

1 TITLE DESCRIPTION

THE LAND REFERRED TO IN THE COMMITMENT IS DESCRIBED AS FOLLOWS:
PARCEL NO. 1
SITUATED IN THE TOWNSHIP OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF TOWNSHIP LOT NO. 38, WEST OF BLACK RIVER IN SAID TOWNSHIP, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN ON THE SOUTHERLY LINE OF THE GRISWOLD ROAD (60 FEET IN WIDTH) THE SAME BEING THE NORTHERLY LINE OF SAID LOT NO. 38, AND AT A POINT NORTH 89° 43' 30" EAST AND DISTANCE OF 414.63 FEET FROM THE CENTER OF LAKE AVENUE;
THENCE ALONG THE SOUTHERLY LINE OF GRISWOLD ROAD, NORTH 89° 43' 30" EAST, A DISTANCE OF 87.50 FEET TO AN IRON PIN;
THENCE SOUTH 5° 52' EAST AND (ALONG THE WESTERLY LINE OF PREMISES AS DEEDED TO MARIE K. BECHTEL, PARCEL 2, OF DEED DATED JULY 5, 1930, AND RECORDED IN VOLUME 253, PAGES 428 AND 429 OF LORAIN COUNTY RECORD OF DEEDS, A DISTANCE OF 254.66 FEET TO AN IRON PIN;
THENCE ALONG THE NORTHERLY LINE OF PREMISES AS DEEDED TO MARIE K. BECHTEL, PARCEL 1, OF DEED DATED JULY 5, 1930, AND RECORDED IN VOLUME 253, PAGES 428 AND 429 OF LORAIN COUNTY RECORD OF DEEDS, SOUTH 89° 49' WEST A DISTANCE OF 105.0 FEET TO AN IRON PIN;
THENCE ALONG THE EASTERLY LINE OF PREMISES AS DEEDED TO LEROY A. SCHROEDER AND BARBARA SCHROEDER BY DEED DATED MARCH 17, 1941, AND RECORDED IN VOLUME 310, FILE NO. 280172 OF LORAIN COUNTY RECORD OF DEEDS, NORTH 1° 57' 30" WEST A DISTANCE OF 253.09 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN SAID BOUNDS 0.580 ACRE OF LAND, AS SURVEYED BY J.W. WARDEN, REGISTERED SURVEYOR, APRIL 25, 1939, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.
PPN: 06-24-038-103-005
NOTE: THE LORAIN COUNTY AUDITOR WILL REQUIRE A NEW LEGAL DESCRIPTION FOR THIS PARCEL IN ORDER TO TRANSFER.
PARCEL NO. 2
SITUATED IN THE TOWNSHIP OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 38, WEST OF BLACK RIVER, AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY LINE OF GRISWOLD ROAD (60 FEET WIDE) WHICH IS 502.13 FEET EASTERLY FROM THE INTERSECTION OF THE SOUTHERLY LINE OF GRISWOLD ROAD WITH THE CENTERLINE OF LAKE AVENUE (64 FEET WIDE);
THENCE SOUTH 5° 52' EAST ON A LINE PARALLEL WITH THE CENTERLINE OF LAKE AVENUE, ABOUT 255 FEET TO THE NORTHERLY LINE OF THE FIRST PARCEL OF LAND DESCRIBED IN THE DEED TO MARIE K. BECHTEL DATED JULY 5, 1930, AND RECORDED IN VOLUME 253, PAGE 428 OF LORAIN COUNTY DEED RECORDS;
THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAND SO CONVEYED TO MARIE K. BECHTEL AS AFORESAID ABOUT 51 FEET TO A POINT 50 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY EXTENSION OF THE FIRST DESCRIBED LINE;
THENCE NORTH 5° 52' WEST ON A LINE RUNNING PARALLEL WITH THE CENTERLINE OF LAKE AVENUE ABOUT 255 FEET TO THE SOUTHERLY LINE OF GRISWOLD ROAD;
THENCE SOUTH 89° 43' 30" WEST ALONG THE SOUTHERLY LINE OF GRISWOLD ROAD ABOUT 51 FEET TO THE PLACE OF BEGINNING, AND CONTAINING ABOUT 292/1000 OF AN ACRE OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.
