  
CHECKED BY: BDA  
RAF JOB NO: 2871-22

SHEET: 2-2

# BOUNDARY SURVEY

FOR  
THE FALBO CONSTRUCTION COMPANY  
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN,  
STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL  
BLACK RIVER TOWNSHIP LOT NUMBER 3, TRACT 1 &  
ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 51



LINE REFERENCE TABLE		
L-1	66.00'(R&U)	S 00°12'32" E
L-2	132.00'(R&U)	N 89°47'28" E
L-3	146.00'(R&U)	S 00°12'32" E
L-4	95.40'(C)	S 00°12'32" E
L-5	141.36'(C)	N 69°14'07" W
L-6	64.26'(C)	N 69°14'07" W
L-7	205.62'(C)	N 69°14'07" W
L-8	86.00'(R&U)	S 00°12'32" E
L-9	60.00'(R&U)	N 89°47'28" E
L-10	109.00'(R&U)	S 00°12'32" E
L-11	66.00'(R&U)	N 89°47'28" E

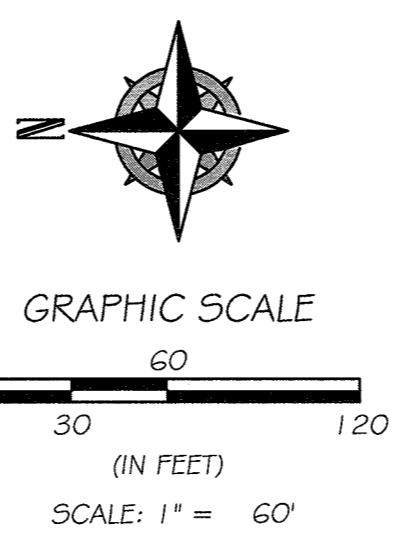
- LEGEND:**
- IRON PIN/PIPE FOUND AS NOTED
  - 5/8" REBAR SET WITH YELLOW CAP STAMPED "RAFTER A, LTD CORNER PIN" OR GREEN CAP STAMPED "RAFTER A, LTD LINE PIN"
  - ⊠ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
  - ⚡ STONE FOUND AS NOTED
  - PL PROPERTY LINE
  - CL CENTERLINE
  - RW RIGHT-OF-WAY

**BASIS OF BEARINGS:**  
BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF COLORADO AVENUE ROAD AND IS ASSUMED TO BE SOUTH 67° 33' 01" EAST AS SHOWN HEREON.

**BOUNDARY SURVEY COORDINATE NOTE:**  
BOUNDARY SURVEY COORDINATES ARE GROUND COORDINATES SCALED FROM GRID COORDINATES ABOUT THE OHIO STATE PLANE NORTH ZONE (3401) GRID CONTROL POINT NORTHRING: 656432.162' EASTING: 2059895.660' ESTABLISHED FROM AN ODOT CORRS VRS NETWORK GPS OBSERVATION.  
COMBINED SCALE FACTOR (CSF): 1.000059692

SEE SHEET 2 ENLARGED DETAIL FOR BOUNDARY INFORMATION

①	02-00-051-139-008 BRIARWOOD REALTY LLC INST.#2019-0726392 42019-0726391	
②	PARCEL NO.5 02-00-051-139-016 NORFOLK SOUTHERN RAILWAY COMPANY INST.# 2016-0591458 D.V.692 PG.33 0.20 OF AN ACRE (REC.) <b>0.2000 OF AN ACRE (AS SURVEYED)</b>	
③	PARCEL NO.6 02-00-051-139-017 NORFOLK SOUTHERN RAILWAY COMPANY INST.# 2016-0591458 D.V.692 PG.33 0.36 OF AN ACRE (REC.) <b>0.3657 OF AN ACRE (AS SURVEYED)</b>	
④	PARCEL NO.7 02-00-051-139-018 NORFOLK SOUTHERN RAILWAY COMPANY INST.# 2016-0591458 D.V.692 PG.33 0.13 OF AN ACRE (REC.) <b>0.1343 OF AN ACRE (AS SURVEYED)</b>	02-00-051-139-019 JOHN A. & JAMIE A. VOLAK, TRUSTEES O.R.VOL.1254 PG.653



- REFERENCES:**
- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
  - LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS)
  - BOUNDARY SURVEY 91 S-925 COLORADO AVENUE, CAMPBELL & ASSOCIATES, INC. JAMES P. YURKSCHATT P.S.7809, DATED JUNE 22, 2021
  - PLAT OF SURVEY 13.137 ACRE TRACT 2.239 ACRE TRACT, CIVIL & ENVIRONMENTAL CONSULTANTS, INC. CEC DARRELL B. PLUMBER P.S.7595, DATED JULY 19, 2021
  - NORFOLK & WESTERN RY.CO. LAKE REGINA LAKE ERIE DIV. SAM & JUNE F. SPAIN OFFICE CHIEF ENGINEER CLEVELAND, OH FILE NO. 210.11 DATED APRIL 28, 1965
  - BOUNDARY SURVEY FOR EVERBANK, J.A.R. ENGINEERING & SURVEYING, INC. JAMES A. RESAR P.S.6361, DATED OCTOBER 16, 2013
  - BOUNDARY SURVEY FOR TERMINAL READY MIX INC., PATRICK A. MCGANNON P.S.7154 REGISTERED PROFESSIONAL SURVEYOR, DATED OCTOBER 20, 2007
  - PERIMETER SURVEY PFM-02-01-003-114-015, MICHAEL G. HURA & ASSOCIATES, DATED DECEMBER 16, 1980
  - MAP OF EXISTING FACILITIES FALBO CONSTRUCTION COMPANY PROPERTY G ST. & COLORADO AVENUE, CITY OF LORAIN OHIO SUB DEPT ENG., DATED JULY 1957



