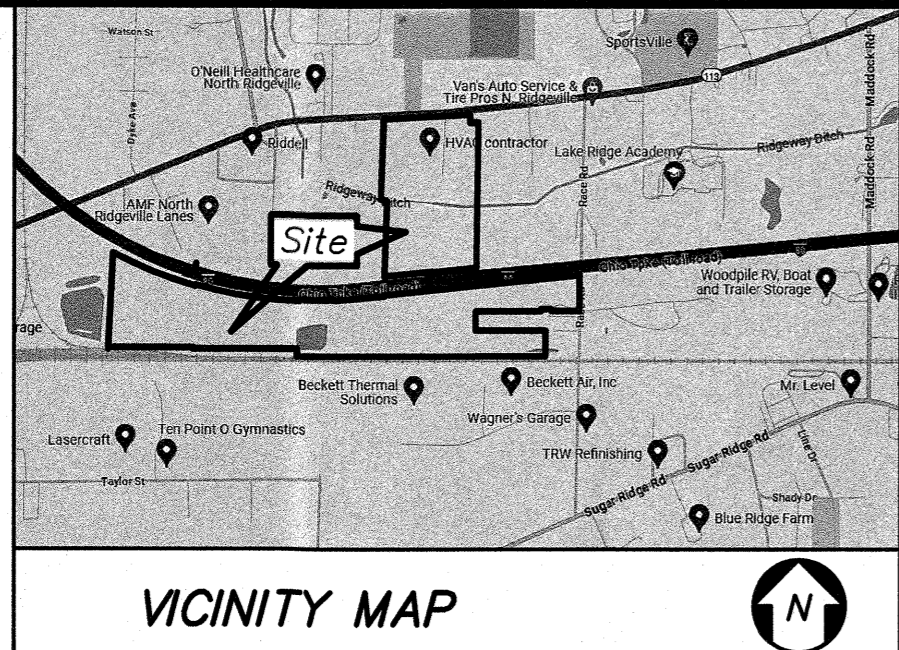


MAP OF ALTA/NSPS LAND TITLE SURVEY MADE FOR AND AT THE INSTANCE OF FABRIZI TRUCKING CO. INC, AN OHIO CORPORATION; R. W. BECKETT CORPORATION INC.; OLD REPUBLIC TITLE INSURANCE COMPANY & MAXIMUM TITLE & ESCROW SERVICES INC.

BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOTS 39 & 46 NOW IN THE CITY OF NORTH RIDGEVILLE LORAIN COUNTY, OHIO

TO FABRIZI TRUCKING CO. INC, AN OHIO CORPORATION; R. W. BECKETT CORPORATION INC.; OLD REPUBLIC TITLE INSURANCE COMPANY & MAXIMUM TITLE & ESCROW SERVICES INC.; 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, 6b, 7, 8, 9, 11, 13, 14, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY, 2024.



VICINITY MAP

NOTES:

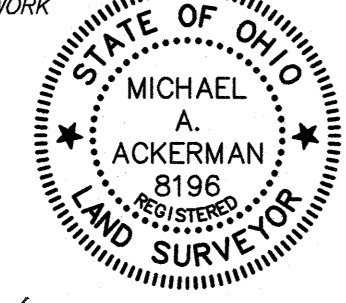
- 1. "IR. PIN SET" INDICATES 5/8 DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."

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 REAL TIME NETWORK TO THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD83 (2011) DATUM ON APRIL 29, 2024, AND ARE USED TO INDICATE ANGLES ONLY.

