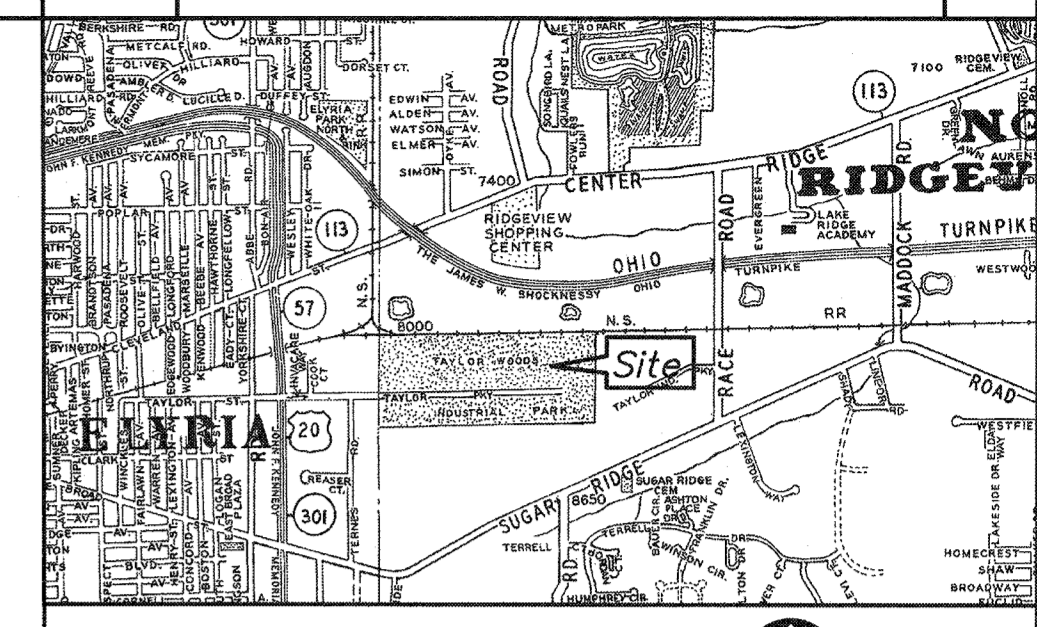
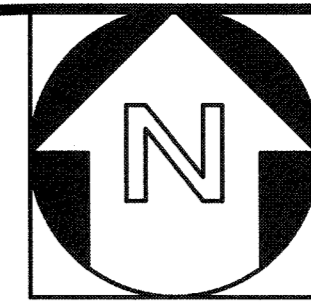
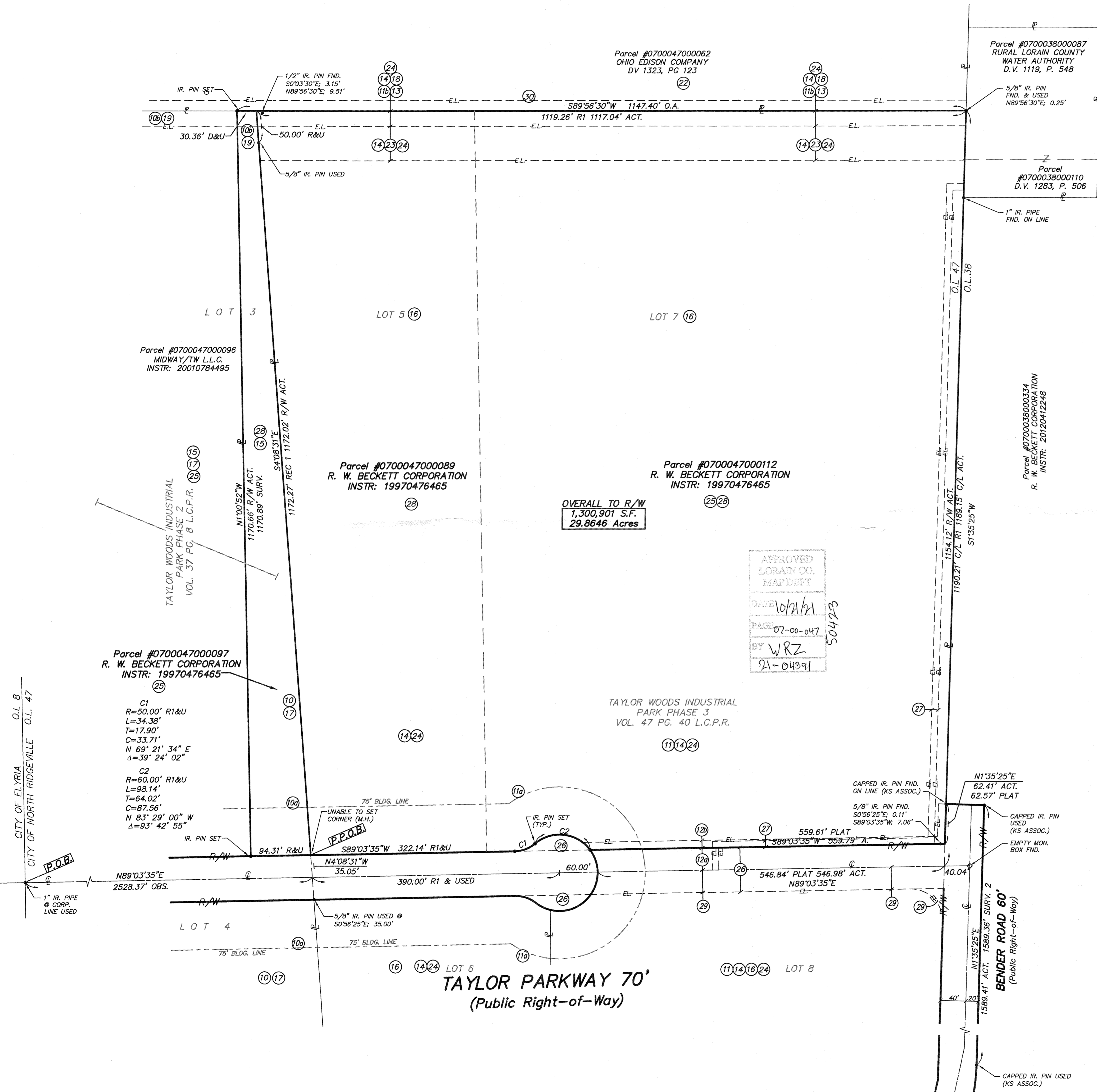


