

**LINE TABLE**

Line #	Length	Bearing
L1	27.00' Deed-Meas.	N 87° 55' 30" W (Deed)
L2	84.97' Calc.-Meas. 85.00' Deed	S 02° 03' 26" W (Calc.) S 02° 12' 30" W (Deed)
L3	85.00' Deed-Meas.	N 02° 03' 26" E (Calc.) N 02° 12' 30" E (Deed)
L4	27.00' Deed-Meas.	S 87° 52' 11" E (Deed)
L5	40.00' Rec.-Meas.	N 02° 04' 30" E
L6	40.00' Rec.-Meas.	N 02° 04' 30" E

**BOUNDARY SURVEY**  
OF  
**33554 PIN OAK PARKWAY**  
**PARCEL No. 04-00-008-104-079**

Situated in the City of Avon Lake, County of Lorain and State of Ohio, and being known as part of original Section 8 of Avon Township.

**BASIS OF BEARINGS**

The centerline of Pin Oak Parkway as North 87°55'30" West as shown in the deed of land described to New Minglewood Properties, LLC, an Ohio limited liability company by the deed dated December 19, 2019 and recorded in Document No. 2019-0742710 of Lorain County Records.

**DEED OF RECORD**

Land described to New Minglewood Properties, LLC, an Ohio limited liability company by the deed dated December 19, 2019 and recorded in Document No. 2019-0742710 of Lorain County Records.

**REFERENCE SURVEYS**

1. Plat of Survey of Parcel "A" performed by R.E. Warner & Associates, September 1987 Lorain County Survey No. 21175
2. ALTA Survey performed by Rodger G. Simon PS 5101, June 1991 Lorain County Survey No. 42531
3. Plat of Survey of Parcel "A" performed by Lewis Land Professionals, Inc. November 2002 Lorain County Survey No. 21186
4. Survey of 83.4938 Acres for Weber Road LLC performed by James T. Saylor PS 7425, July 2015 Lorain County Survey No. 48762 (Saylor)
5. Survey Map for Parcel No. 04-00-008-104-119 performed by David L. Elwell PS 6333, April 2010. (Elwell) Lorain County Survey No. 44987

**LEGEND**

- M = Monument Box Found
- = Iron Pin Found
- = Iron Pipe Found
- = 5/8"x30" Iron Pin Set
- = Spike Set on P/L
- ⊙ = Drill Hole Set / Found
- ⊕ = Mag Nail Set / Found
- ⊖ = Centerline

The Southeast corner of land conveyed to B. C. Land Company by deed dated July 15, 1982 recorded in Volume 1304, Page 905

The Southeast corner of land conveyed to R.K. And D.E. Mills as recorded in Volume 1412, Page 777 of the Lorain County Deed Records and the Southwest corner of land conveyed to Wigan Corporation as recorded in Volume 1412, Page 523

Parcel No. 0400008104088  
Avon Lake Sheet Metal Co.  
May 3, 1996  
O.R. Volume 1265, Page 570

Parcel No. 0400008104079  
New Minglewood Properties, LLC  
December 19, 2019  
Document No. 2019-0742710

Parcel No. 0400008104056  
33530 Pin Oak, LLC  
June 2, 2020  
Document No. 2020-0762847

Parcel No. 0400008104055  
City of Avon Lake  
December 9, 1952  
Volume 559, Page 184

Parcel No. 0400008104005  
City of Avon Lake  
January 19, 1979  
Volume 1226, Page 224

Parcel No. 0400008104074  
33540 Pin Oak, LLC  
October 24, 2014  
Document No. 2014-0523593

Parcel No. 0400008104036  
Pin Oak Holdings  
December 1, 2015  
Document No. 2015-0567785

Parcel No. 0400008104023  
City of Avon Lake  
October 7, 1964  
Volume 891, Page 427

Parcel No. 0400008104008  
City of Avon Lake  
September 20, 1999  
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Document No. 1999-0



## LEGAL DESCRIPTION

Revere Title Agency, Inc.  
STEWART TITLE GUARANTY COMPANY  
Commitment No. 2311-COM, Effective May 13, 2024

### Parcel 1

A plat/survey/legal description satisfying governmental requirements must be approved and filed before title transfer, pursuant to those standards governing conveyance as adopted by Lorain County Records, as authorized by O.R.C. Section 319.20.