Michael A. Ackerman 8/29/2024
MICHAEL A. ACKERMAN
REGISTERED SURVEYOR NO. 8196



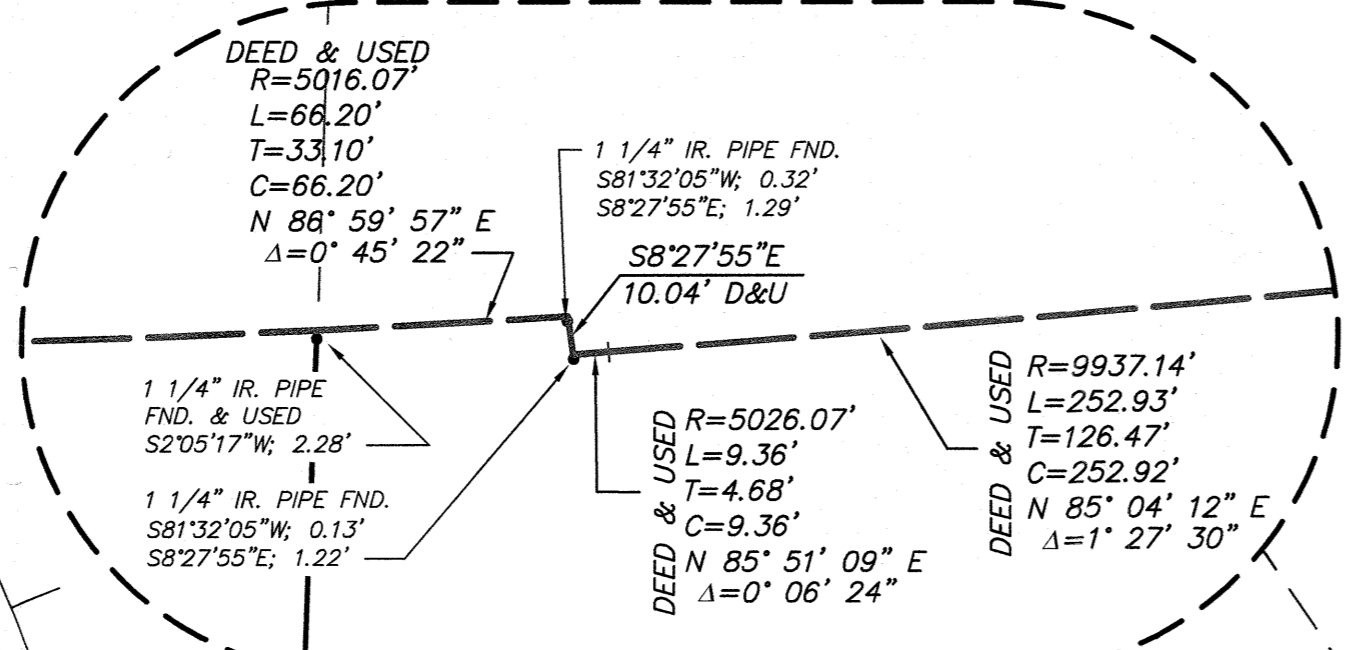
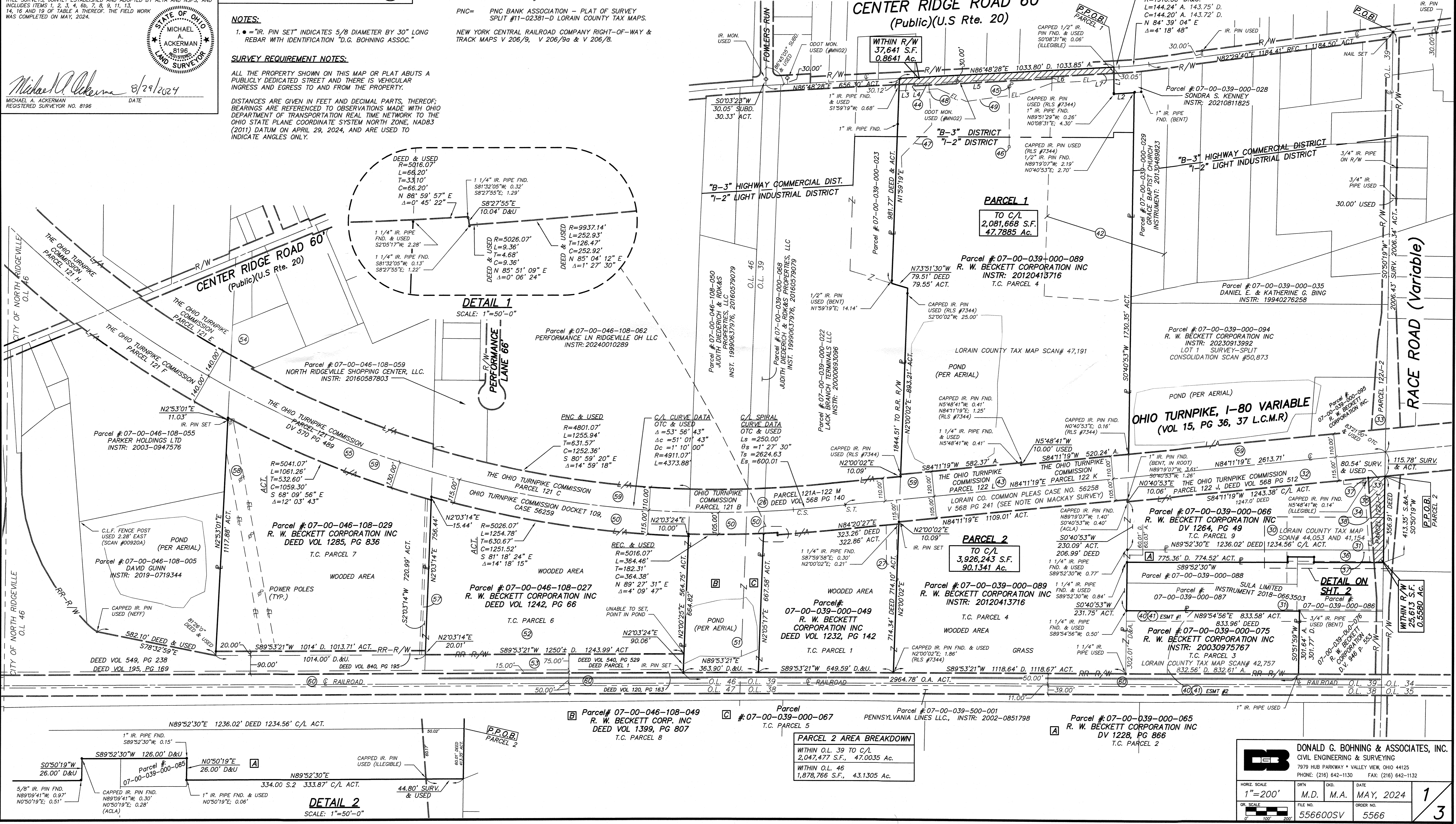
SURVEY REFERENCES:

