

LEGAL DESCRIPTION

Situated in the City of North Ridgeville, County of Lorain and State of Ohio, and known as being part of Sublot No. 2 in Taylor Woods Industrial Park Phase 1 as recorded in Plat Volume 37, Page 7 of the Lorain County Records and part of Sublot No. 4 in Taylor Woods Industrial Park Phase 1 as recorded in Plat Volume 37, Page 8 of the Lorain County Records, being more definitely described as follows;

Commencing at reference marks found on a monument box at the intersection of the centerlines of Taylor Parkway (70 feet wide) and Bender Road (60 feet wide);

Thence, along the centerline of Taylor Parkway, South 85° 13' 22" West, 2081.71 feet;

Thence, leaving said centerline, South 04' 46' 38" East, 35.00 feet to a MAG nail set in the southerly right of way of Taylor Parkway and the True Point of Beginning for the parcel herein described, said point being also the northwesterly corner of land conveyed to Powercords, Ltd as recorded in Instrument No. 19980555548 of the Lorain County Records;

Thence, along Powercords Ltd's westerly line, South 04' 46' 38" East, 529.38 feet to the southerly line of said Sublot No. 4, said point being referenced by a 1" iron pipe found 0.69 feet North and 0.18 feet East;

Thence, along said southerly line of Sublot No. 4 and along the southerly line of said Sublot No. 2. South 85° 13' 22" West, 223.01 feet to an iron pin set at the southeasterly corner of land conveyed to Taylor Woods Properties as recorded in Instrument No. 20080248928 of the Lorain County Records;

Thence, leaving said southerly line along Taylor Woods Properties' easterly line, North 03° 21' 18" West, 529.54 feet to the southerly right of way of Taylor Parkway, said point being referenced by a "Welsh" capped iron pin found 0.15 feet North;

Thence, along said southerly right of way, North 85' 13' 22" East 209.87 feet to the point

Containing within said bounds 2.6304 acres (114,579 square feet) of land as surveyed by KS Associates, Inc. under the supervision of Trevor A. Bixler, Professional Surveyor, No. 7730 in August, 2012.

All iron pins set are 5/8" x 30" capped rebar inscribed "KS ASSOCS INC PROP MARKER".

Bearings are based on the centerline of Taylor Parkway as shown on Phase 3 Taylor Woods Industrial Park as recorded in Volume 47, Page 40 of the Lorain County Plat records.

SURVEYOR'S NOTES

1. The basis of bearings for this survey is the centerline of Taylor Parkway as shown on Phase 3 Taylor Woods Industrial Park as recorded in Volume 47, Page 40 of the Lorain County Plat records.

2. Pertinent records used are as shown hereon and include a Survey Map prepared by KS Assoc. dated October 4, 1990.

3. This map and the survey on which it is based have been prepared with the benefit of a Title Report prepared by Old Republic National Title Insurance Company, having an effective date of July 23, 2012. This survey is intended to depict only those easements and rights—of—way identified in said report to the extent they can be shown.

4. The survey shown hereon lies within Zone X (Areas determined to by outside of the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map (FIRM) for the County of Lorain, Ohio Community Panel No. 39093C0227D issued by the Federal Emergency Management Agency (FEMA), and having a map revision date of August 19, 2008.

5. Visible surface utilities have been field located. Contact Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to excavation.