Together with non-exclusive easement and right of way for ingress and egress as disclosed in Agreement recorded July 14, 1986 in Volume 1400, Page 988 of Lorain County Records.

### SURVEYOR'S LEGAL DESCRIPTION OF PARCEL 1

Situated in the City of Avon Lake, County of Lorain and State of Ohio, and being known as part of original Section B of Avon Township and further bounded and described as follows:

Beginning at a 5/8" iron pin in a monument box found at the intersection of the centerlines of Moore Road (60 feet wide) and Webber Road (60 feet wide);

Thence South 87°45'15" East along the centerline of Webber Road, 2661.93 feet to a point;

Thence South 02°25'10" West along the easterly line of lands conveyed to the City of Avon Lake (Parcel No. 040000840040080) and recorded in Volume 559, Page 184 of Lorain County Records, City of Avon Lake (Parcel No. 040000840040005) by the deed dated January 19, 1979 and recorded in Volume 1226, Page 224 of Lorain County Records, passing through a 1" iron pipe in a tree found (0.50 feet south and 2.97 feet east) at the northeasterly corner of land conveyed to New Minglewood Properties, LLC (Parcel No. 0400008104086) by the deed dated December 19, 2019 and recorded in Document No. 2019-0742710 of Lorain County Records at 1474.10 feet, a total distance of 1658.10 feet to 1" iron pipe found (0.16 feet south and 0.30 feet west) at the northeasterly corner of land conveyed to 33530 Pin Oak, LLC (Parcel No. 0400008104056) by the deed dated June 2, 2020 and recorded in Document No. 2020-0762847 of Lorain County Records;

Thence South 02°19'06" West along the easterly line of land so conveyed to 33530 Pin Oak, LLC, 434.70 feet to a point on the northerly right of way of Pin Oak Parkway (80 feet wide);

Thence North 87°55'30" West along the northerly right of way of Pin Oak Parkway, 447.10 feet to a 5/8" iron pin found at the southwesterly corner of land conveyed to 33540 Pin Oak, LLC (Parcel No. 0400008104074) by the deed dated October 24, 2014 and recorded in Document No. 2014-0523593 of Lorain County Records and the Principal Place of Beginning of the premises herein described;

Thence North 87°55'30" West continuing along the northerly right of way of Pin Oak Parkway, 200.48 feet to a drill hole set at the southeasterly corner of land conveyed to Avon Lake Sheet Metal Co. (Parcel No. 0400008104088) by the deed dated May 3, 1996 and recorded in O.R. Volume 1265, Page 570 of Lorain County Records;

Thence North 02°03'26" East along the easterly line of land so conveyed to Avon Lake Sheet Metal Co. (Parcel No. 0400008104088) and passing through a Mag Nail Set at a southeasterly corner of land so conveyed to New Minglewood Properties, LLC (Parcel No. 0400008104086) at 350.37 feet, a total distance of 435.34 feet to Mag Nail Set on the southerly line of land so conveyed to New Minglewood Properties, LLC (Parcel No. 0400008104086);

Thence South 87°52'11" East along the southerly line of land so conveyed to New Minglewood Properties, LLC (Parcel No. 0400008104086), 201.63 feet to a 1" iron pipe found in a tree (0.78 feet south and 0.09 feet east) at the northwesterly corner of land so conveyed to 33540 Pin Oak, LLC (Parcel No. 0400008104074);

Thence South 02°12'30" West along the westerly line of land so conveyed to 33540 Pin Oak, LLC (Parcel No. 0400008104074), 435.14 feet to the northerly right of way of said Pin Oak Parkway and the Principal Place of Beginning, containing 2.0089 acres as surveyed and described by Brian Siebenthal, P.S. No. 8740 of The Riverstone Company in July of 2024 and subject to all legal highways, restrictions, reservations and easements.

