PROJECT NAME:

ALTA/ACSM LAND

TITLE SURVEY W/TOPO

JOB NUMBER: 01755-11

FILE: SS22309.DWG\_10

OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT No. 7 AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF BAUMHARDT ROAD AND THE NEW CENTERLINE OF WEST ERIE AVENUE AT A RAILROAD SPIKE, SAID CENTERLINE OF WEST ERIE AVENUE IS NORTH AT RIGHT ANGLES AND PARALLEL IN THIS AREA TO THE OLD CENTERLINE OF WEST ERIE AVENUE (45 FEET WIDE); THENCE NORTH 72 DEGREES 02' EAST A DISTANCE OF 130.60 FEET ALONG THE NEW CENTERLINE OF WEST ERIE AVENUE TO THE EAST LINE OF LAND CONVEYED TO KENNETH AND HELEN BAUMHARDT BY DEED RECORDED IN VOLUME 290, PAGE 277 OF THE LORAIN COUNTY DEED RECORDS; THENCE NORTH 17 DEGREES 58' WEST A DISTANCE OF 11.50 FEET ALONG THE EAST LINE OF LAND OF KENNETH AND HELEN BAUMHARDT CONVEYED BY SAID DEED TO THE NORTH LINE OF THE OLD RIGHT OF WAY OF WEST ERIE AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST PROPERTY LINE, NORTH 17 DEGREES 58' WEST A DISTANCE OF 417 FEET TO THE LOW WATER LINE OF LAKE ERIE; THENCE EASTERLY ALONG SAID LOW WATER LINE OF LAKE ERIE TO THE WEST LINE OF LAND CONVEYED TO CHARLES J. BAUMHARDT IN DEED VOLUME 290, PAGE 62 OF LORAIN COUNTY RECORDS; THENCE SOUTHERLY III THE WESTERLY LINE OF CHARLES J. BAUMHARDT AND THE SOUTHERLY EXTENSION OF SAID THE TO THE NORTH LINE OF THE OLD RIGHT OF WAY LINE OF WEST ERIE AVENUE; THENCE WESTERLY ALONG SAID OLD RIGHT OF WAY LINE OF WEST ERIE AVENUE TO THE PLACE OF EEGINNING, BEING THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS. NOTE: THE LEGAL DESCRIPTION SET FORTH ABOVE DOES NOT MEET THE "STANDARDS FOR TRANSFER" AS SET FORTH BY THE LORAIN COUNTY PLANNING COMMISSION, AND THE LORAIN COUNTY TAX MAP DEPARTMENT. PRIOR TO ANY CONVEYANCE OF THE ABOVE DESCRIBED PREMISES A SURVEY MUST BE COMPLETED AND PROVIDED TO THE LORAIN COUNTY TAX MAP DEPARTMENT ALONG WITH A LEGAL DESCRIPTION PREPARED IN ACCORDANCE THEREWITH. PART OF PERMANENT PARCEL No. 01-00-007-101-008

OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL EROWNHELM TOWNSHIP LOT No. 7 AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

CENTERLINE OF WEST ERIE AVENUE AT A RAILROAD SPIKE, SAID CENTERLINE OF WEST ERIE AVENUE IS NORTH AT RIGHT ANGLES AND PARALLEL IN THIS AREA TO THE OLD CENTERLINE OF WEST ERIE AVENUE (45 FEET WIDE); THENCE NORTH 72 DEGREES 02' EAST A DISTANCE

