

1 TITLE DESCRIPTION

THE LAND REFERRED TO IN THE COMMITMENT IS DESCRIBED AS FOLLOWS: SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY SIDE LINE OF WOODFORD AVENUE, 60 FEET WIDE, AND THE WESTERLY SIDE LINE OF GATEWAY BOULEVARD, FORMERLY VULCAN STREET, 50 FEET WIDE, THENCE SOUTH 0 DEG. 11' WEST IN THE WESTERLY SIDE LINE OF GATEWAY BOULEVARD, A DISTANCE OF 875.85 FEET TO A POINT IN THE SOUTHERLY LINE OF ORIGINAL LOT NO. 10, THENCE NORTH 89 DEG. 52' WEST IN THE SOUTHERLY LINE OF ORIGINAL LOT NO. 10, A DISTANCE OF 280.04 FEET TO A POINT IN THE EASTERLY LINE OF LAND CONVEYED TO THE NEW YORK CENTRAL RAILROAD COMPANY, AS RECORDED IN VOLUME 170, PAGE 357 OF LORAIN COUNTY DEED RECORDS, SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF THE RESUBDIVISION OF LOTS 13 AND 14 IN THE GULFPORT ALLOTMENT AS RECORDED IN VOLUME 13, PAGE 44 OF LORAIN COUNTY PLAT RECORDS, SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF LAND CONVEYED TO THE NEW YORK CENTRAL RAILROAD AS RECORDED IN VOLUME 338, PAGE 363 OF LORAIN COUNTY DEED RECORDS, THENCE SOUTH 9 DEG. 20' EAST IN THE WESTERLY LINE OF THE AFORESAID RESUBDIVISION, A DISTANCE OF 309.25 FEET TO THE NORTHWESTERLY CORNER OF LAND CONVEYED TO PAUL M. AND PHYLLIS DUGAN AS RECORDED IN VOLUME 935, PAGE 937 OF LORAIN COUNTY DEED RECORDS, THENCE SOUTH 9 DEG. 20' EAST IN THE DUGAN'S WESTERLY LINE, A DISTANCE OF 101.40 FEET TO THE DUGAN'S SOUTHWESTERLY CORNER, SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF LAND CONVEYED TO LEON S. AND HARVEY ALTFELD AS RECORDED IN VOLUME 919, PAGE 987 OF LORAIN COUNTY DEED RECORDS, THENCE SOUTH 9 DEG. 20' EAST IN THE ALTFELD'S WESTERLY LINE, A DISTANCE OF 193.90 FEET TO AN ANGLE POINT IN THE ALTFELD'S WESTERLY LINE, THE PRECEDING THREE (3) COURSES ARE IN A LINE PARALLEL TO AND 36.50 FEET DISTANT EASTERLY FROM THE EASTERLY LINE OF THE BALTIMORE AND OHIO RAILROAD, THENCE SOUTH 30 DEG. 29' EAST IN THE ALTFELD'S WESTERLY LINE, A DISTANCE OF 9.70 FEET TO THE NORTHEASTERLY CORNER OF PARCEL NO. 5 CONVEYED TO THE REPUBLIC STEEL CORPORATION AS RECORDED IN VOLUME 302, PAGE 35 OF LORAIN COUNTY DEED RECORDS, SAID POINT BEING ALSO IN THE WESTERLY LINE OF A 20 FOOT WIDE RIGHT OF WAY FOR THE SIDE TRACK TO A SITE NOW OR FORMERLY KNOWN AS MUSSEY'S STONE QUARRY, SAID POINT BEING AS DESCRIBED IN THE EASEMENT FOR SIDE TRACK CONVEYED TO THE NEW YORK CENTRAL RAILROAD BY ALEX ALTFELD AS RECORDED IN VOLUME 338, PAGE 361 OF LORAIN COUNTY DEED RECORDS, THENCE SOUTH 80 DEG. 40' WEST IN THE NORTHERLY LINE OF THE AFORESAID PARCEL NO. 5 CONVEYED TO REPUBLIC STEEL CORPORATION, A DISTANCE OF 40.00 FEET TO A POINT IN THE EASTERLY LINE OF THE BALTIMORE AND OHIO RAILROAD, 108 FEET WIDE, THENCE NORTH 9 DEG. 20' WEST IN THE BALTIMORE AND OHIO RAILROAD'S EASTERLY LINE, A DISTANCE OF 817.19 FEET TO A POINT IN THE LINE BETWEEN ORIGINAL LOTS NOS. 9 AND 10, THENCE SOUTH 89 DEG. 52' EAST IN THE LINE BETWEEN ORIGINAL LOTS NOS. 9 AND 10, A DISTANCE OF 20.28 FEET TO A POINT IN THE EASTERLY LINE OF THE BALTIMORE AND OHIO RAILROAD, 108 FEET WIDE, THENCE NORTH 9 DEG. 20' WEST IN THE BALTIMORE AND OHIO RAILROAD'S EASTERLY LINE, A DISTANCE OF 817.19 FEET TO A POINT IN THE LINE BETWEEN ORIGINAL LOTS NOS. 10 AND 102, THENCE NORTH 9 DEG. 20' WEST IN THE BALTIMORE AND OHIO RAILROAD'S EASTERLY LINE, A DISTANCE OF 364.56 FEET TO AN IRON PIN SET IN THE LINE BETWEEN ORIGINAL LOTS NOS. 102 AND 101, THENCE SOUTH 88 DEG. 47' MIN. 47' SEC. EAST IN A LINE BETWEEN ORIGINAL LOTS NOS. 102 AND 101, A DISTANCE OF 67.12 FEET TO AN IRON PIN SET IN THE WESTERLY LINE OF LAND CONVEYED TO THE OHIO EDISON COMPANY AS RECORDED IN VOLUME 654, PAGE 62 OF LORAIN COUNTY DEED RECORDS, THENCE SOUTH 1 DEG. 24' EAST IN THE OHIO EDISON COMPANY'S WESTERLY LINE, A DISTANCE OF 27.50 FEET TO AN IRON PIN FOUND SET IN THE NORTHWESTERLY CORNER OF LAND CONVEYED TO PECK INVESTMENT COMPANY AS RECORDED IN VOLUME 1229, PAGE 150 OF LORAIN COUNTY DEED RECORDS, THENCE SOUTH 1 DEG. 24' EAST IN PECK INVESTMENT COMPANY'S WESTERLY LINE AND IN THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 280.02 FEET AN IRON PIN SET IN THE SOUTHERLY SIDE LINE OF WOODFORD AVENUE, THENCE SOUTH 89 DEG. 41' EAST IN THE SOUTHERLY SIDE LINE OF WOODFORD AVENUE, A DISTANCE OF 417.10 FEET TO THE PLACE OF BEGINNING AS SURVEYED BY KLEINDEDER-SCHMIDT AND ASSOCIATES, CONSULTING ENGINEERS AND SURVEYORS.