PPN: 06-24-038-103-006
PARCEL NO. 3
SITUATED IN THE TOWNSHIP OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NO. 38, WEST OF BLACK RIVER, AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST SIDE LINE OF THE BALTIMORE AND OHIO RAILROAD AND THE SOUTH LINE OF THE GRISWOLD ROAD, WHICH IS ALSO THE NORTH LINE OF ORIGINAL LOT NO. 38;
THENCE IN A SOUTH AND EASTERLY DIRECTION ALONG THE WEST SIDE OF THE BALTIMORE AND OHIO RAILROAD, A DISTANCE OF 463.59 FEET TO AN IRON PIN SET IN THE NORTH LINE OF LEONA HEIGHTS ALLOTMENT, AS RECORDED IN VOLUME 6, PAGES 35-36 OF LORAIN COUNTY RECORD OF PLATS;
THENCE IN A WESTERLY DIRECTION IN THE NORTH LINE OF LEONA HEIGHTS ALLOTMENT ABOUT 654.94 FEET TO THE EAST SIDE LINE OF LAND CONVEYED TO NEWTON W. BECHTEL BY DEED DATED MAY 5, 1943, AND RECORDED IN VOLUME 339, PAGE 352 OF LORAIN COUNTY DEED RECORDS;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF LAND SO CONVEYED TO NEWTON W. BECHTEL AS DISTANCE OF 200 FEET TO THE NORTHEASTERLY CORNER OF LAND SO CONVEYED TO NEWTON W. BECHTEL, AS AFORESAID;
THENCE EASTERLY ON THE EXTENSION EASTERLY OF THE NORTHERLY LINE OF LAND SO CONVEYED TO NEWTON W. BECHTEL AND ALONG THE SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO CALVIN D. MILLER AND EULA E. MILLER BY DEED DATED APRIL 26, 1934, AND RECORDED IN VOLUME 269, PAGE 624 OF LORAIN COUNTY DEED RECORDS AND ALONG THE SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO SUSAN JABBUSCH BY DEED DATED JUNE 25, 1948, AND RECORDED IN VOLUME 443, PAGE 465 OF LORAIN COUNTY DEED RECORDS, TO THE SOUTHEASTERLY CORNER THEREOF;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF LAND SO CONVEYED TO SUSAN JABBUSCH TO THE SOUTHERLY LINE OF GRISWOLD ROAD;
THENCE EASTERLY ALONG THE SOUTHERLY LINE OF GRISWOLD ROAD TO THE PLACE OF BEGINNING AND CONTAINING WITHIN SAID BOUNDS ABOUT 4.57 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.
PPN: 06-24-038-103-007
06-24-038-103-009
NOTE: THE LORAIN COUNTY AUDITOR WILL REQUIRE NEW LEGAL DESCRIPTIONS THAT SPLIT THIS PARCEL IN ORDER TO MATCH THE CURRENT TAX PARCELS.
PARCEL NO. 4
SITUATED IN THE TOWNSHIP OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING SUBLT NOS. 14, 15, 16, 17, 18, 19, 20, AND 21 IN THE LEONA HEIGHTS ALLOTMENT OF PART OF ORIGINAL ELYRIA TOWNSHIP LOT NOS. 16, 31, 32, 33, 37 AND 38, WEST OF BLACK RIVER, AS SHOWN BY THE RECORDED PLAN IN VOLUME 6 OF MAPS, PAGE 35 OF LORAIN COUNTY RECORDS, BE THE SAME MORE CONSISTENT BUT SUBJECT TO ALL LEGAL HIGHWAYS.
The land shown in this survey is the same as that described in First American Title Insurance Company, Commitment No. NCS-890457-CLE with an effective date of February 2, 2016 at 7:30 AM. The title lines and lines of actual possession are the same. Said description forms a mathematically closed figure.