PART OF PERMANENT PARCEL No. 01-00

PARCEL No. 1: SITUATED IN THE TOWNSHIP OF BROWNHELM, COUNTY OF LORAIN AND STATE PARCEL NO. 4: SITUATED IN THE TOWNSHIP OF BROWNHELM, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS PART OF ORIGINAL BROWNHELM TOWNSHIP LOT No. 6 AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE AT THE INTERSECTION OF THE CENTERLINE OF BAUMHARDT ROAD AND THE NEW CENTERLINE OF WEST ERIE AVENUE, SAID CENTERLINE OF WEST ERIE AVENUE IS 11 FEET NORTH OF AND AT RIGHT ANGLES AND PARALLEL TO THE OLD CENTERLINE OF WEST ERIE AVENUE (45 FEET WIDE); THENCE NORTH 72 DEGREES 02' EAST ALONG SAID NEW CENTERLINE OF WEST ERIE AVENUE A DISTANCE OF 130.60 FEET TO THE EAST LINE OF LAND CONVEYED TO KENNETH AND HELEN BAUMHARDT BY DEED RECORDED IN VOLUME 290, PAGE 277 OF THE LORAIN COUNTY DEED RECORDS; THENCE NORTH 17 DEGREES 58' WEST ALONG SAID EAST LINE OF LAND CONVEYED TO KENNETH AND HELEN BAUMHARDT A DISTANCE OF 11.50 FEET TO THE NORTH LINE OF THE OLD RIGHT OF WAY LINE OF WEST ERIE AVENUE; THENCE SOUTH 72 DEGREES 02' WEST ALONG SAID OLD RIGHT OF WAY OF WEST ERIE AVENUE A DISTANCE OF 1,048.30 FEET TO THE EAST LINE OF THE ORIGINAL LOT No. 6 AND THE POINT OF BEGINNING; THENCE NORTH 2 DEGREES 57' WEST ALONG SAID EAST LINE OF ORIGINAL LOT No. 6 A DISTANCE OF 629 FEET TO THE LOW WATER LINE OF LAKE ERIE; THENCE WESTERLY ALONG THE LOW WATER LINE OF LAKE ERIE TO A POINT THAT IS 591.61 FEET AT RIGHT ANGLES FROM THE EAST LINE OF ORIGINAL LOT No. 6; THENCE SOUTH 2 DEGREES 57' EAST A DISTANCE OF 675 FEET TO SAID OLD RIGHT OF WAY LINE OF WEST ERIE AVENUE; THENCE NORTH 85 DEGREES 57' EAST ALONG SAID OLD RIGHT OF WAY LINE OF WEST ERIE AVENUE A DISTANCE OF 49.35 FEET TO AN ANGLE POINT; THENCE NORTH 77 DEGREES 07' EAST, CONTINUING ALONG SAID OLD RIGHT OF WAY LINE OF WEST ERIE AVENUE, A DISTANCE OF 543.91 FEET TO AN ANGLE POINT; THENCE NORTH 72 DEGREES 02' EAST, CONTINUING ALONG SAID OLD RIGHT OF WAY LINE OF WEST ERIE AVENUE, A DISTANCE OF 6.74 FEET TO THE POINT OF BEGINNING: EXCEPTING THEREFROM THE LAND CONVEYED TO THE NEW YORK, CHICAGO AND St. LOUIS RAILROAD COMPANY (PREDECESSOR OF THE NORFOLK AND WESTERN RAILWAY COMPANY) BY DEED RECORDED IN VOLUME 48, PAGES 601 AND 602 OF THE LORAIN COUNTY DEED RECORDS; THE ABOVE RESIDUE PARCEL CONTAINS 7.549 ACRES OF LAND, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS, BASED ON A SURVEY BY VINCENT C. McGERVEY, REGISTERED SURVEYOR No. 23043, IN AUGUST, 1969. PERMANENT PARCEL No. 01-00-006-101-027