DATE	REVISIONS	BY
09/02/21	UPDATED PER COMMENTS & REVISED COMMITMENT	M.A.



VICINITY MAP



TITLE COMMITMENT REVIEW CHART OLD REPUBLIC NATIONAL TITLE No. 35125 DATED MARCH 31, 2021 REVISED MAY 24, 2021			
SCH. B & MAP NO.	VOL./PG.	GRANTEE, ETC.	DESCRIPTION
10	37-8 L.C.P.R.	----	TAYLOR WOODS INDUSTRIAL PARK PHASE 2 PLAT. SHOWS THE FOLLOWING: a) 75' FRONT BUILDING LINE b) A 24' WIDE OHIO EDISON EASEMENT AFFECTS PART OF SUBJECT PARCEL
11	47-40 L.C.P.R.	----	TAYLOR WOODS INDUSTRIAL PARK PHASE 3 PLAT. SHOWS THE FOLLOWING: a) 75' FRONT BUILDING LINE b) A 24' WIDE OHIO EDISON EASEMENT AT REAR OF PROPERTY, AFFECTS SUBJECT PARCEL
12	89-58 L.C.P.R.	COLUMBIA GAS ALLTEL CORP. OHIO EDISON AT&T BROAD BAND	TAYLOR PARKWAY & BENDER ROAD DEDICATION PLAT. SHOWS THE FOLLOWING: a) TAYLOR PARKWAY DEDICATION AFFECTS SUBJECT PARCEL b) 12' WIDE UTILITY EASEMENT ADJACENT TO R/W AFFECTS SUBJECT PARCEL
13	540-529	NEW YORK CENTRAL RAILROAD	DEED RECITES RESTRICTION OF OHIO EDISON EASEMENT AT NORTH END OF PROPERTY. LAND NO LONGER USED AS RAILROAD.
14	1261-852	R.W. BECKETT CORPORATION	DEED FOR PH. 3 LANDS. RECITES RESTRICTION OF OHIO EDISON EASEMENT, VOL. 540 PG. 527 & VOL. 1260 PG. 887, AT NORTH END OF PROPERTY.
15	1317-381 1342-772 20210810502	LOGOS DEVELOPMENT CORP. R.W. BECKETT CORPORATION	DECLARATION OF PROTECTIVE COVENANTS & AMENDMENTS FOR TAYLOR WOODS INDUSTRIAL PARK, PHASE 1 & PHASE 2. -USES ONLY PERMITTED UNDER I-3 HEAVY INDUSTRIAL DISTRICT -BLDG. COVERAGE/SITE RATIO 40% MAX -FRONT SETBACK: 75', SIDE YARD: 25', REAR YARD 20'. AFFECTS PART OF SUBJECT PARCEL AND MORE LAND. SEE DOCUMENTS FOR DETAILS.
16	401-476	LOGOS DEVELOPMENT CORP.	RESTRICTIONS AND COVENANTS IN DEED FOR PART OF TAYLOR INDUSTRIAL PARK PHASE 2. NO ALCOHOLIC BEVERAGES OR PORNOGRAPHIC MATERIALS TO BE BOUGHT, SOLD OR STORED. SEE DOCUMENT FOR DETAILS. AFFECTS PART OF SUBJECT PARCELS AND MORE LAND.
