The Orin Group, LLC.

10 Northwest Avenue, Suite 200
Tallmadge, Ohio 44278
Phone 800-272-2819 Fax 866-486-2388
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ALTA/ACSM Land Title Survey

for

Emersub Project

Emerson Network Power Energy Systems
1122 F Street, 1313 G Street, 1225 Colorado Avenue
& 1509 & 1522 Iowa Avenue
Lorain, Ohio 44052
County of Lorain

To: Emerson Electric Co., EMERSUB XCII, INC., First American Title Insurance Company, and The Orin Group, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17 & 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, that, except as shown hereon (i) the survey was actually made upon the ground, and (ii) the maximum Relative Positional Accuracy of this survey is 0.07 feet and does not exceed that which is specified therein. In addition, the undersigned hereby certifies that (1) the information, courses and distances shown on this survey are correct, (2) the size, location and type of improvements are shown hereon and all are located within the boundaries of the Property and set back from the Property lines the distances indicated, (3) the Property is contiguous to, and has access to and from Iowa Avenue, F Street, G Street, Colorado Avenue, Kansas Avenue, public roadways, (4) there are no easements or encumbrances (including above ground visible evidence of utility lines) affecting the Property other than as shown and depicted on this survey, (5) there are no encroachments of any improvements on this Property over any easements or encumbrances, or onto adjoining property, (6) there are no encroachments of any improvements on adjoining property onto the Property, (7) all recorded easements and other exceptions, as noted in the First American Title Insurance Commitment No. NCS–238841–NAS–Rev. #1, dated February 10, 2008 @ 7:29 AM, have been correctly platted hereon; (8) current zoning, use and density classifications are shown thereon, (9) the Property constitutes one contiguous parcel without gaps or gores, and (10) the Property is not located in a 100–Year Flood Plain or in an identified "flood prone area", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 3903510010C, dated 03/03/92, which such map panel covers the area in which the Property is situated.

Kevin J. Clark
Registered Land Surveyor No. 6498
In the State of Ohio

STATE OF OHIO KEVIN J. CLARK 6498 REGISTERED PROFESSIONAL SURVEYOR

Date of Survey: April 25, 2008
Date of Last Revision: August 14, 2008
Ref: 20080124–01

Survey Performed By:
The Orin Group, LLC
10 Northwest Avenue
Tallmadge, Ohio 44278

Commitment Legal Description

PARCEL NO. 1
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING THE EASTERLY ONE–HALF OF SUBLOT NO. 673 AND ALL OF SUBLOTS NOS. 672, 671, 670, 669, 668, 667, 666, 665, 664, 663, 662 AND 661 ALL IN FAIRHOME ADDITION OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 51, AS SHOWN BY THE RECORDED PLAT IN VOLUME 4 OF MAPS, PAGES 13 AND 14 AND VOLUME 5 OF MAPS, PAGE 23 OF LORAIN COUNTY RECORDS.

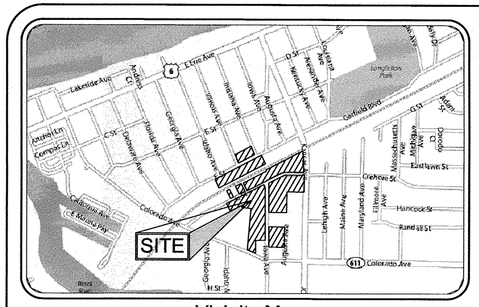
PARCEL NO. 2
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING ALL OF SUBLOTS NOS. 20, 21, 22 AND 23 IN FEDERAL HOME BUILDING COMPANY'S SUBDIVISION OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 51, AS SHOWN BY THE RECORDED PLAT IN VOLUME 9 OF MAPS, PAGE 25 OF LORAIN COUNTY RECORDS.

PARCEL NO. 3
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING SUBLOTS NOS. 651, 652, 653, 654, 655, 656, 657, 658 AND 659, ALL IN FAIRHOME ADDITION OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 51, AS SHOWN BY THE RECORDED PLAT IN VOLUME 4 OF MAPS, PAGES 13 AND 14 AND VOLUME 5 OF MAPS, PAGE 23 OF LORAIN COUNTY RECORDS, AS APPEARS BY SAID PLAT.