3 AND THE NEW CENTERLINE OF WEST ERIE AVENUE, SAID NEW CENTERLINE OF WEST ERIE AVENUE IS 11.00 FEET NORTH OF AND AT RIGHT ANGLES AND PARALLEL TO THE OLD CENTERLINE OF WEST ERIE AVENUE (45 FEET WIDE); THENCE NORTH 72 DEGREES 02' EAST ALONG SAID NEW CENTERLINE OF WEST ERIE AVENUE A DISTANCE OF 130.60 FEET TO THE EAST LINE OF LAND CONVEYED TO KENNETH AND HELEN BAUMHARDT AS RECORDED IN VOLUME WEST LINE OF ORIGINAL LOT No. 7; THENCE SOUTH 2 DEGREES 57' EAST ALONG SAID WEST LINE OF WEST ERIE AVENUE; THENCE NORTH 72 DEGREES 02' EAST ALONG SAID OLD NORTH BY DEED RECORDED IN VOLUME 48, PAGES 588 AND 589 OF THE LORAIN COUNTY DEED BUT SUBJECT TO ALL LEGAL HIGHWAYS, ACCORDING TO A SURVEY MADE BY VINCENT C. McGERVEY, REGISTERED SURVEYOR No. 23043, IN AUGUST, 1969. PERMANENT PARCEL No. 01-00-007-101-006

LORAIN COUNTY, STATE OF OHIO, AND BEING A PARCE. OF LAND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

' COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT No. 6 AND THE ORIGINAL RIGHT OF WAY LINE OF WEST ERIE AVENUE, 45 FEET WIDE, AS THEN ESTABLISHED; THENCE SOUTH 72 DEGREES 02' WEST ALONG THE ORIGINAL NORTH RIGHT OF WAY LINE OF WEST ERIE AVENUE A DISTANCE OF 6.74 FEET TO A POINT; THENCE SOUTH 77 DEGREES 07' WEST, CONTINUING ALONG THE ORIGINAL NORTH RIGHT OF WAY LINE OF WEST ERIE AVENUE, A DISTANCE OF 543.91 FEET TO A POINT; THENCE SOUTH 85 DEGREES 57' WEST, CONTINUING ALONG THE ORIGINAL NORTH RIGHT OF WAY LINE OF WEST ERIE AVENUE, A DISTANCE OF 467.64 FEET TO A POINT IN THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO NORFOLK AND WESTERN RAILWAY COMPANY BY DEED RECORDED OCTOBER 13, 1976, IN VOLUME 1159, PAGE 873 OF LORAIN COUNTY DEED RECORDS, SAID POINT ALSO BEING IN THE EAST LINE OF LAND CONVEYED TO LILLIAN K. ROGERS BY DEED RECORDED IN VOLUME 415, PAGE 247 OF LORAIN COUNTY DEED RECORDS, AND SAID POINT ALSO BEING AT A JOB OR OFFSET IN THE NORTH LINE OF WEST ERIE AVENUE; THENCE SOUTH 1 DEGREE 20 EAST ALONG THE EAST LINE OF SAID LAND CONVEYED TO LILLIAN K. ROGERS A DISTANCE OF 57.36 FEET TO A POINT IN THE CENTERLINE OF WEST ERIE AVENUE, SAID POINT BEING THE PRINCIPAL POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 59' WEST ALONG THE CENTERLINE OF WEST ERIE AVENUE, A DISTANCE OF 267.65 FEET TO AN ANGLE POINT; THENCE SOUTH 79 DEGREE 43' WEST ALONG THE (ENTERLINE OF WEST ERIE AVENUE, A DISTANCE OF 282.50 FEET TO A POINT IN THE WEST LINE OF SAID LAND CONVEYED TO LILLIAN K. ROGERS AND IN THE EAST LINE OF LAND CONVEYED TO VERNON L. AND MARY M. TRIPLETT; THENCE NORTH 2 DEGREES 31' WEST ALONG THE WEST LINE OF SAID LAND CONVEYED TO LILLIAN K. ROGERS A DISTANCE OF 700.00 FEET TO A POINT IN THE LOW WATER LINE OF LAKE ERIE; THENCE ALONG THE LOW WATER LINE OF LAKE ERIE, IN AN EASTERLY DIRECTION ABOUT 563 FEET TO A POINT IN THE EAST LINE OF SAID LAND CONVEYED TO LILLIAN K. ROGERS; THENCE SOUTH 1 DEGREE 20' EAST ALONG THE EAST LINE OF SAID LAND CONVEYED TO LILLIAN K. ROGERS, A DISTANCE OF 690.00 FEET TO THE CENTERLINE OF A RESIDUE PARCEL OF LAND CONTAINING AN AREA OF \$.5066 ACRES OF LAND, MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS. PERMANENT PARCEL No. 01-00-006-101-015