- OTC= OHIO TURNPIKE COMMISSION, OHIO TURNPIKE PROJECT NO. 1 CONTRACT C-32 SHEETS 10 & 11, OHIO TURNPIKE COMMISSION, OHIO TURNPIKE PROJECT NO. 1 CONTRACT C-22 SHEETS 4-5 & 13.
- REC. 1= PLAT OF SURVEY & CONSOLIDATION FOR R.W. BECKETT CORPORATION BY MACKAY ENGINEERING & SURVEY COMPANY. SCAN #47191 LORAIN COUNTY TAX MAPS.
- SURV.= MAP OF SURVEY BY ADACHE-CIUNI-LYNN-ASSOCIATES SCAN #44053 LORAIN COUNTY TAX MAPS.
- SURV. 2= PLAT OF SURVEY SPLIT & COMBINATION BY THOMAS SIMON. SCAN #44053 LORAIN COUNTY TAX MAPS.
- SUBD.= SANDY RIDGE SUBDIVISION NO. 1 VOLUME 87 Pgs 1-4 LORAIN COUNTY MAP RECORDS.
- PNC= PNC BANK ASSOCIATION - PLAT OF SURVEY SPLIT #11-02381-D LORAIN COUNTY TAX MAPS.
- NEW YORK CENTRAL RAILROAD COMPANY RIGHT-OF-WAY & TRACK MAPS V 206/9, V 206/9a & V 206/8.