2 TITLE INFORMATION

The Title Description and Schedule B items hereon are from First American Title Insurance Company, Commitment No. NCS-890457-CLE, Dated February 2, 2016.

1 AS-SURVEYED DESCRIPTION

PARCEL NO. 1
SITUATED IN THE TOWNSHIP OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF OUTLOT NO. 38, WEST OF BLACK RIVER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTH LINE OF SAID OUTLOT 38 WITH THE CENTERLINE OF RIGHT OF WAY OF LAKE AVENUE (WIDTH VARIES), BEING REFERENCE BY A FOUND MONUMENT BOX FOUND IN GRISWOLD ROAD (WIDTH VARIES) AT A BEARING OF NORTH 05 DEGREES 45 MINUTES 12 SECONDS WEST (N 05°45'12" W), AND DISTANCE OF 15.50 FEET (15.50');
THENCE LEAVING THE CENTERLINE OF SAID LAKE AVENUE, NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST (N 89°43'30" E), ALONG THE NORTH LINE OF SAID OUTLOT 38 AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID GRISWOLD ROAD, A DISTANCE OF 414.63 FEET (414.63') TO A SET 3/4 INCH DIAMETER MAG NAIL, BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST (N 89°43'30" E), ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID GRISWOLD ROAD, A DISTANCE OF 87.50 FEET (87.50') TO A SET 5/8 INCH DIAMETER STEEL REBAR W/ PLASTIC CAP INSCRIBED "GHG LLC";
THENCE SOUTH 05 DEGREES 45 MINUTES 12 SECONDS EAST (S 05°45'12" E), A DISTANCE OF 254.65 FEET (254.65') TO A SET 5/8 INCH DIAMETER STEEL REBAR W/ PLASTIC CAP INSCRIBED "GHG LLC";
THENCE SOUTH 89 DEGREES 43 MINUTES 00 SECONDS WEST (S 89°43'00" W), A DISTANCE OF 104.36 FEET (104.36') TO A SET 5/8 INCH DIAMETER STEEL REBAR W/ PLASTIC CAP INSCRIBED "GHG LLC";
THENCE NORTH 01 DEGREES 57 MINUTES 27 SECONDS WEST (N 01°57'27" W), A DISTANCE OF 253.61 FEET (253.61') TO THE POINT OF BEGINNING, CONSISTING OF 0.558 ACRES (24,318 SQUARE FEET), MORE OR LESS.
PARCEL NO. 3
SITUATED IN THE TOWNSHIP OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO, AND BEING PART OF OUTLOT NO. 38, WEST OF BLACK RIVER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SET 5/8 INCH DIAMETER STEEL REBAR W/ PLASTIC CAP INSCRIBED "GHG LLC" AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF GRISWOLD ROAD (WIDTH VARIES), ALSO BEING THE NORTHERLY LINE OF SAID OUTLOT 38, WITH THE WESTERLY LINE OF THE BALTIMORE AND OHIO RAILROAD;