ENCLOSING A PARCEL CONTAINING 8.275 ACRES OF WHICH ABOUT 0.517 ACRES IS WITHIN ORIGINAL LOT NO. 3, ABOUT 6.743 ACRES ARE WITHIN ORIGINAL LOT NO. 10, AND ABOUT 1.015 ACRES ARE WITHIN ORIGINAL LOT NO. 102, AS SURVEYED BY KLEINDEDER-SCHMIDT AND ASSOCIATES, CONSULTING ENGINEERS AND SURVEYORS, IN NOVEMBER OF 1982.

NOTE: THE LEGAL DESCRIPTION SHOWN IN SCHEDULE A HEREIN DOES NOT MEET THE COUNTY CONVEYANCING STANDARDS. A NEW SURVEY AND LEGAL DESCRIPTION, WITH CLOSURE TABLES, ACCEPTABLE TO THE COUNTY MUST BE PREPARED BY A SURVEYOR LICENSED IN OHIO AND APPROVED BY THE COUNTY PRIOR TO CLOSING. THE TIMEFRAME FOR SUCH REVIEW VARIES BY COUNTY.

The land shown in this survey is the same as that described in First American Title Insurance Company, Commitment No. NCS-879810-B0S1 with an effective date of March 1, 2018 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 herein are from First American Title Insurance Company, Commitment No. NCS-879810-B0S1, Dated March 1, 2018.

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Area Zone "X" of the Flood Insurance Rate Map, Community Panel No. 54079C0262-D, which bears an effective date of February 2, 2012 and Community Panel No. 54079C0254-D, which bears an effective date of February 2, 2012, and IS NOT located 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 apply for a variance from the Federal Emergency Management Agency.

Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain.

6 CEMETERY

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

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- 10. RIGHT OF WAY EASEMENT IN FAVOR OF OHIO EDISON COMPANY FILED FOR RECORD NOVEMBER 8, 1957 IN VOLUME 708, PAGE 267 OF LORAIN COUNTY RECORDS. - DOES AFFECT. LOCATED 2' EAST OF THE WESTERLY PROPERTY LINE, 62' SOUTH OF THE NORTHERLY PROPERTY LINE. CAN NOT BE PLOTTED DUE TO THE WIDTH NOT DESCRIBED IN DOCUMENT.
11. RIGHT OF WAY EASEMENT IN FAVOR OF OHIO EDISON COMPANY FILED FOR RECORD NOVEMBER 8, 1957 IN VOLUME 708, PAGE 273 OF LORAIN COUNTY RECORDS. - DOES AFFECT. LOCATED 2' WEST OF THE EASTERLY PROPERTY LINE, 62' SOUTH OF THE NORTHERLY PROPERTY LINE. CAN NOT BE PLOTTED DUE TO THE WIDTH NOT DESCRIBED IN DOCUMENT.
12. RESTRICTIONS CONTAINED IN A DEED FROM CITY OF ELYRIA TO MULLER FOOD PRODUCTS, INC. FILED FOR RECORD JANUARY 30, 1984 AND RECORDED IN VOLUME 1335, PAGE 139 OF LORAIN COUNTY RECORDS. - DOES AFFECT AS SHOWN.
13. RESTRICTIONS, COVENANTS AND CONDITIONS CONTAINED IN A DEED FROM CONSOLIDATED RAIL CORPORATION & MULLER FOOD PRODUCTS, INC. FILED FOR RECORD FEBRUARY 9, 1984 AND RECORDED IN VOLUME 1335, PAGE 621 OF LORAIN COUNTY RECORDS. - DOES AFFECT AS SHOWN.
14. RIGHT OF WAY EASEMENT IN FAVOR OF OHIO EDISON COMPANY FILED FOR RECORD NOVEMBER 13, 1984 IN VOLUME 1351, PAGE 820 OF LORAIN COUNTY RECORDS. - DOES AFFECT AS SHOWN.
15. AFFIDAVIT BY THE OHIO BUREAU OF WORKER'S COMPENSATION RECORDED AUGUST 16, 2012 AS FILE #2012-0424837 OF LORAIN COUNTY RECORDS. - DOES AFFECT. BLANKET IN NATURE. AFFECTS ENTIRE TRACT.
16. AFFIDAVIT BY THE OHIO BUREAU OF WORKER'S COMPENSATION RECORDED AUGUST 16, 2012 AS FILE #2012-0182568 OF LORAIN COUNTY RECORDS. - DOES AFFECT. BLANKET IN NATURE. AFFECTS ENTIRE TRACT.
17. NOTICE OF LIEN BY THE OHIO DEPARTMENT OF JOB AND FAMILY SERVICES AGAINST CSM BAKERY PRODUCTS NA INC. RECORDED SEPTEMBER 13, 2013 AS FILE #2013-0478848 OF LORAIN COUNTY RECORDS IN THE AMOUNT OF \$7,881.03. - DOES AFFECT. BLANKET IN NATURE. AFFECTS ENTIRE TRACT.
18. AFFIDAVIT OF FACTS BY CSM SUBHOLDINGS, INC. RECORDED JUNE 25, 2013 AS FILE #2013-0467145 OF LORAIN COUNTY RECORDS. - DOES AFFECT. BLANKET IN NATURE. AFFECTS ENTIRE TRACT.

