SCHEDULE B – SECTION 2 EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT No. NCS-845082-17-MPLS
EFFECTIVE DATE: December 15, 2017 at 7:30 a.m.

As to Tract 1:

(10) Subject to Land conveyed to The Lake Shore and Michigan Southern Railway Company, its successors and assigns, by deed recorded July 13, 1911 in Vol. 121, Page 195, and by deed recorded November 4, 1912 in Vol. 124, Page 381.

DESCRIBED AREA IS PLOTTED AS SHOWN (SEE SHEET 7)

(11) Line Pole Easement from Solomon Eppley and Nellie Eppley, husband and wife to The Cleveland, Southwestern and Columbus Railway Company recorded July 10, 1911 as Volume 121, Page 169 of Lorain County Records.

LOCATION OF AREA DESCRIBED CANNOT BE DETERMINED FROM THE RECORD DOCUMENT

(12) Access and water rights retained by Grantor, his heirs and assigns, in deed recorded February 28, 1888 in Vol. 64, Page 494.

DOCUMENT WAS NOT PROVIDED

(13) Right of way in favor of Ervin W. Eppley and Cora Pearl Eppley recorded July 19, 1926 as Volume 219, Page 532 of Lorain County Records.

LOCATION OF AREA DESCRIBED CANNOT BE DETERMINED FROM THE RECORD DOCUMENT

(14) Matters shown on the plat of Dedicated streets of the R.G. Lloyd Subdivision Street Dedication Plat, recorded October 19, 1967 in Plat Vol. 25, Page 9.

STREET RIGHT-OF-WAYS FROM PLAT ARE PLOTTED AS SHOWN (SEE SHEETS 4 AND 5)

(15) Covenant regarding the name "Saddler Drive" contained in deed recorded March 11, 1983 in Vol. 1316, Page 122.

SADDLER DRIVE IS PLOTTED AS SHOWN (SEE SHEETS 4 AND 5)

(16) Easement from Andrew Potymak and Ann Potymak to The Marion-Reserve Power Company recorded November 10, 1942 as Volume 325, Page 170 of Lorain County Records.

LOCATION OF AREA DESCRIBED CANNOT BE DETERMINED FROM THE RECORD DOCUMENT

(17) Right of way in favor of The State of Ohio recorded January 28, 1969 as Volume 979, Page 185 of Lorain County Records.

RIGHT-OF-WAY IS PLOTTED AS SHOWN (SEE SHEET 3 AND 4)

(18) Ditch Easement from Howard M. Saddler, et al. to the City of Elyria and County of Lorain recorded October 9, 1969 as Volume 993, Page 803 of Lorain County Records.

EASEMENT IS PLOTTED AS SHOWN (SEE SHEET 3, 5, AND 7)

(19) Exceptions contained in deed recorded November 16, 1993 in Inst. 1993-0260503 / Official Record Volume 808, Page 195.

EXCEPTION 1 FOR STATE OF OHIO IS PLOTTED AS SHOWN (SEE SHEET 3 AND 4). OTHER EXCEPTION SOURCE DOCUMENTS WERE NOT PROVIDED

(20) Railroad right of way and other matters shown in the 1962 Tax Map, Lorain County Auditor.

APPROXIMATE LOCATION OF RIGHT-OF-WAY IS PLOTTED AS SHOWN (SEE SHEET 7 AND 8)

(21) Interests of Pennsylvania Lines LLC and/or Conrail Corporation, Parcel Numbers 06-24-022-500-002 and 06-24-023-500-001.

PARCELS ARE PLOTTED AS SHOWN (SEE SHEET 7 AND 8)

(22) Matters shown in the Property Survey for 3M, Lorain County, State of Ohio, by Douglas McLaughlin & Associates, dated 12/28/2001, approved 12/28/11 Lorain County Map Dept., #11-02985.

EASEMENTS IN SAID SURVEY ARE SCHEDULE B ITEMS 25 AND 26

(23) Matters shown in the Survey by D.D. Andrus and Associates dated December 28, 1965.

SURVEY WAS USED TO DETERMINE BOUNDARY OF TRACT 1, PARCEL 2 AND TRACT 1, PARCEL 3 (SEE SHEETS 7 AND 9)

(24) Easement / Right of Way to AT&T Corp. and AT&T Communications – East, Inc. contained in Supplemental Final Order and Judgement recorded February 28, 2007 in Instrument No. 2007-0192181.

APPROXIMATE LOCATION OF RAILROAD CORRIDOR IS PLOTTED AS SHOWN (SEE SHEET 7 AND 8)

As to Tract 2:

(25) Right of way in favor of The Ohio Telephone and Telegraph Company recorded September 16, 1929 in Misc. Vol. 12, Page 13 of Lorain County Records.

Supplement recorded March 28, 1930 in Misc. Vol. 12, Page 217.

Assignment to the Ohio Bell Telephone Company, recorded January 16, 1979 in Deed Vol. 1225, Page 804.
Assignment to AT&T Communications of Ohio, Inc., recorded July 6, 1984 in Deed Vol. 1343, Page 942.

RIGHT-OF-WAY IS PLOTTED AS SHOWN (SEE SHEET 7 AND 8)

(26) Easement Agreement from Sponge, Inc., an Ohio corporation to The City of Elyria, Ohio, a municipal corpoation recorded September 29, 1989 as Instrument No. 1989-0073532 / Official Record Volume 220, Page 719 of Lorain County Records.

EASEMENT IS PLOTTED AS SHOWN (SEE SHEET 6 AND 8)

(27) Easement Agreement by and between Sponge Realty Co., an Ohio partnership and Sponge, Inc., an Ohio Corporation as disclosed by the document recorded September 29, 1989 as Instrument No. 1989-0073535 / Official Record Volume 220, Page 737 of Lorain County Records.

APPROXIMATE LOCATION OF EASEMENT IS PLOTTED AS SHOWN (SEE SHEET 8)

(28) Easement Agreement from Sponge Realty Co., an Ohio partnership to Sponge, Inc., an Ohio Corporation recorded October 3, 1989 as Instrument No. 1989-0073730 / Official Record Volume 221, Page 337 of Lorain County Records.

EASEMENT IS A BLANKET EASEMENT OVER THE ENTIRETY OF PPN 06-24-024-109-025

(29) Distribution Easement from Sponge Realty Company, an Ohio general partnership to Ohio Edison Company, an Ohio corporation recorded April 30, 1990 as Instrument No. 1990-0095166 / Official Record Volume 283, Page 613 of Lorain County Records.