PARCEL NO. 4
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO: AND KNOWN AS BEING SUBLOT NO. 660 AND A PART OF AN UNNUMBERED PARCEL LYING EAST OF SAID SUBLOT NO. 660 IN C. A. STURTEVANT'S FAIRHOME ALLOTMENT OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 3, TRACT NO. 1, AND PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 51, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY LINE OF "F" STREET, FORMERLY TRANSIT AVENUE, AT THE SOUTHWEST CORNER OF SAID SUBLOT NO. 660; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID "F" STREET TO THE WESTERLY LINE OF LAND CONVEYED TO THE CITY OF LORAIN BY DEED RECORDED IN VOLUME 114, PAGE 100 OF LORAIN COUNTY DEED RECORDS; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LAND SO CONVEYED TO THE CITY OF LORAIN, AS AFORESAID, AND

Continued @ Right...



Vicinity Map
(Not to Scale)

Commitment Legal Description cont.

ALONG THE WESTERLY LINE OF LAND CONVEYED TO THE CITY OF LORAIN BY DEED DATED APRIL 5, 1919, AND RECORDED IN VOLUME 156, PAGE 247, OF LORAIN COUNTY DEED RECORDS TO THE SOUTHERLY LINE OF A 16 FOOT ALLEY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY TO THE NORTHWEST CORNER OF SAID LOT NO. 660; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID SUBLOT NO. 660, 132 TO THE PLACE OF BEGINNING.

PARCEL NO. 5
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING ALL OF SUBLOTS NOS. 28 THROUGH 33 IN W.B. THOMPSON TRUSTEE'S ADDITION OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 51, AS SHOWN BY THE RECORDED PLAT IN VOLUME 5 OF MAPS, PAGE 7 OF LORAIN COUNTY RECORDS, AS APPEARS BY SAID PLAT.

PARCEL NO. 6
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING SUBLOTS NOS. 170 THROUGH 177 INCLUSIVE AND SUBLOTS NOS. 211 THROUGH 218 INCLUSIVE, ALL AS IN EAST SIDE REALTY COMPANY'S ALLOTMENT OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 51, AS SHOWN BY THE RECORDED PLAT IN VOLUME 13 OF MAPS, PAGE 21 OF LORAIN COUNTY RECORDS, AS APPEARS BY SAID PLAT.

PARCEL NO. 7
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING ALL OF SUBLOTS NOS. 121 THROUGH 126 INCLUSIVE, SUBLOTS NOS. 142 THROUGH 147 INCLUSIVE, SUBLOTS NOS. 183 THROUGH 206 INCLUSIVE, TOGETHER WITH THAT PORTION OF AUGUSTA AVENUE, NOW VACATED, ALL AS IN EAST SIDE REALTY COMPANY'S ALLOTMENT OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 51, AS SHOWN BY THE RECORDED PLAT IN VOLUME 13 OF MAPS, PAGE 21 OF LORAIN COUNTY RECORDS, AS APPEARS BY SAID PLAT.

PARCEL NO. 8
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING SUBLOT NO. 14 IN W. B. THOMPSON TRUSTEE'S ADDITION OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 51, AS SHOWN BY THE RECORDED PLAT IN VOLUME 5 OF MAPS, PAGE 7 OF LORAIN COUNTY RECORDS, AS APPEARS BY SAID PLAT.

PARCEL NO. 9
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING OF SUBLOTS NOS. 17 AND 18 IN W. B. THOMPSON TRUSTEES ADDITION OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 51, AS SHOWN BY THE RECORDED PLAT IN VOLUME 5 OF MAPS, PAGE 7 OF LORAIN COUNTY RECORDS, AS APPEARS BY SAID PLAT.

PARCEL NO. 10
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING ALL OF SUBLOTS NOS. 20 THROUGH 26 IN W. B. THOMPSON TRUSTEE'S ADDITION OF PART ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 51, AS SHOWN BY THE RECORDED PLAT IN VOLUME 5 OF MAPS, PAGE 7 OF LORAIN COUNTY RECORDS, AS APPEARS BY SAID PLAT.