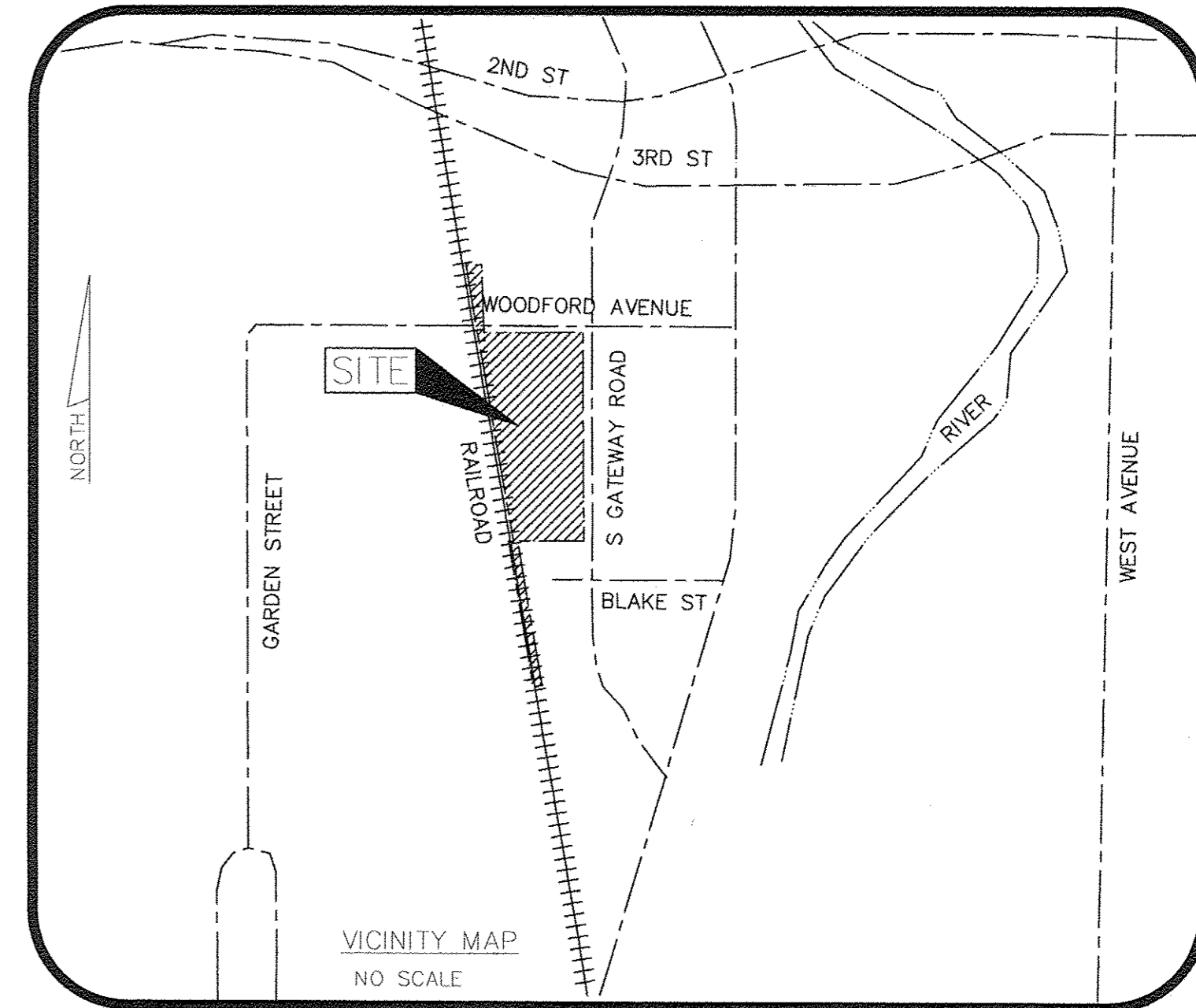
11 SURVEYOR'S NOTES

- 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 Gateway Boulevard, a public road, and direct, physical access to Woodford Avenue, a public road.
4. All statements within the certification, and other references located elsewhere herein, 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 herein.
5. The parcels contained in the legal description and shown herein are contiguous without any gaps, gores, or overlaps.
6. The survey was completed utilizing a combination of static and real-time kinematic global positioning techniques.
7. The equipment used to collect the survey data was two (2) Topcon Hyper V, Dual Frequency Global Positioning Receivers.
8. Distances shown herein are horizontal, expressed in U.S. survey foot and tenths thereof.