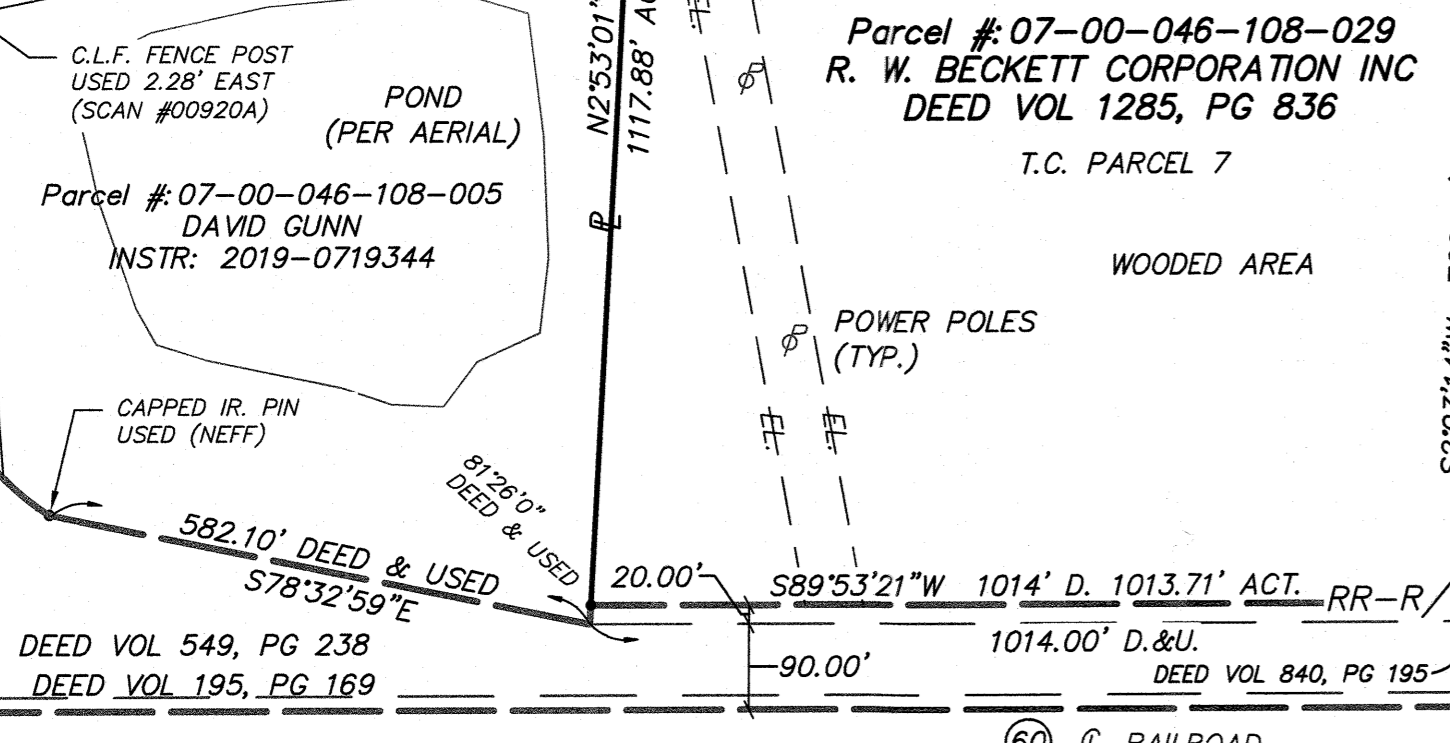
Survey # 51358
APPROVED
LORAIN CO
MAP DEPT
DATE 1/3/25
PAGE 07-00-039
BY Adelsberg
25-04954

L1	S0'08'31"W 129.06' D. 128.81' A.	L5	N86°48'28"E 661.04' ESMT. & USED
L2	N85°47'23"E 98.20' D. 98.03' A.	L6	N311°32"W 10.00' USED
L3	N86°48'28"E 75.00' DEED & USED	L7	N86°48'28"E 298.79' ACT.
L4	S3°11'32"E 10.00' USED		

DATE	REVISIONS	BY
8/29/24	UPDATE PER TITLE COMMITMENT	M.A.



DETAIL 1
SCALE: 1"=50'-0"



DETAIL 2
SCALE: 1"=50'-0"

PARCEL 2 AREA BREAKDOWN
WITHIN O.L. 39 TO C/L
2,047,477 S.F., 47,0035 Ac.
WITHIN O.L. 46
1,878,766 S.F., 43,1305 Ac.

