

ALTA / NSPS LAND TITLE SURVEY

SUBLOTS 1, 3, 4, 5 AND PART OF SUBLOTS 2 AND 6 IN HENDERSON-COLORADO INDUSTRIAL DEVELOPMENT ALLOTMENT OF PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 51 LORAIN COUNTY, OHIO.

DESCRIPTION

The land referred to in this Commitment is described as follows:

Parcel No. 1:
Situated in the City of Lorain, County of Lorain and State of Ohio and known as being part of Sublot No. 6 in Henderson-Colorado Industrial Development Allotment of a part of Original Sheffield Township now known as Black River Township Lot No. 51, as shown by the recorded Plat in Volume 19 of Maps, Page 34, of Lorain County Records and bounded and described as follows:
Beginning at a point on the Westerly line of Iowa Avenue at the Northeastly corner of said Sublot No. 6; Thence Southerly along the Westerly line of Iowa Avenue, a distance of 25.00 feet to the Southeastly corner of land conveyed to Wilbert L. Baumber and Nina I. Baumber by deed dated August 15, 1962 and recorded in Deed Volume 831, Page 74 of Lorain County Deed Records and the principal place of beginning;
Thence continuing Southerly along the Westerly line of Iowa Avenue, a distance of 28.00 feet to a point; Thence Westerly in a line parallel to the Southerly line of land so conveyed to Wilbert L. Baumber and Nina I. Baumber as aforesaid, a distance of 254.24 feet to a point on the Westerly line of said Sublot No. 6; Thence Northerly along the Westerly line of said Sublot No. 6, a distance of 28.00 feet to the Southwestly corner of land so conveyed to Wilbert L. Baumber and Nina I. Baumber as aforesaid;
Thence Easterly along the Southerly line of land so conveyed to Wilbert L. Baumber and Nina I. Baumber as aforesaid, a distance of 254.83 feet to the principal place of beginning, be the same more or less, but subject to all legal highways.

Parcel No. 2:
Situated in the City of Lorain, County of Lorain and State of Ohio and known as being the Southerly 50 feet of Sublot No. 5 together with the Northerly 25 feet of Sublot No. 6, in Henderson-Colorado Industrial Development Allotment of a part of Original Sheffield Township Lot No. 51, as shown by the recorded Plat in Volume 19 of Maps, Page 34 of Lorain County Records and together forming a parcel of land having a frontage of 75 feet on the Westerly side of Iowa Avenue and extending back between parallel lines, 258.41 feet on the Northerly line, 253.79 on the Southerly line and has a rear line of 75 feet, as appears by the Plat of said allotment, be the same more or less, but subject to all legal highways.

Parcel No. 3:
Situated in the City of Lorain, County of Lorain and State of Ohio and being known as part of Sublot No. 3, all of Sublot No. 4 and part of Sublot No. 5 of the Henderson-Colorado Industrial Development Plat, as recorded in Volume 19, Page 34 of Lorain County Records of Plats and more definitely described as follows:
Beginning at the intersection of the West sideline of Iowa Avenue, a 60.00 foot avenue and the line between Sublot Nos. 3 and 4 of Henderson-Colorado Industrial Development Plat, recorded as aforesaid;
Thence South 0° 0' East in the West sideline of Iowa Avenue, a distance of 150.00 feet to an iron pin;
Thence North 89° 30' West in a line drawn parallel to the North sideline of Sublot No. 5, a distance of 256.40 feet to an iron pin set in the West line of Henderson-Colorado Industrial Development Plat;
Thence North 10° 21' West in the said West line of Henderson-Colorado Industrial Development Plat, a distance of 175.00 feet to an iron pin;
Thence South 89° 30' East and 25.00 feet North of the North line of Sublot No. 4, a distance of 260.00 feet to the West sideline of Iowa Avenue;
Thence South 0° 9' East in the West sideline of Iowa Avenue, a distance of 25.00 feet to the place of beginning and enclosing a parcel of land containing the Southerly 25.00 feet of Sublot No. 3, all of Sublot No. 4 and the Northerly 50.00 feet of Sublot No. 5 of Henderson-Colorado Industrial Development Plat, as recorded in Volume 19, Page 34 of Lorain County Record of Plats, as surveyed by Ray E. Hollis, Registered Engineer and Surveyor, be the same more or less, but subject to all legal highways.

Parcel No. 4:
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 further known as being parts of Sublot Nos. 1, 2 and 3 of the Henderson-Colorado Industrial Development Subdivision, as shown by the Plat recorded in Volume 19, Page 34 of Lorain County Records, bounded and described as follows:
Beginning at an iron pin at the intersection of the Southerly line of Colorado Avenue with the Westerly line of Iowa Avenue;
Thence South 0° 09' East along the Westerly line of Iowa Avenue, 225 feet to a point;
Thence North 89° 30' West, 140 feet to a point;
Thence Northerly in a line parallel with the Westerly line of Iowa Avenue and 140 feet Westerly therefrom, to its point of intersection with the Southerly line of Colorado Avenue;
Thence Easterly in the Southerly line of Colorado Avenue to the place of beginning, but subject to a illegal highways.