8 ZONING INFORMATION

SITE RESTRICTION: ZONE - HI (Heavy Industrial District)
SETBACKS: FRONT - 20 feet
SIDE - None required, except when abutting any residential district, 100 feet is required.
REAR - 20 feet plus 4 feet for each additional story above 3 stories, except when abutting any residential district, 100 feet is required. Accessory structures shall be located 6 feet from rear.
MAXIMUM BUILDING HEIGHT OR STORIES: Total height of a building shall not exceed a height determined by the distance from the centerline of the street to the building line. However, in no case shall the building exceed 40 feet in height, 25 feet for accessory buildings.
EXISTING BUILDING HEIGHT OR STORIES: Principal Structure: Multi-story / 93 feet. Accessory Structures: One-story / 13.0-16.9 feet.
BUILDING SITE AREA REQUIREMENTS: None Required.
DENSITY: Building Density Formula: None Required. Approximate Building Footprint: 47,775 Square Feet Total.
PARKING: Parking Space Formula: 1 space per 600 square feet for up to 3,000 square feet of gross building area, for buildings over 3,000 square feet of gross buildings area, 1 space per 800 square feet.
Total area for buildings less than 3,000 sq. ft.: 46,510 sq ft./800 = 58.
Parking spaces required: 60 Total Parking Spaces.
Zoning information obtained from: The Planning & Zoning Resource Company, 1300 S. Meridian Avenue, Suite 400, Oklahoma City, Oklahoma 43108, T: (405) 840-4344, F: (405) 840-2608, PZR Site Number: 111138-1, Issue Date: April 11, 2018.

16 VICINITY MAP



12 PARKING INFORMATION

Parking information is not available. No striped parking.

13 LAND AREA

Tract 1: 40,740 square feet or 0.935 Acres
Tract 2: 64,461 square feet or 1.480 Acres
Total: 105,201 square feet or 2.415 Acres

1 AS-SURVEYED DESCRIPTION

SITUATED IN THE TOWNSHIP OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 3/4-INCH DIAMETER MAG NAIL, 1-1/2 INCHES IN LENGTH AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF WOODFORD AVENUE (60 FEET WIDE) WITH THE WESTERLY RIGHT OF WAY LINE OF GATEWAY BOULEVARD (50 FEET WIDE);
THENCE LEAVING THE SOUTHERLY RIGHT OF WAY LINE OF WOODFORD AVENUE, SOUTH 0 DEGREES 11 MINUTES 00 SECONDS WEST (S 0°11'00" W), ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID GATEWAY BOULEVARD, A DISTANCE OF 875.85 FEET (875.85') TO A FOUND 3/4 INCH DIAMETER STEEL PIPE;
THENCE LEAVING THE WESTERLY RIGHT OF WAY OF SAID GATEWAY BOULEVARD, NORTH 89 DEGREES 52 MINUTES 00 SECONDS WEST (N 89°52'00" W), A DISTANCE OF 280.04 FEET (280.04') TO A FOUND 5/8 INCH DIAMETER STEEL REBAR W/ CAP INSCRIBED "KS ASSOCIATES PROP CORNER";
THENCE LEAVING THE NORTHWESTERLY LINE OF SAID WIRTH TRACT, SOUTH 09 DEGREES 20 MINUTES 00 SECONDS EAST (S 09°20'00" E), A DISTANCE OF 101.40 FEET TO A SET 5/8-INCH DIAMETER STEEL REBAR, 30 INCHES IN LENGTH, WITH AN ORANGE CAP INSCRIBED "GHG LLC";
THENCE SOUTH 09 DEGREES 20 MINUTES 00 SECONDS EAST (S 09°20'00" E), A DISTANCE OF 193.90 FEET (193.90') TO A SET 5/8-INCH DIAMETER STEEL REBAR, 30 INCHES IN LENGTH, WITH AN ORANGE CAP INSCRIBED "GHG LLC";
THENCE SOUTH 09 DEGREES 20 MINUTES 00 SECONDS EAST (S 09°20'00" E), A DISTANCE OF 193.90 FEET (193.90') TO A SET 5/8-INCH DIAMETER STEEL REBAR, 30 INCHES IN LENGTH, WITH AN ORANGE CAP INSCRIBED "GHG LLC";
THENCE SOUTH 80 DEGREES 40 MINUTES 00 SECONDS WEST (S 80°40'00" W), A DISTANCE OF 40.00 FEET (40.00') TO A FOUND 5/8 INCH DIAMETER STEEL REBAR;
THENCE NORTH 09 DEGREES 20 MINUTES 00 SECONDS WEST (N 09°20'00" W), A DISTANCE OF 619.68 FEET (619.68') TO A FOUND 5/8 INCH DIAMETER STEEL REBAR W/ CAP INSCRIBED "KS ASSOCIATES PROP CORNER";
THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS EAST (S 89°52'00" E), A DISTANCE OF 20.28 FEET (20.28') TO A FOUND 5/8 INCH DIAMETER STEEL REBAR W/ CAP INSCRIBED "KS ASSOCIATES PROP CORNER";
THENCE NORTH 09 DEGREES 20 MINUTES 00 SECONDS WEST (N 09°20'00" W), A DISTANCE OF 817.19 FEET (817.19') TO A SET 5/8-INCH DIAMETER STEEL REBAR, 30 INCHES IN LENGTH, WITH AN ORANGE CAP INSCRIBED "GHG LLC";
THENCE NORTH 09 DEGREES 20 MINUTES 00 SECONDS WEST (N 09°20'00" W), A DISTANCE OF 364.56 FEET (364.56') TO A FOUND CONCRETE MONUMENT;
THENCE SOUTH 88 DEGREES 47 MINUTES 47 SECONDS EAST (S 88°47'47" E), A DISTANCE OF 67.12 FEET (67.12') TO A FOUND 5/8 INCH DIAMETER STEEL REBAR;
THENCE SOUTH 01 DEGREES 24 MINUTES 00 SECONDS EAST (S 01°24'00" E), A DISTANCE OF 27.50 FEET (27.50') TO A SET 5/8-INCH DIAMETER STEEL REBAR, 30 INCHES IN LENGTH, WITH AN ORANGE CAP INSCRIBED "GHG LLC";
THENCE SOUTH 01 DEGREES 24 MINUTES 00 SECONDS EAST (S 01°24'00" E), A DISTANCE OF 260.02 FEET (260.02') TO A FOUND 3/4 INCH DIAMETER STEEL PIPE;
THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST (S 89°41'00" E), A DISTANCE OF 417.10 FEET (417.10') TO THE POINT OF BEGINNING, CONSISTING OF 8.275 ACRES (360,455 SQUARE FEET), MORE OR LESS.