PARCEL NO. 11
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OHIO AND KNOWN AS BEING ALL OF SUBLOTS NOS. 127 THROUGH 141, ALL AS IN EAST SIDE REALTY COMPANY'S ALLOTMENT OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 51, AS SHOWN BY THE RECORDED PLAT IN VOLUME 13 OF MAPS, PAGE 21 OF LORAIN COUNTY RECORDS, AS APPEARS BY SAID PLAT.

PARCEL NO. 12
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO BEING KNOWN AS A PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT 51, ORIGINALLY SHEFFIELD TOWNSHIP LOT 51, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF KANSAS AVENUE WITH THE NORTHERLY LINE OF "G" STREET, THENCE NORTH 17°02'00" WEST ALONG THE WESTERLY LINE OF KANSAS AVENUE, A DISTANCE OF 117.56 FEET, TO A POINT OF CURVE. THENCE IN A NORTHERLY DIRECTION IN THE WESTERLY LINE OF KANSAS AVENUE,

Continued @ Right...

FLOOD NOTE: By graphic plotting only, this property was found to be located within Flood Zone ___X___ of the Flood Insurance Rate Map, Community Panel No. 3903510010C which bears an effective date of 03/03/92 and **is not** in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.

Commitment Legal Description cont.

BEING IN THE ARC OF A CURVE BEARING TO THE LEFT AND HAVING A RADIUS OF 1100.00 FEET, A DISTANCE OF 54.01 FEET TO A POINT (CHORD NORTH 18°25'38" WEST, 54.00 FEET). THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 43.79 FEET TO AN IRON PIN. THENCE SOUTH 37°00'00" EAST, A DISTANCE OF 15.00 FEET TO AN IRON PIN. THENCE SOUTH 53°00'00" WEST, A DISTANCE OF 106.73 FEET TO AN IRON PIN. THENCE SOUTH 45°00'00" WEST A DISTANCE OF 251.72 FEET TO A DRILL HOLE IN THE CONCRETE PAVEMENT,

BEING IN THE NORTHERLY LINE OF "G" STREET, BEING IN THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 149.09 FEET, A DISTANCE OF 72.69 FEET TO A POINT OF TANGENCY (CHORD NORTH 58°58'00" EAST, 71.97 FEET). THENCE NORTH 72°56'00" EAST ALONG THE NORTHERLY LINE OF "G" STREET, A DISTANCE OF 287.68 FEET TO THE PLACE OF BEGINNING, EMBRACING 0.631 ACRES OF LAND, AS SURVEYED BY MICHAEL G. HURA, JUNE, 1986.

PARCEL NO. 13
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 51, AND FURTHER BEING PERMANENT PARCEL NO. 02–00–051–135–015. IT IS THE INTENTION OF THIS DESCRIPTION TO CONTAIN 0.27 ACRES.

PARCEL NO. 14
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 51, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHEASTERLY LINE OF COLORADO AVENUE AT THE SOUTHEASTERLY CORNER OF PARCEL NO. 1 IN THE DEED TO DAVID S. ROSS AND OTHERS, DATED AUGUST 15, 1052, AND RECORDED IN VOLUME 552, PAGE 137 OF LORAIN COUNTY DEED RECORDS, SAID POINT OF BEGINNING BEING DISTANT 299.01 FEET NORTHWESTERLY FROM THE INTERSECTION OF THE NORTHERLY LINE OF COLORADO AVENUE WITH THE WESTERLY LINE OF IOWA AVENUE, AS MEASURED ALONG THE SAID NORTHERLY LINE OF COLORADO AVENUE;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF PARCELS NOS. 1 AND 2 IN SAID DEED TO DAVID S. ROSS AND OTHERS, ABOUT 361.60 FEET TO A POINT WHICH IS THE PRINCIPAL PLACE OF BEGINNING OF THE DESCRIPTION OF THE PARCEL TO BE CONVEYED IN THIS DEED;