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: 1"=200'
VERT. SCALE: 1"=20'
DATE: M.D. M.A. MAY, 2024
FILE NO.: 556600SV
ORDER NO.: 5566

DATE	REVISIONS	BY
8/29/24	UPDATE PER TITLE COMMITMENT	M.A.

TITLE COMMITMENT LEGAL DESCRIPTION:

TITLE COMMITMENT REVIEW CHART			
OLD REPUBLIC TITLE No. (07-01-2021) EFFECTIVE DATE: JULY 26, 2024			
SCH. B & MAP NO.	VOL.-PG.	GRANTEE, ETC.	DESCRIPTION
26	568-140	OHIO TURNPIKE COMMISSION	DEED TO PARCEL 121A-122M. AFFECTS PART OF SUBJECT PARCEL 1 AS SHOWN.
27	581-269	OHIO TURNPIKE COMMISSION	EASEMENT PARCELS 121A-122M-1 & 2 FOR DRAINAGE BY DITCH OR PIPE. 121A-122M-1 IS ON NORTH SIDE OF TURNPIKE, DOES NOT AFFECT SUBJECT PARCEL. 121A-122M-2 AFFECTS PART OF PARCEL 1 AS SHOWN.
28	619-475	OHIO TURNPIKE COMMISSION	EASEMENT PARCEL 121A-122M-3 FOR DRAINAGE CHANNEL ON THE NORTH SIDE OF TURNPIKE, DOES NOT AFFECT SUBJECT PARCEL. NOT PLOTTED.
29	1114-757	THE ELYRIA TELEPHONE COMPANY	5' WIDE TELEPHONE EASEMENT ON PARCEL #07-00-039-000-022. DOES NOT AFFECT SUBJECT PARCEL. NOT PLOTTED.
30	327-239	THE OHIO FUEL GAS COMPANY	BLANKET (40 AC.) PIPE LINE EASEMENT, PIPE TO BE LAID WITHIN RACE ROAD RIGHT OF WAY. AFFECTS SUBJECT PARCEL 2 & MORE LAND.
31	461-390	HAHN MANUFACTURING COMPANY & HAHN ASSOCIATES CORP.	EASEMENT FOR SEPTIC TANK/SEWER USE & ACCESS, INGRESS-EGRESS OVER PART OF SUBJECT PARCEL 2 & MORE LAND.
32	568-512	OHIO TURNPIKE COMMISSION	DEED TO PARCEL 122-J. DOES NOT AFFECT SUBJECT PARCELS.
33	597-185	OHIO TURNPIKE COMMISSION	EASEMENT FOR HIGHWAY PURPOSES, PARCELS 122J-1 & 2. PARCEL 122J-1 AFFECTS PART OF PARCEL 2 & MORE LAND AS SHOWN.
34	599-103	OHIO EDISON COMPANY	ELECTRIC TRANSMISSION LINE EASEMENT, LOCATED WITHIN PARCEL #07-00-039-000-066. DOES NOT AFFECT SUBJECT PARCELS.
35	599-107	OHIO EDISON COMPANY	POLE LINE EASEMENT IN WEST HALF OF RACE ROAD, LOCATED WITHIN PARCEL #07-00-039-000-066. DOES NOT AFFECT SUBJECT PARCELS.
36	517-13	OHIO EDISON COMPANY	10' WIDE ELECTRIC TRANSMISSION LINE EASEMENT OVER PART OF T.C. PARCEL 2 & MORE LAND. AFFECTS SUBJECT PARCEL 2.
37	814-423	THE ELYRIA TELEPHONE COMPANY	5'x5' TELEPHONE POLE EASEMENT. AFFECTS SUBJECT PARCEL 2. 10'x35' GUY & ANCHOR EASEMENT. DOES NOT AFFECT PARCEL 2.
38	20170653031	COLUMBIA GAS OF OHIO	20' WIDE GAS PIPE LINE EASEMENT. AFFECTS SUBJECT PARCEL 2 & MORE LAND AS SHOWN.
39	CASE #50756	MILTON F. HAHN et al.	JOURNAL ENTRY WITH CONDITIONS. HAHN BANKRUPTCY CASE AFFECTING SUBJECT PARCELS 2, 3 & MORE LAND. DOCUMENT NOTES THAT CERTAIN EXISTING EASEMENTS & LEASES REMAIN IN EFFECT.
40	833-13	RYAN INDUSTRIES, INC.	EASEMENT #1 - 50' INGRESS-EGRESS EASEMENT OVER PART OF T.C. PARCEL 3 & MORE LAND.
41	460-714	ALLEN D. RETAY	EASEMENT #2 - 30' WIDE RAILROAD SIDING EASEMENT OVER PART OF T.C. PARCEL 3 AS SHOWN.