EASEMENT IS PLOTTED AS SHOWN (SEE SHEET 8)

(30) Distribution Easement from the Director of Development of the State of Ohio to Ohio Edison Company, an Ohio corporation recorded August 3, 1990 as Instrument No. 1990-0105966 / Official Record Volume 315, Page 351 of Lorain County Records.

EASEMENT IS PLOTTED AS SHOWN (SEE SHEET 8)

(31) Easement to AT&T Corp. and AT&T Communications-East, Inc. by Supplemental Final Order and Judgment, recorded February 28, 2007 in Instrument No. 2007-0192181.

APPROXIMATE LOCATION OF RAILROAD CORRIDOR IS PLOTTED AS SHOWN (SEE SHEET 7 AND 8)

(32) Matters shown on the Survey by Donald G. Bohning & Associates, dated May, 2000.

EASEMENTS AND AGREEMENTS ARE SCHEDULE B ITEMS 25, 26, 27, 28, AND 30 AND PLOTTED AS SHOWN (SEE SHEET 7 AND 8)

LEGAL DESCRIPTION

Tract 1
Parcel No. 1
Situated in the City of Elyria, County of Lorain and State of Ohio, and formerly being parts of Elyria Township Lots 22 and 23 West of Black River; also being the whole of a parcel of land, now or formerly in the names of Terry Shilling, Tr. & Mackie Shilling, Tr. (58.65 Ac., 11/16/1993, O.R. 808, Page 195); as recorded in the Lorain County Recorder's Office, bounded and described as follows: Commencing at a 1" iron pipe found at the intersection of the easterly line of Elyria Township Lot 24, with the northerly line of Elyria-Milan Road (Lowell Street – width varies), said pipe being 30.00 feet from the centerline of said Elyria-Milan Road; also being the S.E. corner of a parcel of land, now or formerly in the name of Elyria Aerie No. 431 Fraternal Order of Eagles (12.3625 Acre; 11/15/1994; D.V. 1003, Page 852); thence South 86-27-47 West along the Northerly line of said Elyria-Milan Road and along the Southerly line of said 12.3625 Acre parcel, 295.98 feet to a point at the S.W. corner of said 12.3625 Acre parcel; thence North 02-21-38 West, along the Westerly line of said 12.3625 Acre parcel, 5.00 feet to a 5/8" iron pin/cap (6688) set at the S.E. corner of a parcel of land, now or formerly in the name of 3M Company (32.383 Acre; 10/06/2006; Instrument 2006-0169539); thence along the arc of a curve to the right (concave to the North) and along the Southerly line of said 32.383 Acre parcel and along the Southerly line of a parcel of land, now or formerly in the name of 3M Company (13.7534 Acre; 10/06/2006; Instrument #20060169538), 201.86 feet to a 5/8" iron pin/cap (6688) set; said curve having the following data: D=27-54-08, R=414.50', C=199.87', CB=N 76-01-21 W; thence North 58-53-14 West, along the Southerly line of said 13.7534 Acre parcel, 134.00 feet to a 5/8" iron pin/cap set;* thence along the arc of a curve to the left and along the southerly line of said 13.7534 Acre parcel, 429.35 feet to a 5/8" iron pin/cap (6688) set; said curve having the following data: D=70-10-02, R=350.59', C=403.02', CB=S 86-01-45 W; thence North 77-21-46 W, along the Southerly line of said 13.7534 Acre parcel and along the Northerly line of a parcel of land, now or formerly in the name of Conrail Corporation, 142.50 feet to a point; thence South 12-38-14 W, along an interior line of said 13.7534 Acre parcel, 20.00 feet to a point; thence North 77-21-46 W, along the Southerly line of said 13.7534 Acre parcel and along the northerly line of said Conrail parcel, 464.00 feet to a 5/8" iron pin/cap (6688) set at the S.W. corner of said 13.7534 Acre parcel, also being the Point of Beginning of the parcel herein described; thence continuing North 77-21-46 W, along the northerly line of said Conrail parcel and along the southerly line of said Shilling parcel, 1021.10 feet to a point witnesses by a 1" iron pipe found 1.35'/S 02-09-55 E of said point; also being the S.E. corner of a parcel of land, now or formerly in the name of Brian E. Nagel (17.6421 Ac.;02-17-2010; Instrument #2010-0325425); thence North 02-09-55 W, along the Easterly line of said 17.6421 Acre parcel and along the Easterly line of a parcel of land, now or formerly in the name of Brian E. Nagel (19.7495 Ac.; 02/17/2010; Instrument #2010-0325425) and along the Easterly lines of the following parcels now or formerly in the names of: Cervus Properties LLC. (1.232 Acres; 02/09/2006; Instrument #20060125739; Terry Shilling, Tr. (1.41 Acre; 06/23/1994; D.V. 934, Page 789); Earl & Claris E. Cooksey (1.16 Acre; 01/12/1987; D.V. 467, Page 50); Mary J. McKisic (0.44 Acre; 03/16/2006; Instrument #20060131922 and along an interior line of a parcel of land, now or formerly in the name of the State of Ohio (S.R. 113 Right of Way Plan LOR-113, 10.09-11.64); 2349.72 feet to a 5/8" iron pin/cap (6688) set at the N.W. corner of said Shilling parcel; thence North 62-15-52 East, along the southerly line of said S.R. 113, 844.42 feet to a 5/8" iron pin/cap (6688) set; thence North 59-07-26 East, along the Southerly line of said S.R. 113, 250.66 feet to a 5/8" iron pin/cap (6688) set at the N.E. corner of said Shilling parcel; thence S 02-16-12 East, along the Westerly line of the Courtland Bell Subdivision (Volume 68, Page 25) and along the Westerly line of the Highland Acres Ph 3A Subdivision (Volume 23, Page 11) and along the Westerly line of a parcel of land, now or formerly in the name of ERP Elyria, LLC. (7.5237 Acre 10/09/2002; Instrument #2002-0860907), 1306.48 feet to a point, witnessed by a 5/8" iron pin/cap (Riverstone) found 1.20'/South 02-16-12 East from said point; thence continuing South 02-16-12 East, along the Westerly lines of said 32.383 Acre parcel and said 13.7534 Acre parcel, 1789.01 feet the point of beginning; And containing 61.4005 Acres of land, more or less (approx. 25.94 Acres in said Lot 22 and approx. 35.14 Acres in said Lot 23); excepting the whole of the R. G. Lloyd Subdivision (Volume 25, Page 9) (2.4258 Acres) subject to all legal highways and easements.