PARCEL NO. 3: SITUATED IN THE CITY OF VERMILION, TOWNSHIP OF BROWNHELM, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS PART OF ORIGINAL BROWNHELM TOWNSHIP LOT No. 6, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT No. 6 AND THE OLD RIGHT OF WAY LINE OF WEST ERIE AVENUE, 45 FEET AT THAT TIME; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF WEST ERIE AVENUE THE FOLLOWING COURSES: SOUTH 72 DEGREES 02' WEST, 6.74 FEET; SOUTH 77 DEGREES 07' WEST, 543.91 FEET; SOUTH 85 DEGREES 57' WEST, 49.35 FEET TO THE SOUTHWEST CORNER OF LAND CONVEYED TO NORFOLK AND WESTERN RAILWAY COMPANY BY DEED RECORDED IN VOLUME 993, PAGE 862 OF LORAIN COUNTY DEED RECORDS, WHICH POINT IS THE PRINCIPAL PLACE OF BEGINNING; THENCE NORTH 2 DEGREES 57' WEST, 675 FEET ALONG THE WEST LINE OF LAND CONVEYED TO SAID NORFOLK AND WESTERN RAILWAY COMPANY TO THE LOW WATER LINE OF LAKE ERIE; THENCE ALONG THE LOW WATER LINE, WESTERLY ABOUT 403.5 FEET TO THE EAST LINE OF LAND CONVEYED TO LILLIAN K. ROGERS BY DEED RECORDED IN VOLUME 415, PAGE 247 OF LORAIN COUNTY DEED RECORDS; THENCE SOUTH 1 DEGREE 20' EAST, 63 FEET ALONG THE EAST LINE OF LAND OF SAID LILLIAN K. ROGERS TO THE NORTH SIDELINE OF WEST ERIE AVENUE; THENCE NORTH 85 DEGREES 57' EAST, 418.29 FEET ALONG THE MORTH SIDELINE OF WEST ERIE AVENUE TO THE PRINCIPAL PLACE OF BEGINNING. EXCEPTING THEREFROM THE LAND TO THE NEW YORK, CHICAGO AND St. LOUIS RAILROAD COMPANY BY DEED RECORDED IN VOLUME 48, PAGE 601 AND ALSO LAND CONVEYED TO THE SANDUSKY AND INTERURBAN ELECTRIC RAILWAY COMPANY BY DEED RECORDED IN VOLUME 90, PAGE 263. THE RESIDUE PARCEL CONTAINS 4.560 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS. PERMANENT PARCEL No. 01-00-006-101-035

