ALTA/ ACSM Survey
of
Yoder Property
for
West River Dock, Inc.
Benesch, Friedlander, Coplan & Aronoff, LLP
First American Title Insurance Company

LEGAL DESCRIPTION (SURVEYOR'S)
CONSOLIDATED PARCELS

Situated in the City of Avon Lake, County of Lorain and State of Ohio and known as being parts of Original Avon Township Section Nos. 4 and 5 and further bounded and described as follows;

Beginning in the centerline of Moore Road, 60 feet wide, at its intersection with the northerly line of land conveyed to the New York, Chicago, and St. Louis Railway Company by deed recorded in Volume 49, Page 160 of Lorain County Deed Records;

Thence North 88° 30' 00" West along the northerly line of land so conveyed, 2928.96 feet to the easterly line of land conveyed to Rural Lorain County Water Authority by deed recorded in Volume 1124, Page 83 of Lorain County Deed Records;

Thence North 01° 30' 00" West along the easterly line of land so conveyed, 155.31 feet to the northeast corner of land so conveyed;

Thence North 88° 30' 00" West, 398.10 feet to the easterly line of land conveyed to the Norfolk Southern Combined R.R. Subsidiaries by deed recorded in Volume 513, Page 88 of Lorain County Deed Records;

Thence along the easterly line of land so conveyed and the easterly line of land conveyed to the New York, Chicago, and St. Louis Railroad by deeds recorded in Volume 513, Page 88 and Volume 504, Page 356, deflecting to the right, an arc of 375.04 feet, said curve having a radius of 453.34 feet and a chord that bears North 17° 27' 08" East 364.44 feet to the northeast corner of land so conveyed;

Thence North 88° 30' 00" East along the northerly line of land so conveyed, 17.08 feet to the Avon Railroad, 60 feet wide, (formerly the Avon Beach and Southern Railroad as recorded in Volume 97, Page 226 of Lorain County Deed Records);

Thence North 36° 02' 00" East, along the easterly line of land so conveyed, 282.45 feet to the southerly line of land conveyed to the Avon Beach and Southern R.R. Co. by deed recorded in Volume 97, Page 290 of Lorain County Deed Records;

Thence South 88° 15' 00" East along said southerly line so conveyed and the southerly line of land conveyed to Frank and Mary Banjoff by deed recorded in Volume 794, Page 518 of Lorain County Deed Records, 199.95 feet to a southwest corner of land so conveyed;

Thence South 01° 14' 00" West, 33.38 feet to the southerly line of land so conveyed;

Thence South 88° 15' 00" East, 3169.02 feet to the easterly line of said Original Avon Township Section No. 5 and the centerline of Moore Road;

Thence South 02° 08' 00" West along said centerline of Moore Road, 537.44 feet to an angle point;

Thence South 23° 55' 48" West along the centerline of Moore Road, 159.27 feet to the place of beginning, and containing 53.4895 acres of land of which 0.4800 acres of land are within the right-of-way of Moore Road, as described by North Coast Engineering and Surveying Co., Inc. in May, 1999, be the same more or less, but subject to all legal highways.

Parcels described in First American Title Insurance Company's Title Commitment No. 63-5892 are contiguous with each other and have no gaps or overlaps.

May 12th, 1999

EDWARD B. DUDLEY, III P.S. No. 6747 DATE

LEGAL DESCRIPTION (TITLE COMMITMENT)
PARCEL NO. 1

Situated in the City of Avon Lake, County of Lorain and State of Ohio and known as being part of Original Avon Township Section No. 5 and bounded and described as follows;

Beginning in the centerline of Moore Road, which line is also the easterly line of Original Avon Township Section No. 5 at the southeasterly corner of land conveyed to The Coveland Company by deed dated January 21, 1926, and recorded in Volume 218, Page 157 of Lorain County Deed Records;