Intending to convey 58.9747 Acres of land of which 28.0104 Acres lies within Original Lot 22 and 30.9643 Acres lie within Original Lot 23, more or less, as surveyed by Douglas P. McLaughlin, P.S. 6688 on December 21, 2011. Basis of bearings is from the survey performed by Thomas A. Simon, P.S. 7775; as it applies to the centerline of S.R. 113 (N.W. Bypass) as monumented (S 85-56-31 W).

* Course Omitted

Parcel No. 2
Situated in the Township of Elyria, County of Lorain, State of Ohio, and being a part of Original Elyria Township Lot 23, West of Black River, bounded and described as follows: Beginning at a point in the center of the Elyria-Milan Road on the Southerly line of Original Elyria Township Lot 22, West of Black River and at the South Westerly corner of premises as deeded to Anna Eppley and Cora Pearl Eppley by deed dated July 25, 1958 and recorded in Deed Volume 725, Page 466 of Lorain County Record of Deeds; thence from this point North 89 deg. 40' East along the Southerly line of Lot 22 and the center of the Elyria-Milan Road a distance of 451.30 feet to the South East corner of Original Elyria Township Lot 22; said point being the South West corner of Original Elyria Township Lot 23, West of Black River; thence continuing North 89 deg. 40' East along the center of the Elyria Milan Road and the Southerly line of Lot 23, a distance of 15.00 feet to a point and the principal place of beginning of the premises herein to be described; thence North 1 deg. 21' East parallel with the Westerly line of Lot 23 a distance of 472.74 feet to a point on the Northerly line of the New York Central Railroad Right of Way; thence South 74 deg. 17' East along the Northerly line of the New York Central Railroad Right of Way a distance of 51.61 feet to a point; thence South 1 deg. 21' West parallel with the Westerly line of Lot 23 and distant 65.00 feet by rectangular measurement Easterly therefrom, a distance of 458.46 feet to a point in the center of the Elyria-Milan Road; thence South 89 deg. 40' West along the center of the Elyria-Milan Road a distance of 50.00 feet to a point and the principal place of beginning of the premises herein described. Containing within said bounds 0.534 acres of land as surveyed by D. D. Andrus and Associates, Reg. Surveyors. Excepting therefrom, so much of said premises as was conveyed to Cora Pearl Eppley by deed dated September 19, 1967 and recorded in Deed Volume 953, Page 87 of Lorain County Records. Intending to convey .37 acre of land more or less.
P.P. No. 06-24-023-105-011

Parcel No. 3
Situated in the Township of Elyria, County of Lorain, State of Ohio: Being known as a part of Original Elyria Township Lot 23, West of the Black River, bounded and described as follows: Beginning at a point in the centerline of the Elyria-Milan Road also being the Southwest corner of said Original Township Lot 23; thence North 1 deg. 23' East along the West line of said Original Township Lot 23, a distance of 476.58 feet to the North line of the New York Central Railroad; thence South 74 deg. 17' East along the North line of the New York Central Railroad, a distance of 15.48 feet to a point; thence South 1 deg. 23' West in a line parallel to the West line of Original Township Lot 23 and 14.99 feet therefrom by rectangular measurement, a distance of 472.74 feet to the centerline of the Elyria Milan Road; thence South 89 deg. 40' West along the centerline of the Elyria Milan Road, also being the South line of Original Township Lot 23, a distance of 15.00 feet to the place of beginning, embracing 0.163 acres of land, more or less, but subject to all legal highways.
P.P. No. 06-24-023-105-012

Parcel No. 4
Situated in the Township of Elyria, County of Lorain, State of Ohio, and known as being parts of Original Elyria Township Lot Nos. 21 and 22, West of Black River in said Township, bounded and described as follows: Beginning at the point in the centerline of Murray Ridge Road in Lot No. 21, distant 905.46 feet Southerly as measured in the centerline of said road from a stone monument in the Northerly line of Lot No. 21; thence South 88 deg. 55' East, 1320.07 feet to an iron pin in the Westerly line of lands in Lot No. 22, now or formerly owned by Solomon Eppley and passing through an iron pin set 25.0 feet Easterly from the centerline of Murray Ridge Road; thence along the Westerly line of Solomon Eppley's lands South 2 deg. 27' West 99.12 feet to an iron pin; thence North 88 deg. 55' West, 1317.60 feet to a point in the centerline of Murray Ridge Road and passing through an iron pin set 25.0 feet Easterly therefrom; thence in the centerline of said Road North 1 deg. 01' East, 99.10 feet to the place of beginning of lands herein described, containing within said bounds 3.00 acres of land, which 1.59 acres are in Original Lot No. 21 and 1.41 acres are in Original Lot No. 22, as surveyed by T. W. Laundon, Registered Surveyor, March 16, 1941, be the same more or less, but subject to all legal highways. Excepting therefrom so much of said premises as was conveyed to the State of Ohio by deed dated November 1, 1968 and recorded in Deed Volume 974, Page 722 of Lorain County Records. Intending to convey 1.41 acre of land more or less.
P.P. No. 06-24-022-000-018