Parcel Nos. 5 and 6:
Situated in the City of Lorain, County of Lorain and State of Ohio and known as part of Sublot Nos. 2 and 3 of the Henderson-Colorado Industrial Development Subdivision, as recorded in Volume 19, Page 34 of Lorain County Record of Plats and more definitely described as follows:
Beginning at the intersection of the West sideline of Iowa Avenue and the South line of Sublot No. 3, in the aforementioned subdivision;
Thence North 0° 09' West in the West sideline of Iowa Avenue, a distance of 25.00 feet to a point;
Thence North 89° 30' West in a line parallel to and 25.00 feet distant from the South line of Sublot No. 3, a distance of 140.02 feet to a point, said point is the principal place of beginning;
Thence continuing North 89° 30' West, a distance of 120.00 feet to a point in the West line of Sublot No. 3;
Thence North 1° 21' West in the West line of Sublot Nos. 3 and 2, a distance of 100.00 feet to a point 25.00 feet North of the South line of Sublot No. 2;
Thence South 89° 30' East in a line parallel to and 25.00 feet distant from the South line of Sublot No. 2, a distance of 122.09 feet to a point 8.36 feet West of the East line of Sublot No. 2;
Thence South 0° 09' East in a line parallel to and 8.36 feet distant from the East line of Sublot No. 2, a distance of 99.96 feet to the principal place of beginning and enclosing a parcel of land containing 0.2777 acre, be the same more or less, but subject to all legal highways.

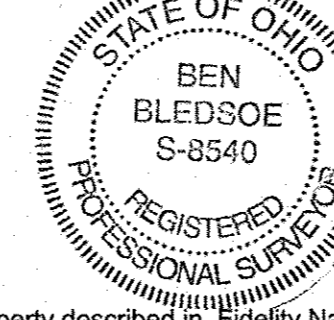
CERTIFICATION

To: Brownells, Inc., Baumber Properties, LLC, French Creek Title Agency, Ltd., Fidelity National Title Insurance Company and The Matthews Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17 and 20 of Table A thereof. The fieldwork was completed on October 19, 2017.

Date of Plat or Map: October 27, 2017

By: *Ben E. Bledsoe*
Name: Ben E. Bledsoe
Professional Surveyor No. S-8540
State of Ohio



The property described and shown hereon is the same property described in Fidelity National Title Insurance Company Title Commitment No. FC17-1472 dated September 11, 2017.

EASEMENT NOTES

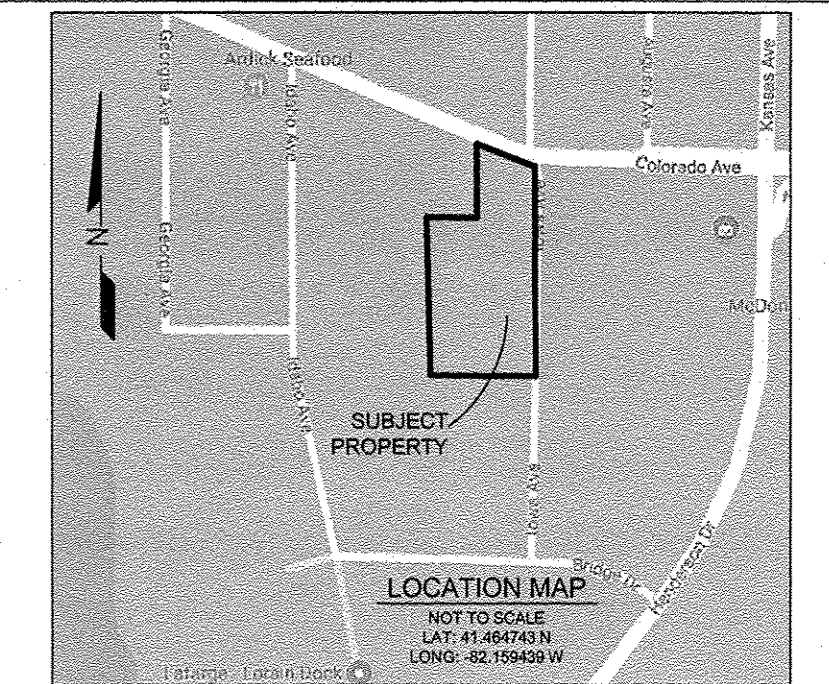
Per Fidelity National Title Insurance Company Title Commitment No. FC17-1472 dated September 11, 2017.

15. Plat appearing in Plat Volume 19, Page 34 of Lorain County, Ohio Records. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.

16. Deed and Grant of Easements from The Lake Erie and Pittsburg Railway Company, a corporation to The City of Lorain, dated March 3, 1952, filed May 16, 1952 and recorded in Deed Volume 542, Page 566 of Lorain County, Ohio Records as to Parcel No. 1. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.