42	LEASE 40-585	G.H. DEMPSEY	OIL AND GAS LEASE (14 AC.) OVER PART OF T.C. PARCEL 4 AND MORE LAND.
43	568-241	OHIO TURNPIKE COMMISSION	DEED TO PARCEL 122L. AFFECTS PART OF SUBJECT PARCEL 4 AS SHOWN.
44	1078-490	CITY OF NORTH RIDGEVILLE	10' WIDE EASEMENT FOR PUBLIC ROAD & HIGHWAY PURPOSES. AFFECTS PART OF SUBJECT PARCEL 4 AS SHOWN.
45	1218-447	OHIO EDISON COMPANY	EASEMENT FOR TERMINAL POLE INSTALLATION, NO SIZE GIVEN. AFFECTS SUBJECT PARCEL 4.
46	1218-448	OHIO EDISON COMPANY	10' WIDE UNDERGROUND ELECTRIC LINE & TRANSFORMER EASEMENT OVER PART OF T.C. PARCEL 4. LOCATION SHOWN IS APPROXIMATE PER DESCRIPTION. AFFECTS SUBJECT PARCEL 4.
47	1330-457	OHIO EDISON COMPANY	10' WIDE UNDERGROUND ELECTRIC LINE & TRANSFORMER EASEMENT OVER PART OF T.C. PARCEL 4. LOCATION SHOWN IS APPROXIMATE PER DESCRIPTION. AFFECTS SUBJECT PARCEL 4.
48	1330-459	OHIO EDISON COMPANY	10' WIDE X 30' LONG ELECTRIC EASEMENT OVER PART OF T.C. PARCEL 4. LOCATION SHOWN IS APPROXIMATE PER DESCRIPTION. AFFECTS SUBJECT PARCEL 4.
49	20040035855	CITY OF NORTH RIDGEVILLE	SANITARY SEWER EASEMENT OVER PART OF T.C. PARCEL 4 AS SHOWN. AFFECTS PART OF SUBJECT PARCEL 4.
50	CASE #56259	-----	APPROPRIATION CASE. AFFECTS T.C. PARCELS 5, 6, & 8. DOCUMENT HAS NOT BEEN PROVIDED.
51	1399-807	R. W. BECKETT CORPORATION	DEED RESERVATION FOR EASEMENT TO MAINTAIN EXISTING WATERLINE FROM POND ON PROPERTY. SIZE/LOCATION NOT PROVIDED. AFFECTS T.C. PARCELS 5 AND 8.
52	MISC. 13-287	THE OHIO FUEL GAS CO.	BLANKET PIPE LINE RIGHT OF WAY. AFFECTS T.C. PARCEL 6.
53	540-529	THE NEW YORK CENTRAL RAILROAD COMPANY	DEED OF A 75' WIDE PARCEL TO RAILROAD ADJACENT TO T.C. PARCEL 6. RELINQUISH ANY RIGHTS TO RAILROAD CROSSING.
54	554-187	OHIO EDISON COMPANY	ELECTRIC DISTRIBUTION EASEMENT FOR POLES ERRECTED NORTH OF T.C. PARCEL 7 & NORTH OF TURNPIKE. DOES NOT AFFECT SUBJECT PARCELS.
55	570-489	OHIO TURNPIKE COMMISSION	DEED TO PARCEL 121-D. AFFECTS PART OF SUBJECT PARCEL 7 AS SHOWN.
56	575-327	OHIO TURNPIKE COMMISSION	DEED TO PARCEL 121-H. LOCATED WEST OF SUBJECT PARCELS. DOES NOT AFFECT SUBJECT PARCELS.
57	857-79	THE OHIO FUEL GAS COMPANY	10' WIDE GAS PIPE LINE RIGHT OF WAY 5' ON EACH SIDE PROPERTY LINE BETWEEN T.C. PARCELS 6 & 7. AFFECTS PARCELS 6 & 7 AS SHOWN.
58	1296-647	OHIO EDISON COMPANY	60' WIDE ELECTRIC EASEMENT WITH THE RIGHT TO INSTALL GUYS & ANCHORS, OVER PART OF T.C. PARCEL 7 AS SHOWN.
59	-----	-----	THE LAND ABUTS INTERSTATE 80 (OHIO TURNPIKE), A CONTROLLED ACCESS HIGHWAY. THE COMPANY DOES NOT INSURE ACCESS TO THIS HIGHWAY.
60	-----	-----	SUBJECT TO PUBLIC UTILITIES IN PLACE IN THE RAILROAD RIGHT-OF-WAY ADJACENT TO THE LAND WHICH ARE NOT SHOWN IN THE PUBLIC RECORD. FURTHER SUBJECT TO ANY RESERVATIONS OR RESTRICTIONS REGARDING MAINTENANCE OF COMMUNICATION LINES AND MAINTENANCE OF THE RAILROAD RIGHT OF WAY, GENERALLY.