THENCE LEAVING THE NORTHERLY LINE OF SAID OUTLOT 38, SOUTH 14 DEGREES 01 MINUTES 08 SECONDS EAST (S 14°01'08" E), ALONG THE WESTERLY LINE OF SAID RAILROAD, A DISTANCE OF 497.29 FEET (497.29 FEET) TO A SET 5/8 INCH DIAMETER STEEL REBAR W/ PLASTIC CAP INSCRIBED "GHG LLC" AT THE NORTHEASTERLY CORNER OF THE LEONA HEIGHTS ALLOTMENT, OF RECORD IN PLAT VOLUME 6, PAGE 35;
THENCE LEAVING THE WESTERLY LINE OF SAID RAILROAD, SOUTH 89 DEGREES 48 MINUTES 33 SECONDS WEST (S 89°48'33" W), ALONG THE NORTHERLY LINE OF SAID LEONA HEIGHTS ALLOTMENT, A DISTANCE OF 654.94 FEET (654.94') TO A SET 5/8 INCH DIAMETER STEEL REBAR W/ PLASTIC CAP INSCRIBED "GHG LLC";
THENCE LEAVING THE NORTHERLY LINE OF SAID LEONA HEIGHTS ALLOTMENT, NORTH 05 DEGREES 51 MINUTES 47 SECONDS WEST (N 05°51'47" W), A DISTANCE OF 200.37 FEET (200.37') TO A SET 5/8 INCH DIAMETER STEEL REBAR W/ PLASTIC CAP INSCRIBED "GHG LLC";
THENCE NORTH 89 DEGREES 43 MINUTES 00 SECONDS EAST (N 89°43'00" E), A DISTANCE OF 317.62 FEET (317.62') TO A SET 5/8 INCH DIAMETER STEEL REBAR W/ PLASTIC CAP INSCRIBED "GHG LLC";
THENCE NORTH 05 DEGREES 45 MINUTES 12 SECONDS WEST (N 05°45'12" W), A DISTANCE OF 254.64 FEET (254.64') TO A SET 3/4 INCH DIAMETER MAG NAIL ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID GRISWOLD ROAD AND THE NORTHERLY LINE OF SAID OUTLOT 38;
THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS EAST (N 89°43'30" E), ALONG THE NORTHERLY LINE OF OUTLOT 38, A DISTANCE OF 269.63 FEET (269.63') TO THE POINT OF BEGINNING, CONSISTING OF 4.660 ACRES (203,010 SQUARE FEET), MORE OR LESS.
The land shown in this survey is the same as that described in First American Title Insurance Company, Commitment No. NCS-890457-CLE with an effective date of February 2, 2016 at 7:30 AM. The title lines and lines of actual possession are the same. Said description forms a mathematically closed figure.