PROPERTY CONVEYED TO NORFOLK AND WESTERN RAILWAY AS DESCRIBED IN VOLUME 995, PAGE 509 OF THE COUNTY RECORDS AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING AN IRON PIPE FOUND ON THE WESTERLY LINE OF SAID ORIGINAL LOT No. 7, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN VOLUME 706, PAGE 684 OF SAID COUNTY RECORDS: THENCE GO NORTH 00 DEGREES 02' 02" EAST ALONG SAID WESTERLY LINE OF SAID ORIGINAL LOT No. 7, ALSO BEING THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN SAID VOLUME 706, PAGE 684, PASSING THROUGH AN IRON PIPE AT 149.51 FEET FOR A TOTAL DISTANCE OF 189.13 FEET TO A POINT ON THE ORIGINAL CENTERLINE OF LAKE ROAD, ALSO BEING THE NORTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN SAID VOLUME 706, PAGE 684; THEN GO NORTH 73 DEGREES 51' 30" EAST ALONG SAID ORIGINAL CENTERLINE OF LAKE ROAD, ALSO BEING SAID NORTHERLY LINE, À DISTANCE OF 920.92 FEET TO ITS POINT OF INTERSECTION WITH THE CENTERLINE OF BAUMHARDT ROAD; THEN GO NORTH 08 DEGREES 26' 02" EAST ALONG SAID CENTERLINE OF BAUMHARDT ROAD A DISTANCE OF 12.10 FEET TO ITS INTERSECTION WITH THE CENTERLINE SURVEY OF WEST ERIE AVENUE (LAKE ROAD) AS SHOWN ON CENTERLINE LOCATION PLAN SHEET 2 OF 3 FOR LOR.-6-(0.00-1.75) REVISED JANUARY 7, 1959, RECORDED IN PLAT VOLUME 21, PAGE 29 OF THE LORAIN COUNTY PLAT RECORDS; THEN GO NORTH 73 DEGREES 51' 30" EAST ALONG SAID CENTERLINE SURVEY OF WEST ERIE AVENUE, BEING 11.00 FEET EQUIDISTANT NORTHWARDLY, AS MEASURED NORMAL, FROM SAID ORIGINAL CENTERLINE OF LAKE ROAD, A DISTANCE OF 130.60 FEET TO A POINT; THEN GO NORTH 16 DEGREES 08' 30" WEST, AT RIGHT ANGLES TO SAID CENTERLINE SURVEY OF WEST ERIE AVENUE, A DISTANCE OF 11.50 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN SAID VOLUME 995. PAGE 509; THEN GO NORTH 73 DEGREES 51' 30" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN VOLUME 995, PAGE 509, BEING 22.50 FEET EQUIDISTANT NORTHWARDLY, AS MEASURED NORMAL, FROM SAID ORIGINAL CENTERLINE OF LAKE ROAD, A DISTANCE OF 147.27 FEET TO A POINT; THEN GO NORTH 16 DEGREES 08' 30" WEST AT RIGHT ANGLES TO SAID SOUTHERLY LINE A DISTANCE OF 43.50 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST ERIE AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 16 DEGREES 08' 30" WEST A DISTANCE OF 90 FEET TO A POINT; THENCE NORTH 73 DEGREES 51' 30" EAST A DISTANCE OF 63 FEET TO A POINT; THENCE SOUTH 16 DEGREES 08' 30" EAST A DISTANCE OF 90 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE, ALONG LESS, AND BEING SUBSTANTIALLY AS SHOWN ON DRAWING RB-95-0054, DATED MAY 17, 1995. REFERENCE BEARING FOR THE PURPOSE OF THE AFORESAID CALLS IS ALONG THE CENTERLINE SURVEY OF WEST ERIE AVENUE (U.S. ROUTE 6) PER STATE OF OHIO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN SHEET 6 OF 11 FOR LOR.-6-(0.00-1.75) DATED MAY 27, 1995, AND CENTERLINE LOCATION PLAN SHEET 2 OF 3 FOR LOR.-6-(0.00-1.75) REVISED JANUARY 7, 1959, RECORDED IN PLAT VOLUME 21, PAGE 29 OF THE LORAIN COUNTY PLAT RECORDS. DESCRIPTION PREPARED FROM SURVEY MADE BY JOSEPH D. SIMS, SURVEYOR, ON MAY 18, 1995. PERMANENT PARCEL No. 01-00-007-101-007

ALL ABOVE PROPERTIES ARE THE SAME AS THOSE PROPERTIES DESCRIBED IN TITLE COMMITMENT No. 142022, DATED OCTOBER 17, 2001

EXCEPTION DEEDS APPLY TO NORFOLK & WESTERN RAILWAY, NOT PROVIDED IN TITLE

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