### Parcel 2

Situated in the City of Avon Lake, County of Lorain and State of Ohio, and known as part of Avon Township Section No. 8, and more definitely described as follows: Beginning at a 1" dia. iron pin found at the Northeast corner of Pin Oak Parkway and the Southeast corner of lands conveyed to A. P. and B. B. Klingshirn as recorded in Volume 1123, Page 563 of Lorain County Deed Records, said iron pipe also being in the Westerly line of land conveyed to Bernadine Juncker as recorded in Volume 1345, Page 825 of the Lorain County Deed Records; Thence North 87° 55' 30" West along the Northerly line of Pin Oak Parkway a distance of 646.65 feet to a drill hole found in concrete drive at the Southeast corner of land conveyed to R.K. And D.E. Mills as recorded in Volume 1412, Page 777 of the Lorain County Deed Records and the Southwest corner of land conveyed to Wigand Corporation as recorded in Volume 1412, Page 523 of the Lorain County Deed Records; Thence North 2' 12' 30" East along said Wigand Corporation's Westerly line a distance of 350.40 feet to a 1" dia. steel pipe set, said pipe being the principal place of beginning.

1. Thence North 87° 55' 30" West into land owned by said R.K. And D.E. Mills, distance of 27.00 feet to a 1" dia. steel pipe set;

2. Thence North 2' 12' 30" East through said R.K. And D.E. Mills land and through land conveyed to Mills Bros. as recorded in Volume 1413, Page 523 of the Lorain County Deed Records, a distance of 269.00 feet to a 1" dia. steel pipe set in the Northerly line of said Mills Bros. land and the Southerly line of land conveyed to City of Avon Lake as recorded in Volume 1226, Page 224 of the Lorain County Deed Records;

3. Thence South 87° 52' 11" East along the Northerly line of said Mills Bros. land and the Southerly line of said City of Avon Lake land a distance of 678.35 feet to a 1" dia. iron pin found in the Northeast corner of said Mills Bros. land and the line of said Bernadine Juncker land;

4. Thence South 2' 18' 30" West along the Westerly line of said Bernadine Juncker land a distance of 184.00 feet to a 1" dia iron pin found at the Southeast corner of said Mills Bros. Land;

5. Thence North 87° 52' 11" West along the Mills Bros. Southerly line a distance of 651.06 feet to a point on existing truck scale, said point being the Northwest corner of said Wigand Corporation land and the Northeast corner of said R.K. and D.E. Mills land;

6. Thence South 2' 12' 30" West along the Westerly line of said Wigand Corporation land a distance of 85.00 feet to the principal place of beginning. Containing 2.91743 acres of land more or less (0.05269 acres from land owned by R.K. and D.E. Mills. D.V. H12, Page 777 and 2.86474 acres from land owned by Mills Bros. D.V. 1413, Page 523) as surveyed by R.E. Warner and Assoc., William Lee Spencer, registered 6561 in September, 1987.

## SCHEDULE B, PART II ITEMS

Table of Exceptions  
Revere Title Agency, Inc.  
STEWART TITLE GUARANTY COMPANY  
Commitment No. 2311-COM, Effective May 13, 2024

1-14 AFFECT PARCELS OF LAND NOT A SURVEY MATTER AND NOT SHOWN HEREON.

15. Oil and Gas Lease from Arthur F. and B. Hellen Klingshirn to Freuhauf Trailer Company, filed November 4, 1948, and recorded in Volume 56, Page 426 of Lorain County Records. Note: We have made no examination of the above Oil and Gas Lease. (LEASE IS NOT A SURVEY MATTER AND NOT SHOWN HEREON.)

16. Agreement Relating to the Reopening of a Gas Well by and between James L. Kamman and Sally M. Kamman and Rossborough Manufacturing Co., filed January 16, 1981, and recorded in Volume 1275, Page 19 of Lorain County Records. Note: We have made no examination of the above Oil and Gas Lease. (GAS WELL RIGHTS AFFECTS ALL OF PARCEL NO. 1 AND PART OF PARCEL NO. 2, AND IS A BLANKET EASEMENT AND NOT SHOWN HEREON.)

17. Duties and Obligations pertaining to Agreement by and between B.C. Land Company and James K. Kamman, filed July 14, 1986 and recorded in Volume 1400, Page 988 of Lorain County Ohio Records. (25 FOOT INGRESS / EGRESS EASEMENT SHOWN HEREON.)

18. Open-End Mortgage from New Minglewood Properties, LLC, and Ohio limited liability company, to First Federal Savings & Loan Association of Lakewood, in the amount of \$1,197,700.00, dated December 17, 2019, filed December 19, 2019 and recorded in Instrument No. 2019-0742711 of Lorain County Records. (NOT A SURVEY MATTER AND NOT SHOWN HEREON.)