11 SURVEYOR'S NOTES

- 1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
3. Property has direct, physical access to Griswold Road, a public road, and direct, physical access to Orchard Court, a public road.
4. Parking striping in the area was delapidated. Parking areas who striping have been labeled.
5. The parcels contained in the legal description and shown hereon are contiguous without any gaps, gores, or overlaps.
6. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
7. The survey was completed utilizing a combination of static and real-time kinematic global positioning techniques.
8. The equipment used to collect the survey data was two (2) Topcon Hyper V, Dual Frequency Global Positioning Receivers.
9. Distances shown hereon are horizontal, expressed in U.S. survey foot and tenths thereof.

12 PARKING INFORMATION

Parking information is not available. No striped parking.

13 LAND AREA

Parcel No. 1: 24,318 square feet or 0.558 Acres
Parcel No. 2: 12,526 square feet or 0.287 Acres
Parcel No. 3: 203,010 square feet or 4.660 Acres
Parcel No. 4: 50,463 square feet or 1.158 Acres
Total: 290,719 square feet or 6.673 Acres

APPROVED LORAIN CO. MAP DEPT
DATE 5-7-18
PAGE 6-43
BY R. MAINES
#18-D7885-D

3 SCHEDULE 'B' ITEMS

- NOTES CORRESPONDING TO SCHEDULE "B":
(10) USE RESTRICTION CONTAINED IN DEED RECORDED AUGUST 2, 1930 IN DEED VOLUME 253, PAGE 428 OF LORAIN COUNTY RECORDS. - DOES AFFECT AS SHOWN.
SAID RESTRICTION/AGREEMENT IS ALSO REFERENCED IN DEED RECORDED APRIL 15, 1943 IN DEED VOLUME 326, PAGE 458 OF LORAIN COUNTY RECORDS. - DOES AFFECT AS SHOWN.
A FURTHER REFERENCE IS MADE IN THE DEED RECORDED JULY 16, 1948 IN DEED VOLUME 443, PAGE 465, WHEREIN THE GRANTORS CALVIN D. MILLER AND EULA E. MILLER, AND C.O. SCHMITKONS AND HAZEL A. SCHMITKONS (C.O. SCHMITKONS BEING THE GRANTOR IN BOOK 253, PAGE 428) WHEREIN THEY STATE A SPECIFIC INTENTION TO WAIVE, RELEASE AND QUIT THE RESERVATION CONTAINED IN BOOK 253, PAGE 428. - DOES AFFECT AS SHOWN.
(11) RESERVATIONS FOR SEWER ACCESS AND WATER LINE TAP IN DEED RECORDED MAY 16, 1934 IN DEED VOLUME 269, PAGE 624 OF LORAIN COUNTY RECORDS. - DOES AFFECT PARCEL NO. 1, PARCEL NO. 2, AND THE NORTHERN PART OF PARCEL NO. 3. BLANKET IN NATURE.
(12) RESERVATION OF EASEMENT AND ACCESS FOR REPAIR AND MAINTENANCE OF DRAINAGE AND SEWER TILE IN DEED RECORDED APRIL 15, 1943 IN DEED VOLUME 326, PAGE 458 OF LORAIN COUNTY RECORDS. - DOES AFFECT PARCEL NO. 1 AND THE SOUTHERN PART OF PARCEL NO. 3. BLANKET IN NATURE.
(13) RESERVATION FOR ACCESS TO REPAIR AND MAINTAIN DRAINAGE AND SEWER TILE CONTAINED IN DEED RECORDED JULY 16, 1948 IN DEED VOLUME 443, PAGE 465 OF LORAIN COUNTY RECORDS. - DOES AFFECT AS SHOWN.
(14) EASEMENT TO THE MARION-RESERVE POWER COMPANY, RECORDED NOVEMBER 14, 1941 IN DEED VOLUME 318, PAGE 105 OF LORAIN COUNTY RECORDS. - DOES AFFECT ENTIRE PARCEL, BUT IS BLANKET IN NATURE.
(15) RIGHT OF WAY TO THE OHIO FUEL GAS COMPANY, RECORDED SEPTEMBER 3, 1958 IN DEED VOLUME 728, PAGE 198 OF LORAIN COUNTY RECORDS. - DOES AFFECT. CAN NOT BE PLOTTED AS THE EXACT LOCATION OR WIDTH IS NOT DESCRIBED.
ASSIGNED TO COLUMBIA GAS OF OHIO, INC., RECORDED MAY 7, 1964 IN RELEASE VOLUME 68, PAGE 5 (AT PAGE 40 OF DOCUMENT) OF LORAIN COUNTY RECORDS. - DOES AFFECT. CAN NOT BE PLOTTED AS THE EXACT LOCATION OR WIDTH IS NOT DESCRIBED.
(16) EASEMENT TO THE LORAIN COUNTY COMMISSIONERS, RECORDED JUNE 20, 2013 IN INSTRUMENT NO. 2013-0466581 OF LORAIN COUNTY RECORDS - DOES NOT AFFECT THE PARCELS INCLUDED AS PART OF THIS SURVEY.