Tract 2
Parcel No. 1:
Situated in the City of Elyria, County of Lorain, and State of Ohio, and known as being part of Original Elyria Township Lots 23 and 24, West of the Black River, and bounded and described as follows:
Beginning at an iron pin found in the northerly line of the Milan-Elyria Road (a.k.a. Lowell Street), variable width, at its intersection with the easterly line of said Original Lot 24, being also the easterly line of Parcel 2 of land conveyed to Elyria Aerie No. 431, Fraternal Order of Eagles, by deed recorded in Volume 1003, Page 852 of the Official Records of Lorain County;
Thence South 89° 09' 15" West along the northerly line of the Milan-Elyria Road, 295.98 feet to an angle point, therein;
Thence North 0° 19' 50" East along the northerly line of the Milan-Elyria Road, 5.00 feet to an angle point, therein;
Thence westerly along the curved northerly line of the Milan-Elyria Road, being the arc of a curve deflecting to the right, 120.52 feet to an iron pin set at its intersection with the westerly line of a parcel of land conveyed to Sponge Realty Co. by deed recorded in Volume 220, Page 733 of the Official Records of Lorain County, and the principal place of beginning of the parcel herein described, said arc having a radius of 414.50 feet, a central angle of 16° 39' 33", and a chord which bears North 78° 57' 10" West, 120.10 feet;
Thence northwesterly along the curved northerly line of the Milan-Elyria Road, being the arc of a curve deflecting to the right, 81.34 feet to an iron pin set, said arc having a radius of 414.50 feet, a central angle of 11° 14' 36", and a chord which bears North 65° 00' 06" West, 81.21 feet;
Thence North 33° 48' 14" East along the northerly line of the Milan-Elyria Road, 5.02 feet to an iron pin set;
Thence North 56° 11' 46" West along the northerly line of the Milan-Elyria Road, 134.00 feet to an iron pin set at a point of curvature;
Thence Westerly along the curved northerly line of the Milan-Elyria Road, being the arc of a curve deflecting to the left, 429.35 feet to an iron pin set at the intersection with the northerly line of a Consolidated Rail Corporation right-of-way, said arc having a radius of 350.59 feet, a central angle of 70° 10' 02", and a chord which bears South 88° 43' 13" West, 403.02 feet;
Thence North 74° 40' 18" West along the Conrail right-of-way, 142.51 feet to an iron pin set at an angle point, therein;
Thence South 15° 19' 42" West along said Conrail right-of-way, 20.00 feet to an iron pin set at an angle point, therein;
Thence North 74° 40' 18" West along said Conrail right-of-way, 464.00 feet to an iron pin set at its intersection with the easterly line of a parcel of land conveyed to Terry S. Shilling, Trustee by deed recorded in Volume 808, Page 195 of the Official Records of Lorain County; Thence North 0° 25' 16" East along the easterly line of said land conveyed to Terry S. Shilling, Trustee, 376.80 feet to an iron pin set at its intersection with a southerly line of said land conveyed to Sponge Realty Co.;
Thence North 77° 19' 38" East along said southerly line of said land conveyed to Sponge Realty Co., 937.60 feet to an iron pin set at its intersection with the westerly line of said land so conveyed;
Thence South 12° 40' 22" East along the westerly line of said land conveyed to Sponge Realty Co., 442.20 feet to an iron pin set at a point of curvature, therein; Thence southeasterly along the curved westerly line of land conveyed to Sponge Realty Co., being the arc of a curve deflecting to the left, 109.64 feet to an iron pin set at a point of reverse curvature, therein, said arc having a radius of 220.00 feet, a central angle of 28° 33' 15", and a chord which bears South 36° 25' 20" East, 108.51 feet;
Thence southeasterly along the curved westerly line of said land conveyed to Sponge Realty Co., being the arc of a curve deflecting to the right, 235.48 feet to an iron pin set at a point of tangency, therein, said arc having a radius of 264.39 feet, a central angle of 51° 01' 51", and a chord which bears South 25° 11' 03" East, 227.77 feet;
Thence South 0° 19' 50" West along the westerly line of said land conveyed to Sponge Realty Co., 102.70 feet to the principal place of beginning, and containing 13.7534 acres of land according to the survey by Donald G. Bohning & Associates, Inc. dated May, 2000, of which approximately 7.1012 acres lie within Original Lot 23 and 6.6522 acres lie within Original Lot 24.
Permanent Parcel No. 06-24-023-104-015 and 06-24-024-109-026

Parcel No. 2
Situated in the City of Elyria, County of Lorain, State of Ohio, and known as being part of Original Elyria Township Lots 23 and 24, West of the Black River and bounded and described as follows: Beginning at an iron pin found in the Northerly ROW of Milan-Elyria Road, a distance of 295.98 feet, South 89° 09' 15" West from an iron pin found in the Westerly Corporation line of the City of Elyria and being the Southwesterly corner of the lands conveyed to Pearl Andrzeczyk and Joseph Zavala as recorded in the Lorain County Deed Records Volume 1316, Page 646; Thence North 00° 19' 50" East along the westerly line of lands conveyed by deed to Pearl Andrzejczyk and Joseph Zavala as aforementioned a distance of 5 feet to an iron pin found and the principle place of beginning;
Thence continuing North 00° 19' 50" East along the westerly line of the lands conveyed by deed to Pearl Andrzejczyk and Paul Zavala as aforementioned a distance of 589.06 feet to an iron pin found in their northerly line;
Thence South 89°45'00" West along the southerly line of lands conveyed by deed to Pearl Andrzejczyk and Joseph Zavala as aforementioned a distance of 217.48 feet to an iron pin found at the Southwesterly corner of the lands conveyed by deed to Pearl Andrzejczyk and Paul Zavala as aforementioned;
Thence North 07°26'13" West along the westerly line of lands conveyed by deed to Pearl Andrzejczyk and Paul Zavala as aforementioned a distance of 1520.69 feet to a point in the southerly line of lands conveyed by deed to Harry and Ann Demas as recorded in the Lorain County Deed Records Volume 801, Page 192;
Thence South 87°26'03 West along the southerly line of the lands conveyed by deed to Harry and Ann Demas as aforementioned and along the southerly line of lands conveyed by deed to the L.E.W. Development Co. as recorded in the Lorain County Deed Records Vol. 16, Page 656 a distance of 859.97 feet* to an iron pin found in the easterly line of lands conveyed by deed to Ervin and Cora Eppley as recorded in Lorain County Deed Records Volume 219, Page 532; Thence South 00°25'16" 00°25'16" West along the easterly line of lands convyed by deed to Ervin and Cora Eppley as aforementioned a distance of 1412.21 feet to a point found in the easterly line of the lands conveyed by deed to Ervin and Cora Eppley as aforementioned, and being the southwesterly corner of Parcel No. 1;
Thence North 77°19'38" East a distance of 937.60 feet along the southerly line of Parcel No. 1 to a point;
Thence South 12°40'22" East a distance of 442.20 feet to a point;
Thence along a curve deflecting to the left with a radius of 220.00 feet, an arc length of 109.64 feet, and a chord of 108.51 feet with a bearing of South 36°25'20" East to a point;
Thence along a curve deflecting to the right with a radius of 264.39 feet, and arc length of 235.48 feet, and chord of 227.77 feet with a bearing of South 25°11'03" East to a point;
Thence South 00°19'50" West a distance of 102.70 feet to a point in the Northerly ROW of Milan-Elyria Road;
Thence along the Northerly ROW of Milan-Elyria Road in a curve deflecting to the left with a radius of 414.50 feet, an arc length of 120.52', and a chord of 120.09' with a bearing of South 78°57'10" East to a point and the principle place of beginning containing within said bounds about 32.383 acres of land, of which about 17.953 acres are in Original Lot No. 23 and about 14.43 acres are in Original Lot No. 24, be the same more or less, but subject to all legal highways.
Permanent Parcel No. 06-24-023-104-014 and 06-24-024-109-025