19. Assignment of Rents from New Minglewood Properties, LLC, an Ohio limited liability company to First Federal Savings & Loan Association of Lakewood filed December 19, 2019 in Instrument No. 2019-0742712 of Lorain County Records. (NOT A SURVEY MATTER AND NOT SHOWN HEREON.)

20. UCC Financing Statement from New Minglewood Properties, LLC, an Ohio limited liability company (debtor), to First Federal Savings & Loan Association of Lakewood, (secured party), filed December 19, 2019, and recorded in Instrument No. 2019-0186090, of Lorain County Records. (NOT A SURVEY MATTER AND NOT SHOWN HEREON.)

## UTILITY PROVIDERS

OUPS Reference No. A414303194  
Date: may 22, 2024

Avon Lake Regional (Water and Sewer)  
**Plans Received - GIS Plans**

Breeze Line  
**Plans Not Received**

Brightspeed  
**Plans Not Received**

CEI  
**Plans Received- GIS Plans**

Charter Communications  
**Plans Not Received**

Columbia Gas of Ohio  
**Plans Received- GIS Plans**

## UTILITY NOTE

Utility Provider source information from plans provided by the client, the title company and the utility provider and on ground utility markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. The centerline of known utility lines shown hereon do not represent the true width of the utility line.

## FLOOD NOTE

The Subject property is situated in Zone "X", a minimum flood zone, and is not in a Special Flood Hazard Area as shown on the Federal Flood Map Community Number 390602 and Community Panel No. 39093C-0131E, Effective: March 9, 2021.

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. APPROXIMATE SCALED LOCATION FROM FEMA FLOOD MAPS.

## PROPERTY AREA

Parcel No. 04-00-008-104-079  
Parcel No. 1 2.0089 Acres 87,506 Sq.Ft.

Parcel No. 04-00-008-104-086  
Parcel No. 2 2.9130 Acres 126,891 Sq.Ft.

Total 4.9219 Acres 214,397 Sq.Ft.

## DEED OF RECORD

Land described to New Minglewood Properties, LLC, an Ohio limited liability company by the deed dated December 19, 2019 and recorded in Document No. 2019-0742710 of Lorain County Records.

## ZONING INFORMATION AND NOTES

City of Avon Lake  
150 Avon Belden Road  
Avon Lake, Ohio 44012  
1-440-933-6141

ZONING REQUIREMENTS ARE SUBJECT TO INTERPRETATION, FOR FURTHER VERIFICATION OF ZONING INFORMATION CONTACT THE CITY OF AVON LAKE. THE RIVERSTONE COMPANY WAS NOT PROVIDED A PLANNING AND ZONING REPORT AT THE DATE OF THE SURVEY.

GENERAL DESCRIPTION  
I - Industrial

ADJACENT PROPERTY ZONING DISTRICT  
I - Industrial

USES PERMITTED  
REFER TO CHAPTER 1246

OBSERVED USE  
Light Manufacturing, Office and Warehouse.

MINIMUM LOT AREA  
REFER TO CHAPTER 1246

HEIGHT RESTRICTIONS  
REFER TO CHAPTER 1246

OBSERVED HEIGHT  
20.1 Feet

SETBACK REQUIREMENTS  
REFER TO CHAPTER 1246

OBSERVED SETBACKS  
Front- 59.6 feet  
Side- 24.7 feet  
Rear- 187.3 feet

PARKING REQUIREMENTS  
REFER TO CHAPTER 1264

OBSERVED STRIPED PARKING  
No Striped Parking on site.