6 CEMETERY

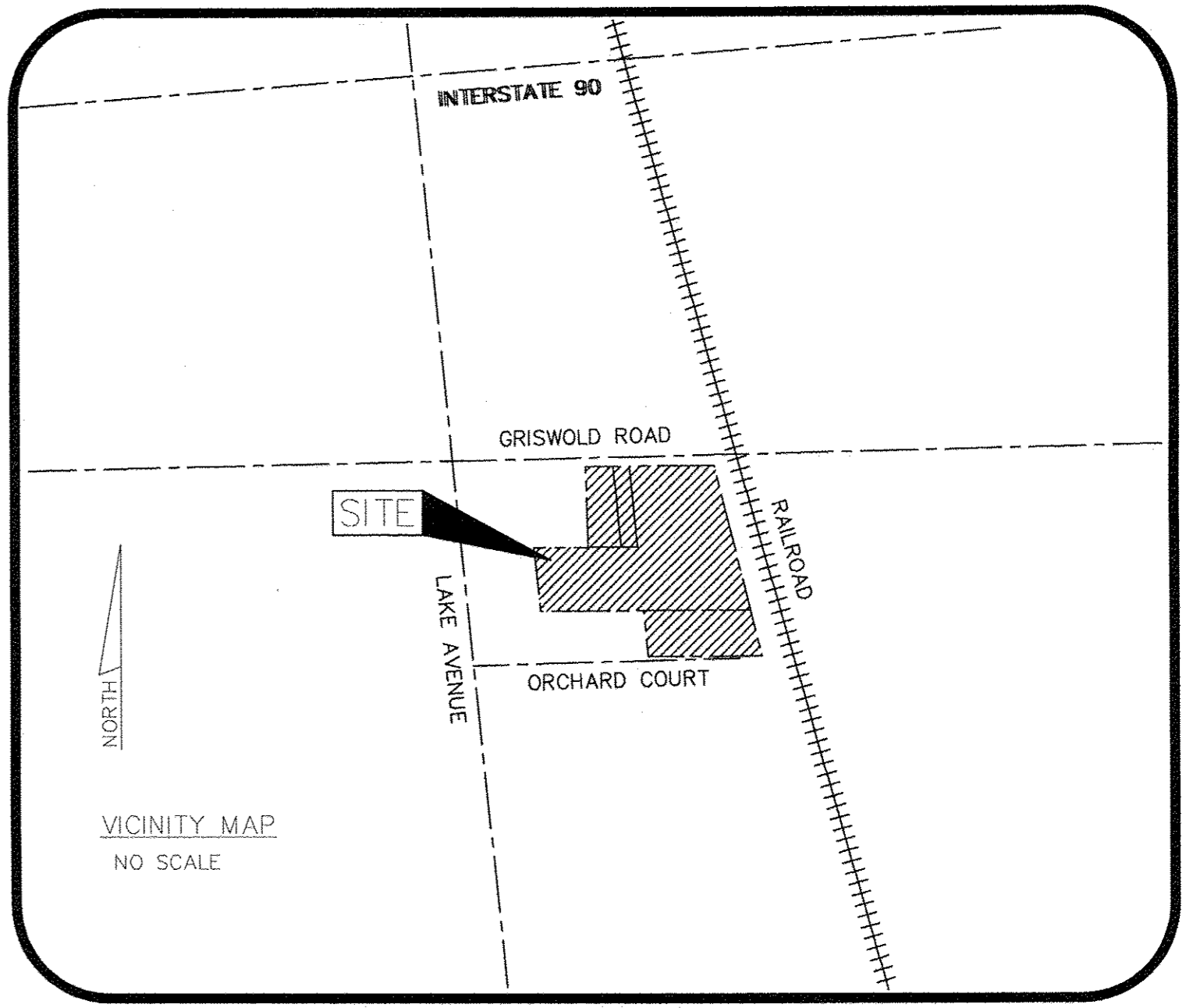
There is no visible evidence of cemeteries on the subject property at the time of survey.

4 SURVEYOR CERTIFICATION

To:
First American Title Insurance Company
Commercial Due Diligence Services.
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, 13, 14, 16, 20, and 21(a) (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of Schedule "A") or Table A thereof. The fieldwork was completed on March 27, 2018.
Date: 4/23/2018
Christopher M. Cook, P.S.
Ohio Professional Surveyor No. 8424
ccook@ghgcivil.com



16 VICINITY MAP



15 BUILDING HEIGHT

- Bldg 1: Height = 13.5 ft or 1 story
Bldg 2: Height = 31.2 ft or 1 story
Bldg 3: Height = 29.9 ft or 1 story
Bldg 4: Height = 22.0 ft or 1 story
Bldg 5: Height = 29.4 ft or 1 story
Bldg 6: Height = 29.7 ft or 1 story

14 BUILDING AREA

- Bldg 1: 586 square feet
Bldg 2: 15,054 square feet
Bldg 3: 20,110 square feet
Bldg 4: 3,300 square feet
Bldg 5: 10,002 square feet
Bldg 6: 10,843 square feet

Key to CDS ALTA Survey

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18 ALTA/NSPS Land Title Survey

This Survey prepared in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016)
This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcdfs.com
Toll Free: 888.322.7371

Table with columns for Drwn By, Surveyor, Apprd By, Field Date, Scale, Date, Revision.

Prepared For:
Client Ref. No:

20 PROJECT ADDRESS
41625 GRISWOLD ROAD
ELYRIA, OHIO
Project Name:
Carter Lumber - Griswold Road Properties
CDS Project Number:
18-03-0195:001



06-24-038-103-005, -037, -038