Parcel No. 3
Situated in the City of Elyria, County of Lorain and State of Ohio, and known as being a part of Original Elyria Township Lot No. 24, West of the Black River, and bounded and described as follows: Beginning at the Southeasterly corner of land conveyed to Arthur M. Kligler and Sylvia Kligler by deed dated February 16, 1965 and recorded in Volume 903, Page 520 of Lorain County Deed Records; thence Northerly along the Easterly line of land so conveyed to Arthur M. Kligler and Sylvia Kligler, as aforesaid to the Southwesterly corner of Demas Drive, as dedicated in Highland Acres Subdivision No. 2, Section B, as shown in Volume 23 of Maps, Page 84 of Lorain County Records; thence North 89° 10' East along the Southerly line of Highland Acres Subdivision No. 2, Section B, as aforesaid, a distance of 369.28 feet to a point in the Westerly line of Sublot No. 72 in said Subdivision; thence South 0° 50' East, a distance of .93 feet; thence North 89° 10' East, a distance of 59.28 feet to a point; thence South 0° 50' East, a distance of 5.94 feet to a point; thence North 89° 10' East, a distance of 59.28 feet to a point; thence South 0° 50' East, a distance of 10.60 feet to a point; thence North 89° 10' East, a distance of 59.28 feet to a point; thence South 0° 50' East, a distance of 15.93 feet to a point; thence North 89° 10' East, a distance of 59.28 feet to a point; thence South 0° 50' East, to the Northerly line of land conveyed to Nicholas Abraham by deed dated February 8, 1950 and recorded in Volume 482, Page 526 of Lorain County Deed Records; thence Westerly along the Northerly line of land so conveyed to Nicholas Abraham, as aforesaid, and the extension Westerly thereof, to the place of beginning, be the same more or less, but subject to all legal highways.
Permanent Parcel No. 06-24-024-109-013 Intending to convey 2.24 acres.
* Typographical Error – 869.97' Shown on McLaughlin Survey.

SURVEY REFERENCES

- LOR-113-(10.09-11.64) sheets 1-3 & 13-15.
- "Map of Survey" dated August 1973, by Gary E. Penfound.
- "Map of Survey" dated December 14, 1990, by KS Associates, Inc.
- "Map of Survey" dated June 2009, by Thomas Simon & Associates, Inc.
- "Map of Survey" dated December 28, 2011 by Douglas McLaughlin & Associates.
- Highland Acres Subdivision No. 3 Plat Book 23, Page 11.
- R.G. Lloyd Subdivision Street Dedication Plat, Plat Book 25, Page 93.
- State Route 113 Centerline Plat, Plat Book 25, Pages 53-57.
- Courtland Bell Subdivision, Plat Book 68, Page 24 & 25.
- "Plat of Boundary Sponge, Inc.", dated June 30, 1989 by James R. Foor P.S. 5875.

SIGNIFICANT OBSERVATIONS

- [A] Concrete Pavement extends over a easterly line of the surveyed premises up to approximately 1.3 feet. (see sheet 4)
- [B] Overhead utility wires cross a northerly line of the surveyed premises without benefit of any known easement or right of way. (see sheet 6)
- [C] An existing Shed extends over a northerly line of the surveyed premises up to approximately 4 feet. (see sheet 6)
- [D] A Roof Overhang of an existing building extends over a easterly line of the surveyed premises up to approximately 5.4 feet. (see sheet 8)
- [E] Railroad tracks extend over the southerly line of surveyed premises. (see sheet 7)
- [F] Gravel drive extends over a easterly line of the surveyed premises. (see sheet 9)
- [G] Overhead utility wires cross a northerly line of the surveyed premises without benefit of any known easement or right of way. (see sheet 9)
- [H] Gravel drive extends over a westerly line of the surveyed premises up to approximately 6.7 feet. (see sheet 9)
- [I] A Concrete Apron and Gravel drive from Milan-Elyria Road (State Route 113) lies outside of the surveyed premises.

SURVEY DESCRIPTIONS

PARCEL "A" –
Situated in the State of Ohio and County of Lorain, City of Elyria, being part of Original Elyria Township Lot 23 and Lot 22, West of Black River, known as being part of land conveyed to Lowell Street Properties, LLC., by deed recorded in File No. 2018-0681930 (PPN 06-24-023-101-014 and PPN 06-24-022-000-034) of the Lorain County Deed Records, and more fully described as follows:

Commencing for Reference at a 5/8-inch rebar in monument box found at the intersection of Courtland Street (60 feet wide) and Bell Avenue (60 feet wide) as shown in Plat for Courtland Bell Subdivision by Plat Volume 68, Pages 24 and 25 of the Lorain County Plat Records, (a 5/8-inch rebar in monument box was found South 89°-42'-56" East, along the centerline of Courtland Street, a distance of 494.81 feet at the centerline intersection of Courtland Street and Demas Drive (60 feet wide); Thence, North 89°-42'-56" West, along the centerline of Courtland Street, a distance of 164.90 feet to the easterly line of R.G. Lloyd Subdivision Street Dedication Plat in Plat Volume 25, Page 9 and the westerly side of said Courtland Bell Subdivision; Thence, South 01°-34'-13" West, along the westerly side of said Courtland Bell Subdivision and the westerly side of Highland Acres Subdivision No. 3 in Plat Volume 23, Page 11, passing over iron pins set at 30.01 feet on the southerly line of Courtland Street and 294.00 feet on the northerly side of High Street (60 feet wide), a distance of 354.02 feet to an iron pin set on the southerly side of High Street at the northwesterly corner of Sublot 121 in the Highland Acres Subdivision No. 3, and the TRUE PLACE OF BEGINNING of the parcel herein to be described;

Course No. 1: thence, South 01°-34'-13" West, along the westerly line of said Highland Acres Subdivision No. 3, the westerly line of a parcel of land conveyed to 1100 Oakwood Drive I LLC. by deed recorded in File No. 2018-0665651 (PPN 06-24-023-104-013), the westerly line of a parcel of land conveyed to 3M Company by deed recorded in File No. 2006-0169539 (PPN 06-24-023-104-014), and the westerly line of a parcel of land conveyed to 3M Company by deed recorded in File No. 2006-0169538 (PPN 06-24-023-104-015) a distance of 2,436.01 feet to a 5/8-inch rebar with ID cap 'MCLAUGHLIN-PLS 6688' found on the northerly line of land conveyed to Pennsylvania Lines LLC. Railroad (PPN 06-24-022-000-032) by deed recorded in File No. 2002-0851798;

Course No. 2: thence, North 73°-31'-54" West, along the northerly line of said Pennsylvania Lines LLC., a distance of 1,021.36 feet the southeasterly corner of a parcel of land conveyed to Brian E. Nagel by deed recorded in File No. 2010-0325425 (PPN 06-24-022-000-032), (a 1-inch iron pipe was found 1.35 feet south);