NOTE:
CALLS FOR EASEMENT AFFECTING SUBJECT PARCELS ARE BASED UPON OPINION ONLY. DETERMINATION OF RELATIONSHIP TO BE FINALIZED BY QUALIFIED PERSONNEL, IN MATTERS OF LAW.

PARCEL NO. 1:
Situating in the City of North Ridgeville, Township of Ridgeville, County of Lorain, and State of Ohio; and known as being part of Original Lot 39 of said township, bounded and described as follows:

Beginning at an iron pin set in the Northerly line of the Penn Central Railroad at the Southwesterly corner of lands conveyed to the R. W. Beckett Corporation by deed dated December 29, 1964 and recorded in Deed Volume 900, Page 325 of the Lorain County Record of Deeds.

Thence in the Northerly line of said railroad, South 88° 02' West a distance of 649.59 feet to an iron pin set at the Southeastly corner of lands conveyed to Aurelia H. Diederich by deed dated February 14, 1928 and recorded in Deed Volume 233, Page 491 of the Lorain County Record of Deeds.

Thence in the Easterly line of said Diederich lands, North 0° 08' 40" East a distance of 665.12 feet to an iron pin set in the Southerly right-of-way line of the Ohio Turnpike;

Thence in the Southerly right-of-way line of the Ohio Turnpike in a curve deflecting to the left with a radius of 5016.07 feet, an arc and chord distance of 66.20 feet and a chord bearing North 84° 16' 51" East to an iron pin set;

Thence continuing in said right-of-way line, South 11° 11' East, a distance of 10.04 feet to an iron pin set;

Thence continuing in the right-of-way line of the Ohio Turnpike in a curve deflecting to the left with a radius of 5026.07 feet an arc and chord distance of 9.36 feet a chord bearing North 83° 50' 22" East to a point of compound curve.

Thence continuing in said right-of-way line in a curve deflecting to the left with a radius of 9937.14 feet an arc distance of 252.93 feet a chord distance of 252.92 feet a chord bearing North 83° 03' 25" East to a point of tangent

Thence continuing in said line, North 82° 19' 40" East a distance of 323.26 feet to an iron pin set at the Northwesterly corner of lands conveyed to the R. W. Beckett Corporation as aforesaid.

Thence in the Westerly line of said R. W. Beckett lands, South 0° 05' West a distance of 714.35 feet to the place of beginning of lands herein described.