Thence North 88° 15' 00" West along the southerly line of land so conveyed to The Coveland Company as aforesaid, 3640.98 feet to the easterly line of land conveyed to The Avon Beach and Southern Railroad Company by deed dated July 19, 1905 and recorded in Volume 97, Page 226 of Lorain County Deed Records;

Thence North 30° 32' 00" East along the easterly line of land so conveyed to The Avon Beach and Southern Railroad Company as aforesaid 227.45 feet to an iron pin;

Thence North 36° 02' 00" East along the easterly line of said land so conveyed to The Avon Beach and Southern Railroad Company as aforesaid 291.20 feet to the southerly line of land conveyed to The Avon Beach and Southern Railroad Company by deed dated July 24, 1905 and recorded in Volume 97, Page 290 of Lorain County Deed Records;

Thence South 88° 15' 00" East along the southerly line of said land so conveyed to The Avon Beach and Southern Railroad Company as last aforesaid and along the easterly prolongation thereof 199.95 feet to an iron pin;

Thence South 01° 14' 00" West 33.38 feet to an iron pin;

Thence South 88° 15' 00" East 3169.90 feet to the easterly line of said Original Avon Township Section No. 5 and centerline of Moore Road;

Thence South 02° 08' 00" West along said centerline of Moore Road, 406.00 feet to the place of beginning and containing about 33.007 acres of land.

EXCEPTING THEREFROM, however, 8.16 acres of land as conveyed to The Village of Avon Lake by deed dated June 15, 1926 and recorded in Volume 225, Page 23 of Lorain County Deed Records, be the same more or less and also excepting 11,350 square feet and 120 square feet of land as conveyed to The New York, Chicago and St. Louis Railroad Company by deed recorded November 15, 1950 in Deed Volume 504, Page 356.

Intending to convey herein about 24.584 acres of land and being known as Permanent Parcel Number 04-00-005-000-033.

LEGAL DESCRIPTION (TITLE COMMITMENT)
PARCEL NO. 2

Situated in the City of Avon Lake, County of Lorain and State of Ohio and being part of Original Section No. 5 in said Avon Township, and bounded and described as follows;

Beginning at a point in the centerline of the Moore Road being also the easterly line of said Section No. 5 at a point distant 400.02 feet northerly as measured along the easterly line of said section from the northerly line of The N.Y.C. and St. Louis Railroad Company's right-of-way 66.00 feet in width;

Thence North 88° 30' 00" West in a line parallel to said Railroad Company's right-of-way a distance of 3582.55 feet to the easterly line of The Avon Railroad Company's right-of-way thru said Section 5;

Thence along said easterly right-of-way line a chord bearing North 30° 32' 00" East, 106.17 feet to a point;

Thence continuing along the easterly line of said Railroad right-of-way, on a chord bearing North 36° 02' 00" East 8.75 feet to a point;

Thence South 88° 30' 00" East 3527.00 feet to the centerline of the Moore Road;

Thence along the centerline of said Road and easterly line of Section 5 South 02° 08' 00" West a distance of 100.00 feet to the place of beginning;

EXCEPTING THEREFROM a strip of land at the westerly portion of said property conveyed to the New York, Chicago and St. Louis Railroad Company by deed dated January 7, 1957 and recorded in Volume 689, Page 31 of Lorain County Records.

Intending to convey herein about 8.16 acres of land, be the same more or less and being known as Permanent Parcel Number 04-00-005-000-034.

LEGAL DESCRIPTION (TITLE COMMITMENT)
PARCEL NO. 3

Situated in the City of Avon Lake, County of Lorain and State of Ohio: And known as being a part of Original Avon Township Section Nos. 4 and 5, and bounded and described as follows:

Beginning in the centerline of Moore Road at its intersection with the southerly line of land conveyed to Yoder, Inc. by deed dated July 31, 1943 and recorded in Volume 330, Page 481 of Lorain County Deed Records;

Thence Westerly along the southerly line of land so conveyed to Yoder, Inc. to the easterly line of land conveyed to The New York, Chicago and St. Louis Railroad Company, by deed dated January 18, 1951 and recorded in Volume 513, Page 88 of Lorain County Deed Records;