ABBREVIATIONS

DEED VOLUME FOUND INSTRUMENT POINT OF BEGINNING POINT OF COMMENCEMENT PLAT VOLUME RECORD

SURVEYED

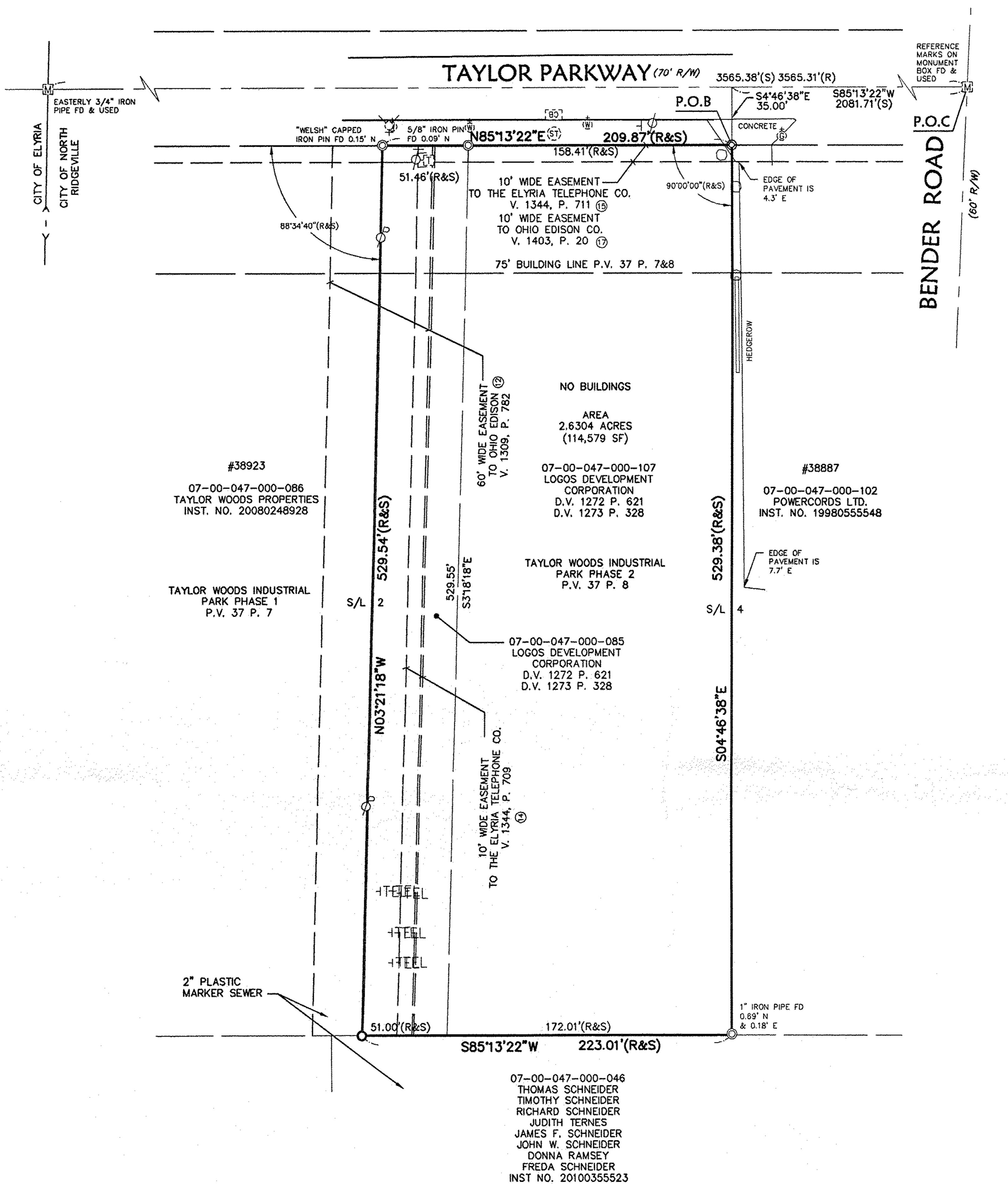
SURVEYOR'S CERTIFICATION

To: MVM Real Property Holdings, LLC an Ohio limited liability company and Old Republic National Title Insurance Company:

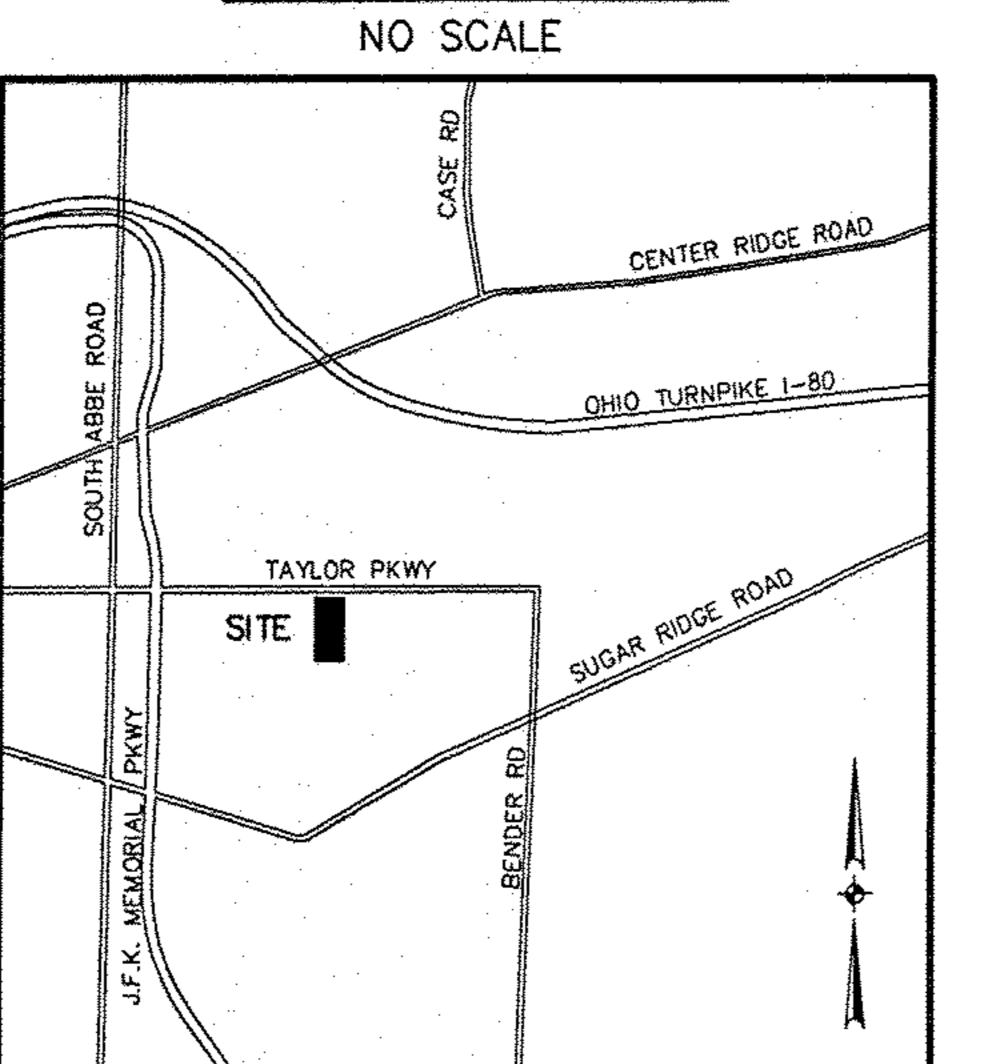
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11a and 13 Table A thereof. The field work was completed on August 7, 2012.