THENCE CONTINUING NORTHERLY ALONG THE EASTERLY LINE OF PARCELS NOS. 1 AND 2 IN SAID DEED TO DAVID S. ROSS AND OTHERS, ABOUT 411 FEET TO AN IRON PIN LOCATED IN THE SOUTHEASTERLY LINE OF THE W. B. THOMPSON TRUSTEE ADDITION AS RECORDED IN VOLUME 5 OF MAPS, PAGE 7 OF LORAIN COUNTY RECORDS;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID ADDITION A DISTANCE OF 236.40 FEET TO AN IRON PIN LOCATED IN THE NORTHWESTERLY CORNER OF LAND CONVEYED TO THE CITY OF LORAIN BY DEED DATED AUGUST 24, 1946, AND RECORDED IN VOLUME 408, PAGE 495 OF LORAIN COUNTY DEED RECORDS, BEING IN THE WESTERLY LINE OF IOWA AVENUE;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF IOWA AVENUE A DISTANCE OF ABOUT 535 FEET TO A POINT ON SAID LINE;

THENCE WESTERLY ON A STRAIGHT LINE PARALLEL TO THE NORTHERLY WAREHOUSE BUILDING LINE OF THE PURITAN PAPER PRODUCTS COMPANY, AND 80 FEET DISTANT THEREFROM, A DISTANCE OF ABOUT 247 FEET TO A POINT WHICH IS THE PRINCIPAL PLACE OF BEGINNING OF THE DESCRIBED PARCEL CONTAINING THEREIN ABOUT 2.48 ACRES OF LAND.

PARCEL NO. 15
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 51, FORMERLY SHEFFIELD TOWNSHIP LOT NO. 51, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF COLORADO AVENUE BEING THE SOUTHEASTERLY CORNER OF LANDS CONVEYED TO DAVID S. ROSS, GENE W. ROSS, BERTHA ROSS, AND DITIMER D. ROSS BY DEED RECORDED IN VOLUME 552, PAGE 137 OF LORAIN COUNTY DEED RECORDS. THENCE NORTH 4°52'00" EAST ALONG ROSS' EASTERLY LINE, A DISTANCE OF 362.72 FEET TO AN IRON PIN. THENCE SOUTH 85°05'00" EAST, A DISTANCE OF 247.37 FEET TO THE WESTERLY LINE OF IOWA AVENUE; THENCE DUE SOUTH ALONG THE WESTERLY LINE OF IOWA AVENUE, A DISTANCE OF 191.79 FEET TO AN IRON PIN; THENCE SOUTH 89°58'00" WEST, A DISTANCE OF 150.17 FEET TO AN IRON PIN; THENCE DUE SOUTH, A DISTANCE OF 200.00 FEET TO THE NORTHERLY LINE OF COLORADO AVENUE; THENCE NORTH 67°52'20" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 137.18 FEET TO THE PLACE OF BEGINNING, EMBRACING 1.676 ACRES OF LAND.

PARCEL NO. 16
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING ALL OF SUBLOT 182, TOGETHER WITH THAT PORTION OF AUGUSTA AVENUE, NOW VACATED, ALL AS IN EAST SIDE REALTY COMPANY'S ALLOTMENT OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 51, AS SHOWN BY THE RECORDED PLAT IN VOLUME 13 OF MAPS, PAGE 21 OF LORAIN COUNTY RECORDS, AS APPEARS BY SAID PLAT.

PARCEL NO. 17
SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING SUBLOTS NOS. 34 THROUGH 40 IN W. B. THOMPSON TRUSTEE'S ADDITION OF PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO. 51, AS RECORDED IN PLAT VOLUME 5 OF MAPS, PAGE 7 OF LORAIN COUNTY RECORDS, AS APPEARS BY SAID PLAT.

The above description is the same as shown and described in the title commitment prepared by First American Title Insurance Company, with a Commitment No. NCS–238841–NAS–Rev. #1, having an effective date of February 10, 2008 @ 7:29 AM.

**Title Commitment Legal Description is in error, the distance of 151.72' within Parcel 12 should read 251.72' (See last line of second column hereon).

SEE THE AS–SURVEYED LEGAL DESCRIPTION ON SHEET 4.