## SURVEYORS NOTES

- All of the various survey monuments shown on this survey as found and/or used are in good condition, undisturbed, unless otherwise noted. 5/8" iron pins shown hereon as set will be set upon closing. (Table A, Item 1)
- The Riverstone Company was not provided a Planning and Zoning Report (PZR) at the date of the survey. (Table A, Item 6a, 6b)
- At the time of survey the Riverstone Company did not make any observations to determine the location of party walls or if the walls were plumb. (Table A, Item 10)
- At the time of the field surveying there was no observable evidence of earth moving work, building construction or building additions within recent months. (Table A, Item 16)
- At the time of the field surveying there was no observable evidence of changes in street right of way lines. (Table A, Item 17)
- At the time of the field surveying there was no observable evidence of recent sidewalk construction or repairs. (Table A, Item 17)
- At the time of the field surveying there was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- At the time of the field surveying there was no observable evidence of cemeteries or burial grounds.
- Ownership of fences are unknown unless otherwise noted.
- Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted.
- This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.
- Intent Statement: Lorain County GIS indicated that Parcel No. 0400008104079 (Parcel No. 1) needed a new survey before next transfer.

# ALTA / NSPS LAND TITLE SURVEY OF 33554 PIN OAK PARKWAY PARCEL NO. 04-00-008-104-079 PARCEL NO. 04-00-008-104-086 CITY OF AVON LAKE COUNTY OF LORAIN STATE OF OHIO

FOR

33540 PIN OAK, LLC,  
AN OHIO LIMITED LIABILITY COMPANY

NEW MINGLEWOOD PROPERTIES, LLC,  
AN OHIO LIMITED LIABILITY COMPANY

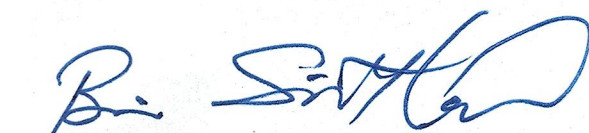
REVERE TITLE AGENCY, INC.

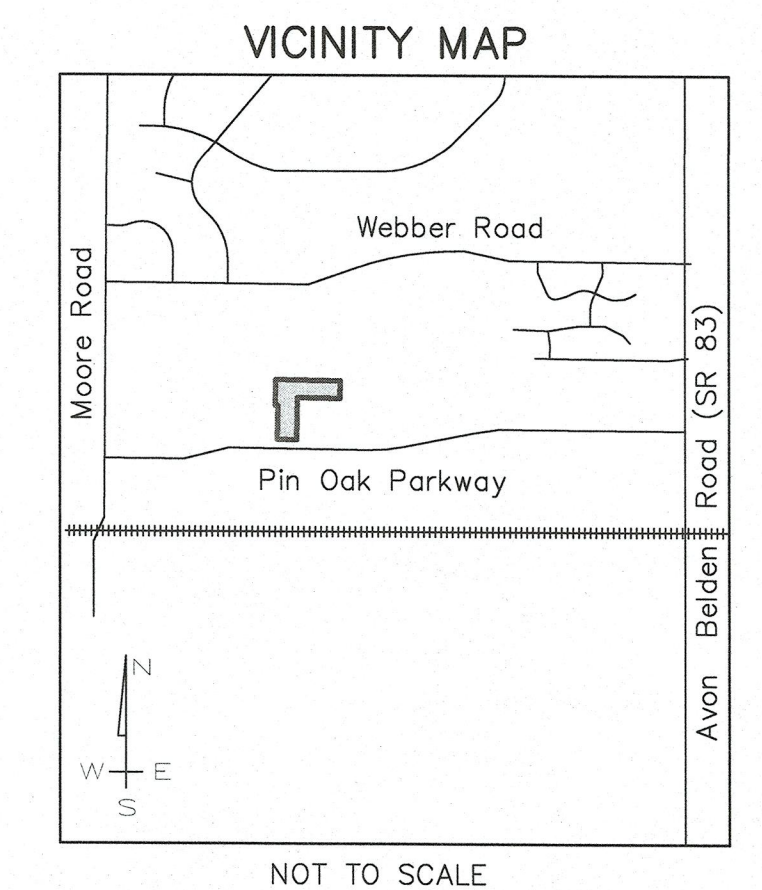
STEWART TITLE GUARANTY COMPANY

## 2021 ALTA/NSPS CERTIFICATION

To 33540 Pin Oak, LLC, an Ohio limited liability company, New Minglewood Properties, LLC, an Ohio limited liability company, Revere Title Agency, Inc. and Stewart Title Guaranty 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, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on July 2, 2024.

  
Brian Siebenthal P.S. No. 8740  
Date July 24, 2024



**DRAWN BY**

BDK, BS

**SURVEYORS**

BS

**APPROVED**

BS PS NO. 8740



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