APPROVED  
LORAIN CO.  
MAP DEPT  
DATE: 9/26/22  
PAGE: 02-01-603  
02-00-051  
BY: VR2  
02-04957-A  
50696  
202

LEGAL DESCRIPTION FOR:  
PARCEL NO. 4  
ALL OF CURRENT PARCEL NUMBER: 02-01-003-117-002  
5.4547 ACRES AS SURVEYED

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 3, TRACT 1, ALSO BEING KNOWN AS LAND CONVEYED IN A DEED TO NORFOLK SOUTHERN RAILWAY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2016-0591458 AND ORIGINALLY DESCRIBED IN DEED VOLUME 693 PAGE 164 OF THE LORAIN COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE SOUTH 00 DEGREES 12' 32" EAST, ALONG THE EASTERLY LINE OF SAID ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 3, TRACT 1, THE EASTERLY LINE OF S.W. MATTHEWS ADDITION TO LORAIN VILLAGE AS RECORDED IN PLAT VOLUME 3 PAGE 40 OF THE LORAIN COUNTY PLAT RECORDS, AND THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN A DEED TO LORAIN DOCK & TERMINAL LLC AS RECORDED IN INSTRUMENT NUMBER 2021-0839582 OF THE LORAIN COUNTY DEED RECORDS, PASSING THRU A 3/4-INCH IRON PIN FOUND AT A DISTANCE OF 32.51 FEET AN OVERALL DISTANCE 1152.65 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD CORNER PIN" SET IN THE DOCK LINE ALONG THE BLACK RIVER AS ESTABLISHED BY THE CITY OF LORAIN;
2. THENCE NORTH 42 DEGREES 02' 23" WEST, ALONG THE DOCK LINE ALONG THE BLACK RIVER AS ESTABLISHED BY THE CITY OF LORAIN, A DISTANCE OF 295.55 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD CORNER PIN" SET AT AN ANGLE POINT THEREIN;
3. THENCE NORTH 71 DEGREES 57' 21" WEST, CONTINUING ALONG THE DOCK LINE ALONG THE BLACK RIVER AS ESTABLISHED BY THE CITY OF LORAIN, A DISTANCE OF 24.88 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN A DEED TO THE FALBO CONSTRUCTION COMPANY AS DESCRIBED IN A DEED TO DEED VOLUME 562 PAGE 159 OF THE LORAIN COUNTY DEED RECORDS;
4. THENCE NORTH 00 DEGREES 12' 32" WEST, ALONG THE EASTERLY LINE OF SAID THE FALBO CONSTRUCTION COMPANY PARCEL, PASSING THRU A 5/8-INCH REBAR WITH CAP STAMPED "RAFTER A LTD LINE PIN" SET AT A DISTANCE OF 15.00 FEET AND 976.79, AN OVERALL DISTANCE OF 1016.79 FEET TO A POINT IN THE CENTERLINE OF SAID COLORADO AVENUE AT THE NORTHEASTERLY CORNER OF SAID THE FALBO CONSTRUCTION COMPANY PARCEL;
5. THENCE SOUTH 67 DEGREES 33' 01" EAST, ALONG THE CENTERLINE OF SAID COLORADO AVENUE, A DISTANCE OF 239.20 FEET TO A POINT AND THE PRINCIPAL PLACE OF BEGINNING;

THE LAND DESCRIBED CONTAINS 5.4547 ACRES OF LAND, ALL OF WHICH IS SUBJECT TO ALL LEGAL ROADS, RESTRICTIONS, AND EASEMENTS OF RECORD. THE BASIS OF BEARING IS DERIVED FROM A PORTION OF THE CENTERLINE OF COLORADO AVENUE WHICH WAS ASSUMED TO BE SOUTH 67 DEGREES 33' 01" EAST. THIS LEGAL DESCRIPTION IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY RAFTER A, LTD IN JUNE AND AUGUST OF 2022. BOUNDARY SURVEY COORDINATES ARE GROUND COORDINATES SCALED FROM GRID COORDINATES ABOUT THE OHIO STATE PLANE NORTH ZONE (3401) GRID CONTROL POINT NORTHRING: 656432.162' EASTING: 2059895.660' ESTABLISHED FROM AN ODOT CORRS VRS NETWORK GPS OBSERVATION. COMBINED SCALE FACTOR (CSF): 1.000059692

REV.	BY	DATE	DESCRIPTION
1	JAD	06-24-2022	PRELIMINARY ISSUE FOR REVIEW
2	JAD	08-04-2022	REVISED PER NORFOLK SOUTHERN REVIEW COMMENTS
3	JAD	09-22-2022	REVISED PARCEL NO. 4 PARCEL NUMBER IN DESCRIPTION
4	JAD	09-23-2022	REVISED SCRIVENERS ERROR IN DESCRIPTIONS

**RAFTER A, LTD**  
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THE FALBO CONSTRUCTION COMPANY PROPERTY  
524 COLORADO AVENUE  
LORAIN, OHIO 44082

NORFOLK SOUTHERN RAILWAY COMPANY PROPERTY  
**BOUNDARY SURVEY**  
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 3, TRACT 1 & ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 51

DRAWN BY: JAD  
CHECKED BY: BDA  
RAF JOB No: 2871-22

SHEET: 1-2