17	510-68	LOGOS DEVELOPMENT CORP.	RESTRICTIONS AND COVENANTS IN DEED FOR PART OF TAYLOR INDUSTRIAL PARK PHASE 2. NO ALCOHOLIC BEVERAGES OR PORNOGRAPHIC MATERIALS TO BE BOUGHT, SOLD OR STORED. SEE DOCUMENT FOR DETAILS. AFFECTS PART OF SUBJECT PARCELS AND MORE LAND.
18	540-527	OHIO EDISON COMPANY	24' WIDE ELECTRIC EASEMENT, SOUTH OF NORTHERLY PROPERTY LINE, WITH CUY WIRES AND ANCHORS PERMITTED ANOTHER 40' SOUTH & THE RIGHT TO TRIM, CUT & REMOVE TREES, LIMBS ETC. AFFECTS PART OF SUBJECT LAND.
19	553-263	OHIO EDISON COMPANY	24' WIDE ELECTRIC EASEMENT WITH THE RIGHT TO TRIM, CUT & REMOVE TREES, LIMBS ETC. AFFECTS PART OF SUBJECT LAND.
20, 21	INTENTIONALLY DELETED		
22	1226-492	CONSOLIDATED RAIL CORPORATION	DEED FOR FORMER RAILROAD PROPERTY. UTILITY EASEMENT RIGHTS NOTED WITHIN RAILROAD PROPERTY. NO LOCATION PROVIDED.
23	1260-887	OHIO EDISON COMPANY	54' WIDE AERIAL ELECTRIC EASEMENT OVER PART OF SUBJECT PROPERTY & MORE LAND.
24	1261-699	ROBERT P. GRAHAM	PRIOR DEED FOR PH. 3 LANDS. RECITES RESTRICTION OF 54' WIDE OHIO EDISON EASEMENT AT NORTH END OF PROPERTY.
25	1272-617	ROBERT P. GRAHAM	PRIOR DEED DESCRIBING SUBJECT PARCELS AND MORE LAND. EASEMENT RECITED DESCRIBED ELSEWHERE IN THIS COMMITMENT.
26	1328-247	THE CITY OF NORTH RIDGEVILLE	70' WIDE EASEMENT TO CONSTRUCT, ALTER, MAINTAIN AND REPAIR STREETS AND UTILITIES.
27	930-156	OHIO EDISON COMPANY	PERMANENT 10' WIDE ELECTRIC EASEMENT OVER PART OF SUBJECT LAND AS SHOWN.
28	19970476465	R.W. BECKETT CORPORATION	VESTING DEED FOR SUBJECT PARCELS. RECITES ALCOHOL & PORNOGRAPHY RESTRICTIONS.
29	19990658946	STARLAND INVESTMENT CO. R.W. BECKETT CORPORATION	RECIPROCAL EASEMENT FOR INGRESS/EGRESS TO TAYLOR PARKWAY & INSTALLATION & USE OF UTILITY LINES. EASEMENT TERMINATES WHEN AREA DEDICATED FOR PUBLIC USE. SEE DOCUMENT FOR DETAILS.
30	20070192181	AT&T	SETTLEMENT PROVIDES FOR A 16.5' WIDE TELECOMMUNICATIONS EASEMENT THROUGH RAILROAD CORRIDOR. NO EXACT LOCATION PROVIDED. SEE DOCUMENT FOR DETAILS.