Thence southeasterly along the arc of a circle, curving to the left with a radius of 453.34 feet, an arc distance of about 506.52 feet to a point of tangent;

Thence continuing southeasterly along a straight line which is tangent to the last described course, 112.00 feet to an intersection with the northerly line of land conveyed to The New York, Chicago and St. Louis Railway Company by deed dated May 27, 1881 and recorded in Volume 49, Page 160 of Lorain County Deed Records;

Thence easterly along the northerly line of land so conveyed to The New York, Chicago and St. Louis Railway Company to the centerline of Moore Road;

Thence northerly along the centerline of Moore Road, to the place of beginning and containing about 21.82 acres of land.

EXCEPTING THEREFROM 1.00 acres of land conveyed to Rural Lorain County Water Authority, by deed dated April 16, 1975, filed for record May 20, 1975 at 3:11 P.M., and recorded in Deed Volume 1124, Page 83 of Lorain County Records.

Intending to convey herein 20.82 acres of land and further known as being Permanent Parcel Number 04-00-005-000-071.

LEGAL DESCRIPTION (SURVEYOR'S)
PARCEL NO. 1

Situated in the City of Avon Lake, County of Lorain and State of Ohio and known as being part of Original Avon Township Section No. 5 and bounded and described as follows;

Beginning in the centerline of Moore Road, 60 feet, being also the easterly line of Original Avon Township Section No. 5 at the southeasterly corner of land conveyed to The Coveland Company by deed dated January 21, 1926 and recorded in Volume 218, Page 157 of Lorain County Deed Records;

Thence North 88° 15' 00" West along the southerly line of land so conveyed to The Coveland Company, 3476.46 feet to an easterly curved line of land conveyed to New York, Chicago, and St. Louis Railroad by deed dated October 28, 1964 and recorded in Volume 513, Page 88 and deed dated October 25, 1950 and recorded in Volume 504, Page 356 of Lorain County Deed Records;

Thence along an easterly curved line of land so conveyed, deflecting to the right, an arc of 210.99 feet, said curve having a radius of 453.34 feet and a chord that bears North 07° 05' 10" West, 209.09 feet to a point;

Thence North 88° 30' 00" West, 17.08 feet to the easterly line of Avon Railroad, 60 feet wide (formerly Avon Beach and Southern Railroad recorded on July 19, 1905 in Volume 97, Page 226 of Lorain County Deed Records);

Thence North 36° 02' 00" East along the easterly line of said land so conveyed to The Avon Beach and Southerly Railroad Company, 282.45 feet to the southerly line of land conveyed to The Avon Beach and Southerly Railroad Company by deed dated July 24, 1905 and recorded in Volume 97, Page 290 of Lorain County Deed Records;

Thence South 88° 15' 00" East along the southerly line of said land so conveyed and the southerly line of land conveyed to Frank and Mary Banjoff by deed dated April 12, 1969 and recorded in Volume 794, Page 518 of Lorain County Deed Records, 199.95 feet to a southwest corner of land so conveyed;

Thence South 01° 14' 00" West, 33.38 feet to an iron pin;

Thence South 88° 15' 00" East, 3169.02 feet to the easterly line of said Original Avon Township Section No. 5 and the centerline of Moore Road;

Thence South 02° 08' 00" West along said centerline of Moore Road, 406.59 feet to the place of beginning and containing 32.6516 acres of land.

EXCEPTING THEREFROM however, 8.0572 acres of land as conveyed to The Village of Avon Lake by deed dated November 15, 1950 and recorded in Volume 225, Page 23 of Lorain County Deed Records, be the same more or less. Intending to convey herein 24.5944 acres of land and being known as Permanent Parcel Number 04-00-005-000-033.