ENCROACHMENT NOTES

A. BUILDING OVER SETBACK LINE, WEST LINE. PER ZONING ADMINISTRATOR, RICHARD KLINE, THIS IS LEGAL NON-CONFORMING IF THE BUILDING WAS CONSTRUCTED PRIOR TO 1985.
B. BUILDING OVER SETBACK LINE, SOUTH LINE. PER ZONING ADMINISTRATOR, RICHARD KLINE, THIS IS LEGAL NON-CONFORMING IF THE BUILDING WAS CONSTRUCTED PRIOR TO 1985.
C. BUILDING IN SEWER EASEMENT.



LEGEND:

YARD LIGHT	FENCE	FD AXLE
LIGHT POLE	OVERHEAD WIRES	FD BRASS DISK
SIGNAL POLE	UNDER ELEC.	FD COT ON SPOLE
UTILITY POLE	GAS LINE	FD CHISEL X
GRUY WIRE	SAN SEWER LINE	SET CHISEL X
CATCH BASIN	STORM SEWER LINE	SET DRILL HOLE
CURB INLET	EXISTING WATER LINE	SET HARRISON MON.
ELECTRIC MH	UNDER TELEPHONE	SET REBAR
MANHOLE	CHILLED WATER LINE	SET RR SPIKE
PHONE MH	SI&H	FD MAG NAIL
SANITARY MH	R.O.W. MON.	FD REBAR
SIGNAL MH	MONITORING WELL	FD MAG NAIL
STEAM MH	BORER	SET NAIL
STORM MH	DOWNSPOUT	FD BIPE
WATER MH	GATE POST	FD RR SPIKE
ELEC. METER	POST	RECORDER B&D
ELEC. VALVE	WOOD POST	MEASURED B&D
GAS METER	PARKING SPACES	CALCULATED B&D
GAS VALVE	TRANSFORMER	PROPORTIONAL DIST.
WATER VALVE	PHONE VAULT	A.G. ABOVE GROUND
FIRE HYDRANT	VALVE VAULT	B.G. BELOW GROUND
SPR. HOODUP	AC UNIT	CONF. TREE
SPRINKLER	PHONE BOOTH	DECD. TREE
GAS RISER BOX	FIRE MAIN POST	SHRUB
	MAIL BOX	PHONE RISER BOX
	PROP. TANK	ELEC. RISER BOX
	PARKING BLOCK	TV RISER BOX
		NON-SCALEABLE LINE

NOTES:

- PROPERTY IS LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 380801018D, DATED 09/19/2006.
- ZONING NOTES:
ZONING CLASSIFICATION: PROPERTY IS ZONED I-1 LIGHT INDUSTRIAL DISTRICT (I-1). CURRENT USE AS MANUFACTURING OF SPORTING GOODS IS ALLOWED.
BUILDING SETBACKS:
FRONT = 10'
SIDE = 10' ABUTTING NON-RESIDENTIAL; 30' ABUTTING RESIDENTIAL; CORNER LOTS = 10' FOR SIDE YARD FACING STREET
REAR = 10' ABUTTING NON-RESIDENTIAL; 30' ABUTTING RESIDENTIAL
HEIGHT RESTRICTIONS: MAXIMUM BUILDING HEIGHT = 40'
OFF-STREET PARKING REQUIREMENTS: 1 SPACE FOR EVERY 2 EMPLOYEES ON THE LARGEST SHIFT FOR WHICH THE BUILDING IS DESIGNED, PLUS 1 SPACE FOR EACH MOTOR VEHICLE USED IN THE BUSINESS OR MAINTAINED ON THE PREMISES
- THE ZONING INFORMATION ABOVE WAS PROCURED FROM THE CITY OF LORAIN, OH. ZONING ORDINANCE UPDATED THROUGH 03/01/2017 (AS INTERPRETED BY THE SURVEYOR).
- PARKING: THERE ARE 47 TOTAL PARKING SPACES ON SITE, 1 OF WHICH ARE DESIGNATED HANDICAP.
- FIELD WORK PERFORMED OCTOBER 19, 2017.
- ALL 5/8" REBAR SET ARE MARKED WITH ORANGE CAP STAMPED "S-8540" AND ARE FLUSH WITH GROUND UNLESS NOTED OTHERWISE.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. R.O.W. IS SHOWN PER CURRENT DEED AND TITLE INFORMATION.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL, CEMETERY, GRAVESITE OR BURIAL GROUNDS.
- ACCESS IS PROVIDED DIRECTLY BY IOWA AVE., A PUBLIC STREET.
- THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.
- THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN ± 0.5 FOOT.
- THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THE MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR CORNERS BETWEEN SAID PARCELS.
- NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
- NO POSTED ADDRESS OBSERVED ON SITE.

APPROVED
LORAIN CO.
MAY 14 2017
DATE 11-14-17
PAGE 2-00-051
BY R. MAINES
#17-03144

"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY Inc.®

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MARK	DATE	REVISION	BY	APVD

Brownells, Inc.

1270 Colorado Ave.
and 1744 Iowa Ave.
Lorain, OH

SCALE: 1"=30'	CHKD/APVD:
DATE: OCTOBER 27, 2017	APPROVED:
DWN. BY: VS	
CHKD. BY: BEB	



1351 West Tapp Road Bloomington, Indiana 47403
Phone: 812-336-8277 Email: rjmaines@brcjvill.com

BRCJ Project No. 9619

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