Course No. 3: thence, North 01°-40'-36" East, along the easterly line of said Nagel land (PPN 06-24-022-000-032 and PPN 06-24-022-000-031), the easterly line of land conveyed Cervus Properties LLC. by deed recorded in File No. 2006-0125739 (PPN 06-24-022-000-004), the easterly line of land conveyed to 3M Company by deed recorded in File No. 2011-0396859 (PPN 06-24-022-000-018), the easterly line of land conveyed to Joanne Maiden and Lawrence L. Maiden by deed recorded in File No. 2014-0521761 (PPN 06-24-022-000-022), the easterly line of land conveyed to Mary. J. Mckisic by deed recorded in File No. 2006-0131922 (PPN 06-24-022-000-020), and a easterly line of State Route 113 (Milan-Elyria Road), passing over an iron pin set at 2116.44 feet, a total distance of 2,349.95 feet to a 5/8-inch rebar with ID cap 'Mclaughlin-PLS-6688' found on a southerly line of said State Route 113;

Course No. 4: thence, North 66°-06'-49" East, along the southerly line of State Route 113, a distance of 844.47 feet to an angle point at State Route 113 Sta. 600+00, 125 feet right (a 5/8-inch rebar with ID cap 'Mclaughlin-PLS 6688' found 0.16 feet south);

Course No. 5: thence, North 62°-58'-22" East, along the southerly line of State Route 113, a distance of 250.76 feet to a westerly line of said State Route 113 (a 5/8-inch rebar with ID cap 'Mclaughlin-PLS 6688' found 0.23 feet south);

Course No. 6: thence, South 01°-34'-13" West, along a westerly line of State Route 113 and the westerly side of aforementioned Courtland Bell Subdivision, a distance of 275.52 feet to an iron pin set on the northerly line of Courtland Street and the southwesterly corner of Sublot 35 in said Courtland Bell Subdivision;

Course No. 7: thence, North 89°-42'-56" West, along the northerly line of Courtland Street, a distance of 101.56 feet to an iron pin set at a point of curvature;

Course No. 8: thence, Southwesterly, along the northwesterly line of said Courtland Street, following the arc of the curve to the left, having a central angle of 88°-38'-00", a radius of 85.00 feet, a tangent of 83.00 feet, a chord of 118.77 feet, a chord bearing of South 45°-58'-04" West, a distance of 131.49 feet to an iron pin set at a point of tangency;

Course No. 9: thence, South 01°-39'-04" West, along the westerly line of Courtland Street, a distance of 216.61 feet to an iron pin set at a point of curvature;

Course No. 10: thence, Southwesterly, along the westerly line of said Courtland Street, following the arc of the curve to the right, having a central angle of 88°-38'-00", a radius of 25.00 feet, a tangent of 24.41 feet, a chord of 34.93 feet, a chord bearing of South 45°-58'-04" West, a distance of 38.67 feet to an iron pin set at a point of tangency with the northerly line of High Street;

Course No. 11: thence, North 89°-42'-56" West, along the northerly line of High Street, a distance of 204.92 feet to an iron pin set at a point of curvature;

Course No. 12: thence, Northwesterly, along the northerly line of said High Street, following the arc of the curve to the right, having a central angle of 91°-22'-00", a radius of 25.00 feet, a tangent of 25.60 feet, a chord of 35.77 feet, a chord bearing of North 44°-01'-56" West, a distance of 39.87 feet to an iron pin set at a point of tangency with the easterly line of Saddler Drive (70 feet wide);

Course No. 13: thence, North 01°-39'-04" East, along the easterly line of Saddler Drive, a distance of 3.55 feet to an iron pin set at a point of curvature;

Course No. 14: thence, Northwesterly, along the easterly line of said Saddler Drive, following the arc of the curve to the left, having a central angle of 25°-34'-15", a radius of 431.67 feet, a tangent of 97.96 feet, a chord of 191.06 feet, a chord bearing of North 11°-08'-03" West, a distance of 192.65 feet to an iron pin set at a point of tangency;

Course No. 15: thence, North 23°-55'-11" West, along a northeasterly line of Saddler Drive, a distance of 121.75 feet to an iron pin set;

Course No. 16: thence, South 66°-39'-19" West, along a northwesterly line of Saddler Drive, a distance of 70.00 feet to an iron pin set;

Course No. 17: thence, South 23°-55'-11" East, along a southwesterly line of Saddler Drive, a distance of 122.45 feet to an iron pin set at a point of curvature;

Course No. 18: thence, Southeasterly, along a westerly line of said Saddler Drive, following the arc of the curve to the right, having a central angle of 25°-34'-15", a radius of 361.67 feet, a tangent of 82.07 feet, a chord of 160.08 feet, a chord bearing of South 11°-08'-03" West, a distance of 161.41 feet to an iron pin set at a point of tangency;

Course No. 19: thence, South 01°-39'-04" West, along the westerly line of Saddler Drive, a distance of 460.00 feet to an iron pin set;

Course No. 20: thence, South 88°-20'-56" East, along the southerly line of Saddler Drive, a distance of 70.00 feet to an iron pin set;

Course No. 21: thence, North 01°-39'-04" East, along an easterly line of Saddler Drive, a distance of 346.42 feet to an iron pin set at a point of curvature;

Course No. 22: thence, Northeasterly, along a easterly line of said Saddler Drive, following the arc of the curve to the right, having a central angle of 88°-38'-00", a radius of 25.00 feet, a tangent of 24.41 feet, a chord of 34.93 feet, a chord bearing of North 45°-58'-04" East, a distance of 38.67 feet to an iron pin set at a point of tangency with the southerly line of High Street;

Course No. 23: thence, South 89°-42'-56" East, along the southerly line of said High Street, a distance of 415.62 feet to the place of beginning, and containing 58.244 acres of land (26.686 acres in Original Township Lot 22 and 31.558 acres in Original Township Lot 23), more or less, as surveyed in July 2018 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 on behalf of McSteen & Associates, Inc. under Project No. 18-073, and being subject to all legal highways and easements of record.