Current Zoning Information

Source of Information: City of Lorain- Building Department
Name of Contact: N/A Website: N/A
Address: 200 West Erie Avenue Lorain, Ohio 44052-1647
Phone: 440-204-2045 Fax: N/A Email: N/A
Zoning District(s): I-1 Parcels 1,2 & 5-17
Zoning Definition: Light Industrial District

Building Setback Requirements			
	Observed	Required	Notes
Front Yard Setback	See Map	10 Feet	*Side & Rear-abutting Residential -30', not abutting residential-10' Corner Lots adjacent to R/W-10'
Side Yard Setback	See Map	10 or 30 Feet*	
Rear Yard Setback	See Map	10 or 30 Feet*	

Parking Tabulation			
	Observed	Required	Notes
Regular Spaces	621	See Note	Dependent Upon Use
Handicapped Spaces	14	See Note	
Total Parking Spaces	635	See Note	

Height Restrictions			
	Observed	Max. Allowed	Notes
Maximum Height	27 Feet	45 Feet	N/A

Bulk Restrictions			
	Observed	Required	Notes
Lot Area	See Map	None	N/A
Coverage Ratio	N/A	None	
Lot Width	N/A	None	

Zoning District(s): R-3 Parcels 3 & 4
Zoning Definition: Residential District

Building Setback Requirements			
	Observed	Required	Notes
Front Yard Setback	N/A	30 Feet	*1-F or 2-F no attached garage-2 Sides not less than 5'; 1-F or 2-F attached garage-2 Sides-1 not less than 9' & 1 not less than 5'; M-F or R-H-2 Sides each not less than 10', plus 1' for each foot of building height over 35' & Corner Lots side adjacent to Street R/W-20'
Side Yard Setback	N/A	See Note	
Rear Yard Setback	N/A	35 Feet	

Parking Tabulation			
	Observed	Required	Notes
Regular Spaces	75	See Note	Dependent Upon Use
Handicapped Spaces	2	See Note	
Total Parking Spaces	77	See Note	

Height Restrictions			
	Observed	Max. Allowed	Notes
Maximum Height	None	See Note	1-F or 2-F=2.5 Stories or 35 Feet. All other Principal Structures-4 Stories or 45 Feet.

Bulk Restrictions			
	Observed	Required	Notes
Lot Area	39,330 Sq. Ft.	See Note*	*1-F=6,000 Sq. Ft.; 2-F=7,200 Sq. Ft.; M-F & R-H=2,420 Sq.Ft. (1-2 Stories) or 1,815 Sq. Ft. (3 Stories) Per Unit **1-F=50'; 2-F, M-F & R-H=60'
Coverage Ratio	0%	35%	
Lot Depth	See Map	120 Feet Min.	
Lot Width @ Setback	See Map	See Note**	

NOTE: Because there may be a need for further interpretation of the applicable zoning codes, we refer you to the above referenced municipality and the applicable zoning codes.
NOTE: Single Family Dwelling (1-F); Two Family Dwellings (2-F); Multi Family (M-F); & Residential Hotel (R-H)

Notes Corresponding to Schedule B

(8) Easement from The National Bank of Lorain to David G. Rose, et al, filed for record September 8, 1952 & recorded in Volume 552, Page 137 of Lorain County Records. **Affects the subject property as plotted & shown hereon.**

(9) Easement Rights from The Lorain National Bank to Lorain Products Corporation filed for record February 23, 1971 and recorded in Volume 1019, Page 56 of Lorain County Records. **Affects the subject property as plotted & shown hereon.**

(10) Ordinance vacating part of Idaho Avenue by The City of Lorain, filed for record July 20, 1957 & recorded in Volume 700, Page 93 of Lorain County Records. **Does not affect the subject property, vacated right–of–way lies west of property, therefore this item is not plotted or shown hereon.**

(11) Easement from Lorain Products Corporation to Ohio Edison Company, filed for record April 7, 1966 & recorded in Volume 924, Page 495 of Lorain County Records. **Affects the subject property as plotted & shown hereon.**

(12) Easement from Lorain Products Corporation to Ohio Edison Company, filed for record August 25, 1970 & recorded in Volume 1009, Page 494 of Lorain County Records. **Affects the subject property as plotted & shown hereon.**

(13) Easement from Lorain Products and Wyatt Machine Company to Ohio Edison Company, filed for record November 21, 1978 and recorded in Volume 1222, Page 188 of Lorain County Records. **Unable to determine affect, if any, on the subject property, description is ambiguous in nature, therefore this item is not plotted or shown hereon.**