15 BUILDING HEIGHT

Blgd 1: Height = 13.0 ft or 1 story
Blgd 2: Height = 16.9 ft or 1 story
Blgd 3: Height = 16.0 ft or 1 story
Blgd 4: Height = 90.0 ft or multi-story

14 BUILDING AREA

Blgd 1: 331 square feet
Blgd 2: 508 square feet
Blgd 3: 526 square feet
Blgd 4: 46,510 square feet

10 BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011), established in the area of the tract by a Global Positioning Survey (GPS) performed by Gande Heydinger Group, LLC during March 2018, with the west line of Gateway Boulevard South having a bearing of South 0 degrees 11 minutes West (S 0°11' W) as described in File 2013-0467146, and all angles calculated from this bearing.

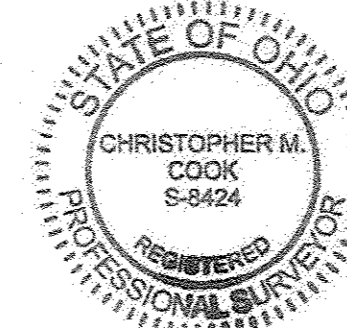
4 SURVEYOR CERTIFICATION

To: CSM bakery products NA, Inc. PCM BMark PV, LLC, a Delaware limited liability company 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") of Table A thereof. The fieldwork was completed on March 27, 2018.

Date: May 1, 2018

Signature of Christopher M. Cook



Christopher M. Cook, P.S. Ohio Professional Surveyor No. 8424 ccook@ghgivil.com

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.firstamclds.com
Toll Free: 888.322.7371

Table with columns for Drwn By, Surveyor, Ref.No., Aprvd By, Field Date, Scale, Date, Revision.

Prepared For: PROJECT FLASH
Client Ref. No:

20 PROJECT ADDRESS
6325 GATEWAY BOULEVARD SOUTH
ELYRIA, OHIO

Project Name: Spartana & Elyria Facilities
CDS Project Number: 17-11-0194:002



06-24-009-108-023
06-24-010-103-021
06-24-102-000-038