PARCEL "B" –
Situated in the State of Ohio and County of Lorain, City of Elyria, being part of Original Elyria Township Lot 23, West of Black River, known as being part of a parcel of land conveyed to Lowell Street Properties, LLC., by deed recorded in File No. 2018-0681930 (PPN 06-24-023-101-014) of the Lorain County Deed Records, and more fully described as follows:

Commencing for Reference at a 5/8-inch rebar in monument box found at the intersection of Courtland Street (60 feet wide) and Bell Avenue (60 feet wide) as shown in Plat for Courtland Bell Subdivision by Plat Volume 68, Pages 24 and 25 of the Lorain County Plat Records, (a 5/8-inch rebar in monument box was found South 89°-42'-56" East, along the centerline of Courtland Street, a distance of 494.81 feet at the centerline intersection of Courtland Street and Demas Drive (60 feet wide); Thence, North 89°-42'-56" West, along the centerline of Courtland Street, a distance of 164.90 feet to the easterly line of R.G. Lloyd Subdivision Street Dedication Plat in Plat Volume 25, Page 9 and the westerly side of said Courtland Bell Subdivision; Thence, South 01°-34'-13" West, along the westerly side of said Courtland Bell Subdivision, a distance of 30.01 feet to an iron pin set on the southerly side of Courtland Street at the northwesterly corner of Sublot 1 in the Courtland Bell Subdivision, being the TRUE PLACE OF BEGINNING of the parcel herein to be described;

Course No. 1: thence, South 01°-34'-13" West, along the westerly line of said Sublot 1 of the Courtland Bell Subdivision and the westerly line of Sublot 120 in the Highland Acres Subdivision No. 3 as recorded in Plat Volume 23, Page 11, a distance of 263.99 feet an iron pin set on the north line of High Street (60 feet wide) as dedicated by R.G. Lloyd Subdivision Street Dedication Plat in Plat Volume 25, Page 9 and the southwesterly corner of said Sublot 120, (a 5/8-inch rebar was found North 61°-13'-55" East at 2.39 feet);

Course No. 2: thence, North 89°-42'-56" West, along the northerly line of said High Street, a distance of 99.40 feet an iron pin set at a point of curvature;

Course No. 3: thence, Northwesterly, along the northerly line of said High Street, following the arc of the curve to the right, having a central angle of 91°-22'-00", a radius of 25.00 feet, a tangent of 25.60 feet, a chord of 35.77 feet, a chord bearing of North 44°-01'-56" West, a distance of 39.87 feet to an iron pin set at a point of tangency on the easterly line of Courtland Street;

Course No. 4: thence, North 01°-39'-04" East, along the easterly line of said Courtland Street, a distance of 213.98 feet an iron pin set at a point of curvature;

Course No. 5: thence, Northeasterly, along the southeasterly line of said Courtland Street, following the arc of the curve to the right, having a central angle of 88°-38'-00", a radius of 25.00 feet, a tangent of 24.41 feet, a chord of 34.93 feet, a chord bearing of North 45°-58'-04" East, a distance of 38.67 feet to an iron pin set at a point of tangency;

Course No. 6: thence, South 89°-42'-56" East, along the southerly line of said Courtland Street, a distance of 100.21 feet to the place of beginning, and containing 0.750 acre of land, more or less, as surveyed in July 2018 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 on behalf of McSteen & Associates, Inc. under Project No. 18-073, and being subject to all legal highways and easements of record.

PARCEL "C"–
Situated in the State of Ohio and County of Lorain, City of Elyria, being part of Original Elyria Township Lot 23, West of Black River, known as being part of a parcel of land conveyed to 3M Company, by deed recorded in File No. 2011-0396859 (PPN 06-24-023-105-012) of the Lorain County Deed Records, and more fully described as follows:

Commencing for Reference at a monument box found 4-inches deep under asphalt (center used) at the intersection of the northerly line of Lowell Street (formerly State Route 113) (66 feet wide) and the center line of Murray Ridge Road (60 feet wide); Thence, South 89°-33'-30" East, along the northerly line of Lowell Street, a distance of 1,261.40 feet to the southeasterly corner of land conveyed to Kokosing Construction Company Inc. by deed recorded in File No. 2004-0985923; Thence, South 00°-59'-30" West, a distance of 33.00 feet to a point in the centerline of Lowell Street; Thence, South 89°-33'-30" East, along the centerline of Lowell Street a distance of 449.92 feet to a P-K Nail set at the southwesterly corner of Original Lot 23 and the southeasterly corner of a parcel of land conveyed to Carl Mills and Yvonne Mills by deed recorded in File No. 2014-0503554, being the TRUE PLACE OF BEGINNING of the parcel herein to be described;

Course No. 1: thence, North 02°-07'-30" West, along the westerly line of Lot 23, easterly line of said Mills land and the easterly line of PPN 06-24-022-000-011, passing over an iron pin set at 33.01 feet, a distance of 348.68 feet to an iron pin set on the southerly line of land conveyed to Pennsylvania Lines LLC. (PPN 06-24-022-000-032) by deed recorded in File No. 2002-0851798;

Course No. 2: thence, South 73°-31'-54" East, along the southerly line of said Pennsylvania Lines land, a distance of 15.48 feet an iron pin set at the northwesterly corner of a parcel of land conveyed to 3M Company by deed recorded in File No. 2011-0396859 (PPN 06-24-023-105-011)

Course No. 3: thence, South 02°-07'-30" West, along westerly line of said 3M Company parcel, passing over a 1-inch iron pipe found at 311.55 feet, a distance of 344.41 feet to a P-K nail set on the centerline of Lowell Street;

Course No. 4: thence, North 89°-33'-30" West, along the center line of said Lowell Street, a distance of 15.00 feet to the place of beginning, and containing 0.119 acre of land (0.011 acre within Lowell Street right-of-way), more or less, as surveyed in July 2018 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 on behalf of McSteen & Associates, Inc. under Project No. 18-073, and being subject to all legal highways and easements of record.

Parcel "D"–
Situated in the State of Ohio and County of Lorain, City of Elyria, being part of Original Elyria Township Lot 23, West of Black River, known as being part of a parcel of land conveyed to 3M Company, by deed recorded in File No. 2011-0396859 (PPN 06-24-023-105-011) of the Lorain County Deed Records, and more fully described as follows:

Commencing for Reference at a monument box found 4-inches deep under asphalt (center used) at the intersection of the northerly line of Lowell Street (formerly State Route 113) (66 feet wide) and the center line f Murray Ridge Road (60 feet wide); Thence, South 89°-33'-30" East along the northerly line of Lowell Street, a distance of 1,261.40 feet to the southeasterly corner of land conveyed to Kokosing Construction Company Inc. by deed recorded in File No. 2004-0985923; Thence, South 00°-59'-30" West, a distance of 33.00 feet to a point in the centerline of Lowell Street; Thence, South 89°-33'-30" East, along the centerline of Lowell Street, passing over PK nail set at 449.92 feet at southwesterly corner of Lot 23, a distance of 464.92 feet to a P-K Nail set at the southeasterly corner of a parcel of land conveyed to 3M Company, by deed recorded in File No. 2011-0396859 (PPN 06-24-023-105-012), being the TRUE PLACE OF BEGINNING of the parcel herein to be described;