Trevor A. Bixler, P.S. Date
Professional Surveyor Ohio Reg. No. 7730





VICINITY MAP



SURVEY RELATED TITLE EXCEPTIONS

Old Republic National Title Insurance Company Commitment No. 14795 Effective Date July 23, 2012

9. Plat of Taylor Woods Industrial Park Phase 2 as recorded in Plat Volume 37, Page 8 of Lorain County Records affects the subject parcel. 75 foot building line is shown hereon.

10. Easement from The Cleveland Trust Company, et al to The Ohio Fuel Gas Company, filed October 30, 1963, as recorded in Deed Volume 860, Page 399 of Lorain County Records does not affect the subject parcel.

11. Reservation from Southgate Development Corporation to Robert P. Graham, filed December 1, 1980, as recorded in Deed Volume 1272, Fage 617 of Lorain County Records affects the

12. Easement in the instrument filed November 15, 1982, as recorded in Deed Volume 1309, Page 782 of Lorain County Records affects the subject parcel and is shown hereon.

13. Declaration of Protective Covenants for Taylor Woods Industrial Park, Phase I and Phase II, filed March 31, 1983, as recorded in Deed Volume 1317, Page 381 of Lorain County Records affects the subject parcel.

14. Easement from Logos Development Corporation to The Elyria Telephone Company, filed July 18, 1984, as recorded in Deed Volume 1344. Page 709 of Lorain County Records affects the subject parcel and is shown hereon.

15. Easement from Logos Development Corporation to The Elyria Telephone Company. filed July 18. 1984, as recorded in Deed Volume 1344, Page 711 of Lorain County Records affects the subject parcel and is shown hereon.

16. Agreement by and between Ohio Edison Company and The Metokote Corporation, filed February 7, 1985, as recorded in Deed Volume 1356, Page 482 and rerecorded in Deed Volume 1357, Page 833 of Lorain County Records does not affect subject parcel.

17. Easement from Logos Development Corporation to Ohio Edison Company filed August 8, 1986, as recorded in Deed Volume 1403, Page 20 of Lorain County Records affects the subject parcel and is shown hereon.

18. Easement by and between Logos Corporation and Consultex Corporation, filed January 12, 1987, as recorded in Deed Volume 1414, Page 150 of Lorain County Records does not affect the subject parcel.

19. Easement from Logos Development Corporation to Ohio Edison Company, filed May 18, 1987, as recorded in Deed Volume 1421, Page 428 of Lorain County Records does not affect the subject parcel.

20. Restrictions from Logos Development Corporation to Esther R. Graham, filed February 8, 1994, as recorded in Official Record Volume 856, Page 898 of Lorain County Records benefit the subject parcel.

Not listed in title commitment:

Plat of Taylor Woods Industrial Park Phase 1 as recorded in Plat Volume 37, Page 7 of Lorain County Records affects the subject parcel. 75 foot building line is shown hereon.

LEGEND

- IRON PIN/PIPE FOUND AS DESCRIBED
- MONUMENT BOX FOUND
- O 5/8" X 30" CAPPED REBAR SET INSCRIBED "KS ASSOC PROP MARKER"
- MAG NAIL SET
- STORM MANHOLE
- [GB] CURB INLET
- POWER POLE
- LIGHT POLE
- HTEL TELEPHONE MARKER

FIRE HYDRANT

TELEPHONE PEDESTAL

- WATER VALVE
- GAS VALVE
- ROCK
- TITLE REFERENCE

| | CENTERLINE |
|-------------|-----------------|
| | SETBACK LINE |
| | EASEMENT |
| | CORPORATION LIN |

BENISIONS

КS А 250 250 Р 1971; WWW

JOB NO