LEGAL DESCRIPTION (SURVEYOR'S)
PARCEL NO. 2

Situated in the City of Avon Lake, County of Lorain and State of Ohio and being part of Original Section No. 5 in said Avon Township and further bounded and described as follows;

Beginning at a point in the centerline of Moore Road, 60 feet wide, being also the easterly line of Original Avon Township Section No. 5, 400.02 feet northerly as measured along the easterly line of Original Avon Township Section No. 5 from the northerly line of land conveyed to The New York, Chicago, and St. Louis Railroad Company (66.00 feet in width), by deed dated May 27, 1881 and recorded in Volume 49, Page 160 of Lorain County Deed Records;

Thence North 88° 30' 00" West in a line parallel to said New York, Chicago, and St. Louis Railroad Company's northerly line, 3506.22 feet to an easterly curved line of land conveyed to New York, Chicago, and St. Louis Railroad by deed dated October 28, 1964 and recorded in Volume 513, Page 88 and deed dated October 25, 1950 and recorded in Volume 504, Page 356 of Lorain County Deed Records;

Thence along said curved easterly line so conveyed, deflecting to the right, an arc of 100.23 feet, said curve having a radius of 453.34 feet and a chord that bears North 00° 05' 13" West, 100.03 to a point;

Thence South 88° 30' 00" East, 3510.09 feet to the centerline of the Moore Road;

Thence along the centerline of said Road and easterly line of Section No. 5 South 02° 08' 00" West, 100.00 feet to the place of beginning and containing 8.0572 acres of land as described by North Coast Engineering and Surveying Co., Inc. in May, 1999, be the same more or less, and being known as Permanent Parcel Number 04-00-005-000- 034.

LEGAL DESCRIPTION (SURVEYOR'S)
PARCEL NO. 3

Situated in the City of Avon Lake, County of Lorain and State of Ohio and known as being a part of Original Avon Township Section Nos. 4 and 5 and further bounded and described as follows;

Beginning in the centerline of Moore Road, 60 feet wide, being along the easterly line of said Section No. 5 at its intersection with the southerly line of land conveyed to Yoder, Inc. by deed dated July 31, 1943 and recorded in Volume 330, Page 481 of Lorain County Deed Records;

Thence North 88° 15' 00" West along the southerly line of land so conveyed to Yoder, Inc., 3476.46 feet to the easterly curved line of land conveyed to The New York Chicago and St. Louis Railroad Company, by deed dated October 28, 1964 and recorded in Volume 513, Page 88 of Lorain County Deed Records;

Thence along the curved easterly line of land so conveyed, deflecting to the left, an arc of 164.05 feet, said curve having a radius of 453.34 feet and a chord that bears South 30° 47' 08" East, 163.15 feet to the northerly line of land conveyed to Rural Lorain County Water Authority by deed dated May 20, 1975 and recorded in Volume 1124, Page 83 of Lorain County Deed Records;

Thence South 88° 30' 00" East along said northerly line so conveyed, 398.10 feet to the northeast corner of land so conveyed;

Thence South 01° 30' 00" West along the easterly line of land so conveyed, 155.31 feet to the northerly line of land conveyed to The New York Chicago and St. Louis Railroad, 66 feet wide, by deed dated May 27, 1881 and recorded in Volume 49, Page 160 of Lorain County Deed Records;

Thence South 88° 30' 00" East along the northerly line of The New York Chicago and St. Louis Railroad, 2928.96 feet to the centerline of Moore Road;

Thence North 23° 55' 48" East along the centerline of Moore Road, 159.27 feet to an angle point at the easterly line of aforesaid Section No. 5 and the centerline of Moore Road;

Thence North 02° 08' 00" East along the centerline of Moore Road and the easterly line of aforesaid Section No. 5, 130.86 feet to the place of beginning and containing 20.8383 acres of land as described by North Coast Engineering and Surveying Co., Inc. in May, 1999, be the same more or less, and being known as Permanent Parcel Number 04-00-005-000-071.

The NORTH COAST
Engineering & Surveying Co., Inc.
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