Course No. 1: thence, North 02°-07'-30" East, along the easterly line of said 3M Company parcel, passing over a 1-inch pipe found at 32.86 feet, a distance of 344.41 feet to an iron pin set on the southerly line of land conveyed to Pennsylvania Lines LLC. (PPN 06-24-022-000-032) by deed recorded in File No. 2002-0851798;

Course No. 2: thence, South 73°-31'-54" East, along the southerly line of said Pennsylvania Lines land, a distance of 36.11 feet an iron pin set on the westerly line of land conveyed to Cora Pearl Eppley by deed recorded in Deed Volume 953, Page 87;

Course No. 3: thence, South 02°-07'-28" West, along westerly line of said Eppley land, passing over an iron pin set at 301.43 feet, a distance of 334.44 feet to a P-K nail set on the center line of Lowell Street;

Course No. 4: thence, North 89°-33'-30" West, along the center line of said Lowell Street, a distance of 35.00 feet to the place of beginning, and containing 0.273 acre of land (0.027 acre within Lowell Street right-of-way), more or less, as surveyed in July 2018 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 on behalf of McSteen & Associates, Inc. under Project No. 18-073, and being subject to all legal highways and easements of record.

The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30' long 5/8' rebar with an identification cap stamped 'McSTEEN CA 96-026'.

INDEX OF SHEETS

SHEET 1:	COVER SHEETS, CERTIFICATION, SCHEDULE A LEGAL DESCRIPTION, SCHEDULE B ITEMS, NOTE REGARDING ZONING, SIGNIFICANT OBSERVATIONS, FLOOD ZONE DESIGNATION, PARKING TABULATION, AREA OF SURVEYED PREMISES, SURVEY REFERENCES AND MISCELLANEOUS NOTES
SHEET 2:	SHEET INDEX MAP AND VICINITY MAP
SHEET 3:	NORTHWEST PORTION OF SURVEYED PREMISES
SHEET 4:	NORTHEAST PORTION OF SURVEYED PREMISES, DETAIL A
SHEET 5:	WESTERN PORTION OF SURVEYED PREMISES
SHEET 6:	EASTERN PORTION OF SURVEYED PREMISES
SHEET 7:	SOUTHWEST PORTION OF SURVEYED PREMISES
SHEET 8:	SOUTHEAST PORTION OF SURVEYED PREMISES
SHEET 9:	DETAIL B, DETAIL C, DETAIL D, AND DETAIL E

ALTA / NSPS LAND TITLE SURVEY
for
1301 LOWELL STREET

Known as being part of Elyria Township Lots 21, 22, 23, and 24, West of Black River, now situated in the

CITY OF ELYRIA
COUNTY OF LORAIN – STATE OF OHIO

To:
LOWELL STREET PROPERTIES, LLC.
FIRST AMERICAN TITLE INSURANCE COMPANY
LOWELL STREET PROPERTIES, LLC.

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), 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The field work was completed on July 3, 2018.

Date of Plat or Map: August 28, 2018

STATE OF OHIO – ROBERT A. DORNER 6943 – PROFESSIONAL SURVEYOR

ROBERT A. DORNER REG. PROF. SURV. No. 6943
bobd@mcsteen.com
Job No.: 18-073
Drawn By: TEE
Latest Revision Date: October 16, 2018

NOTE: The term "certify" as used in the above statement, is understood to be the professional opinion of the surveyor which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied. Furthermore, the surveyor does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the Owner, Lender, Owner's Contractor or others, which is used as a basis to formulate the surveyors opinion.

McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

SHEET NO. 1 OF 9

AREA OF SURVEYED PREMISES

TRACK 1, PARCEL 1 .... (58.994 ACRES, NET AREA)
EXCEPTION (VOL. 25, PG. 9) .... (2.425 ACRES)

TRACT 1, PARCEL 2 .... (0.376 ACRE, NET AREA)
EXCEPTION (VOL. 953, PG. 87) .... (0.159 ACRE)
WITHIN LOWELL STREET R/W .... (0.027 ACRE)
WITHIN RAILROAD R/W .... (0.104 ACRE)

TRACT 1, PARCEL 3 .... (0.164 ACRE, NET AREA)
WITHIN LOWELL STREET R/W .... (0.011 ACRE)
WITHIN RAILROAD R/W .... (0.044 ACRE)

TRACT 1, PARCEL 4 .... (1.468 ACRES, NET AREA)
EXCEPTION (VOL. 974, PG. 722) .... (1.544 ACRES)

TRACT 2, PARCEL 1 .... (13.759 ACRES)

TRACT 2, PARCEL 2 .... (32.365 ACRES)

TRACT 2, PARCEL 3 .... (2.342 ACRES)

FLOOD ZONE
FLOOD ZONE "X"
"AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN"
COMMUNITY PANEL No. 39093C0119D
EFFECTIVE DATE: AUGUST 19, 2008

PARKING
~~145 REGULAR PARKING SPACES~~
~~2 HANDICAP PARKING SPACES~~
147 TOTAL PARKING SPACES

NOTE REGARDING ZONING

As of the date of this survey, McSteen & Associates, Inc. has not received any zoning information from the client, per the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

MISCELLANEOUS NOTES

1. Some features shown on this plat may be shown out of scale for clarity.
2. Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
3. The basis of bearings for this survey are from GNSS observations to the Ohio State Plane Coordinates System, North Zone, NAD83 (2011) datum derived through the O.D.O.T. V.R.S. Network.
4. All of the various survey monuments shown on this plat as found or used are in good condition, apparently undisturbed, unless otherwise noted.
5. There is no apparent occupation along the subject boundary lines other than as shown on this plat.
6. The Surveyor does not express a legal opinion as to the ownership or nature of potential encroachments or easements with the showing of any evidence, location and extent of easements or potentially encroaching driveways, alleys, other ways of access, structural appurtenances and projections or other items observed in the process of conducting the fieldwork by or onto adjoining property, or onto rights of way, easements, or setback lines disclosed in documents provided to or obtained by the surveyor.
7. NOTE: Since First American Title Insurance Company's Commitment NCS-845082-17-MPLS dated December 15, 2017, the following parcels have been conveyed to Lowell Street Properties, LLC on July 31, 2018 in file 2018-0681930: Tract 1, Parcel 1, Tract 1, Parcel 4, Tract 2, Parcel 1, Tract 2, Parcel 2, and Tract 2, Parcel 3.
8. NOTE: Tract 1, Parcels 2 and 3, do not contain exceptions for the Pennsylvania Lines, LLC Parcel.

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