(14) Ordinance vacating part of Idaho Avenue by The City of Lorain, filed for record September 29, 1980 & recorded in Volume 1268, Page 343 of Lorain County Records. **Does not affect the subject property, vacated right–of–way lies west of property, therefore this item is not plotted or shown hereon.**

(15) Declaration by Marconi Communications, Inc, filed for record August 19, 2004, & recorded as Lorain County Recorder's Document No. 20040023076. **Affects the subject property, not a survey matter, therefore this item is not plotted or shown hereon.**

Miscellaneous Notes

(MN1) Some features shown on this plat may be shown out of scale for clarity.

(MN2) Dimensions on this plat are expressed in feet & decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
● indicates iron pin or pipe as noted
O indicates iron pin set unless otherwise noted
Note: All iron pins set are 5/8 inch diameter x 30 inches in length rebar with yellow plastic cap stamped "OH–6809".

(MN3) All of the various survey monuments shown on this plat as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.

(MN4) All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications, unless otherwise noted hereon.

(MN5) At the time of survey, there was no observable evidence of cemeteries or burial grounds on the subject property.

(MN6) Per Table A item 16, at the time of survey, there was no observable evidence of earth moving work, building construction, or building additions.

(MN7) Per Table A item 17, at the time of survey, there was no observable evidence of any changes in street right–of–way lines, either completed or proposed, and available from controlling jurisdiction. Nor was there observable evidence of recent street or sidewalk construction or repairs.

(MN8) Per Table A item 18, at the time of survey, there was no observable evidence of the site being used as a solid waste dump, sump, or sanitary landfill.

(MN9) Posted building addresses are as shown.

(MN10) The Basis of Bearings of this survey is North 00°00'00" East along the centerline of Iowa Avenue, & is an assumed bearing.

(MN11) Utility Notes can be found on Sheet 3 of this survey.

Statement of Encroachments

(A) Subject's Property ingress and egress encroaches across the lands of an adjoiner without the benefit of any known easement or agreement.

(B) Subject's Asphalt Parking Lot encroaches into the right–of–way of the B&O Railroad a maximum distance of 3.6'.

(C) Subject's Chain Link Fences encroach into the right–of–way of the B&O Railroad a maximum distance of 9.3'.

(D) Subject's Building "D" encroaches over the 10' Setback Line a maximum distance of 0.5'.

(E) Subject's Building "D" encroaches into the 25' Substation Access Easement a maximum distance of 4.6'.

(F) Subject's Asphalt Drive & Concrete Pad encroaches into the right–of–way of the B&O Railroad a maximum distance of 7.6.

(G) Subject's Asphalt Parking Lot encroaches into the right–of–way of the B&O Railroad a maximum distance of 1.3'.

(H) Subjects' Building "A" encroaches over the 10' Setback Line a maximum distance of 9.4'.

(I) Adjoiner's Gravel and Wood Fence encroach onto the subject's property a maximum distance of 1.5'.

(J) Subject's Building "D" encroaches over the 10' Setback Line a maximum distance of 5.6'.

(K) Subject's Asphalt Parking Lot encroaches into the right–of–way of G Street a maximum distance of 7.0'.

(L) Subject's Building "C" encroaches over the 10' Setback Line a maximum distance of 6.6'.

(M) Subject's Building "Plant 4" encroaches over the 10' Setback Line a maximum distance of 0.4'.

(N) Subject's Chain Link Fence encroaches onto adjoining lands a maximum distance of 5.8'.

(O) Subject's Building "E" encroaches over the 10' Setback Line a maximum distance of 7.6'.

(P) Subject's Building "E" encroaches into a 10' Utility Easement a maximum distance of 7.6'.

(Q) Subject's Building "Plant 4" encroaches over the 10' Setback Line a maximum distance of 4.3'.

(R) Subject's Asphalt Parking Lot encroaches onto adjoining lands a maximum distance of 0.4'.

(S) Subject's Building "Plant 5" encroaches over the 10' Setback Line a maximum distance of 9.6'.

(T) Subject's Building "Plant 5" encroaches over the 10' Setback Line a maximum distance of 9.3'.