NOTES:

1. "IR. PIN SET" INDICATES 5/8 DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."

SURVEY REQUIREMENT NOTES:

ALL THE PROPERTY SHOWN ON THIS MAP OR PLAT ABUTS A PUBLICLY DEDICATED STREET AND THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS, THEREOF. BEARINGS ARE REFERENCED TO OBSERVATIONS MADE WITH OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM TO THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD83 (2011) DATUM ON APRIL 20, 2021, AND ARE USED TO INDICATE ANGLES ONLY.

SPOT ELEVATIONS ARE ALSO GIVEN IN FEET AND DECIMAL PARTS THEREOF WITH AN ACCURACY OF .00 FOR HARD SURFACES AND .0 FOR ALL OTHERS. ELEVATIONS ARE BASED UPON GPS OBSERVATIONS USING THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM TAKEN APRIL 20, 2021.

MAP OF ALTA/NSPS LAND TITLE SURVEY MADE FOR AND AT THE INSTANCE OF STREAM'S EDGE PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY, DAYTON FREIGHT LINES, INC.; R.W. BECKETT CORPORATION, AN OHIO CORPORATION & OLD REPUBLIC TITLE INSURANCE COMPANY

BEING ALL OF SUBLOT 5 & PART OF SUBLOT 7 IN THE TAYLOR WOODS INDUSTRIAL PARK PHASE 3 OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 47 AS SHOWN BY THE PLAT RECORDED IN VOLUME 47 PAGE 40 OF LORAIN COUNTY MAP RECORDS, AND PART OF SUBLOT 3 IN THE TAYLOR WOODS INDUSTRIAL PARK PHASE 2 OF PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT 47 AS SHOWN BY THE PLAT RECORDED IN VOLUME 37 PAGE 8 OF LORAIN COUNTY MAP RECORDS

NOW IN THE CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO

TO STREAM'S EDGE PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY, DAYTON FREIGHT LINES, INC., R.W. BECKETT CORPORATION, AN OHIO CORPORATION & OLD REPUBLIC TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 5, 6, 7, 8, 9, 11, 13, 14, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 23, 2021.



Michael A. Ackerman 9/3/2021
MICHAEL A. ACKERMAN DATE
REGISTERED SURVEYOR NO. 8196

SURVEY REFERENCES:

- REC: PHASE 2 TAYLOR WOODS INDUSTRIAL PARK VOL 37, PAGE 8 L.C.M.R.
- REC 1: PHASE 3 TAYLOR WOODS INDUSTRIAL PARK VOL 47, PAGE 40 L.C.M.R.
- SURV: SURVEY MAP BY K.S. ASSOCIATES INC - REV 9-18-89
- SURV 2: R.W. BECKETT CORPORATION PARCEL SPLIT MAP BY K.S. ASSOCIATES INC - REV 12-06-11
- PLAT: TAYLOR PARKWAY & BENDER ROAD DEDICATION PLAT VOL 89 PAGE 58 L.C.P.R.

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	DRN	DATE	1
1"=80'	M.D.	M.A. MAY, 2021	
GR. SCALE	FILE NO.	ORDER NO.	2
1"=40'	520900SV	5209	