Containing within said bounds 10.1847 acres of land. Surveyed by Laundon, Simon, Cahl & Associates, Inc., January, 1979. Permanent Parcel No.: 07-00-039-000-049

PARCEL NO. 2:
Situating in the City of North Ridgeville, County of Lorain, and State of Ohio; and being known as part of Original. Ridgeville Township Lot 39 and bounded and described as follows:

Beginning at the intersection of the centerline of Race Road and the northerly right-of-way line of the Penn-Central Railroad;

Thence North 2° 28' 15" East in the centerline of Race Road, a distance of 534.17 feet to the northeasterly corner of Parcel No. 1 conveyed to Anthony T. and Irene E. Retay, recorded in Volume 1038, Page 929 of the Lorain County Deed Records, said point also being the southeasterly corner of Land conveyed to LaGrange Screw Products Company, recorded in Volume 1078, Page 235 of the Lorain County Deed Records and the principal place of beginning;

Thence North 88° 29' West in the northerly line of said Parcel No. 1, conveyed to Retays, a distance of 334.00 feet to the southeasterly corner of Parcel No. 2, conveyed to Anthony T. and Irene E. Retay, recorded in Volume 1038, Page 929 of the Lorain county deed Records;

Thence North 2° 28' 15" East in the easterly line of said Parcel No. 2, a distance of 26.00 feet to the northeasterly corner thereof;

Thence North 88° 29' West in the northerly line of said Parcel No. 2, a distance of 126.00 feet to the northwesterly corner thereof;

Thence South 2° 28' 15" West in the westerly line of said Parcel No. 2, a distance of 26.00 feet to the southwesterly corner thereof and a point in the northerly line of land conveyed to Anthony T. Retay, Jr., recorded in Volume 1041, Page 559 of the Lorain County Deed Records;

Thence North 88° 29' West in Anthony Retay, Jr.'s northerly line, a distance of 775.86 feet to the southwesterly corner of land conveyed to LaGrange Screw Products Company, recorded aforesaid;

Thence North 2° 19' East in LaGrange Screw Products Company's westerly line, a distance of 60.01 feet to a point;

Thence South 88° 29' East a distance of 1236.02 feet to a point in the centerline of Race Road;

Thence South 2° 28' 15" West in the centerline of Race Road, a distance of 60.01 feet to the principal place of beginning;

Containing within said bounds 1.627 acres, to be the same more or less, but subject to all legal highways. Permanent Parcel No.: 07-0 39-000-005

PARCEL NO. 3:
Situating in the City of North Ridgeville, County of Lorain and State of Ohio and being part of Original Lot No. 39 of said Township, bounded and described as follows: Beginning at a point in the centerline of Race Road at its intersection with the Northerly line of the Conrail Railroad;

Thence in the Northerly line of the Conrail Railroad, North 88° 30' 00" West, a distance of 400.00 feet to the principal place of beginning of land herein described thence continuing in said line, North 88° 30' 00" West a distance of 832.56 feet to an iron pin set at the Southeastly corner of land conveyed to R. W. Beckett Corporation, Inc. as recorded in Deed Volume 419, Page 215 of the Lorain County Record of Deeds;

Thence in the Easterly line of said land, North 2° 12' 00" East, a distance of 302.00 feet to an iron pin found at the Southwesterly corner of land conveyed to Allen D. Retay as recorded in Official Record Volume 460, Page 714 of the Lorain County Records;

Thence in the Southerly line of said Retay's land, South 88° 29' 00" East a distance of 833.96 feet to an iron pin set; thence South 2° 28' 00" West a distance of 301.77 feet to the principal place of beginning of land herein described.

Containing within said bounds 5.7742 acres of land.

Permanent Parcel No: 07-0 39-00 75

PARCEL NO. 4:
Situating in the City of North Ridgeville, County of Lorain and State of Ohio and known as being part of Original Ridgeville Township Lot No. 39 and being further described as follows: Commencing at the intersection of the centerlines of Center Ridge Road, U.S. Route 20, (60 feet wide), and Race Road (60 feet wide), said point also being on the easterly line of Original Ridgeville Township Lot No. 39;

Thence S 82° 30' 04" W, 1184.41 feet along the centerline of said Center Ridge Road to a point of curvature;

Thence continuing along a curve deflecting to the right, having a radius of 1916.00 feet, an arc distance of 143.75 feet, a chord distance of 143.72 feet and a chord bearing of S 84° 39' 01" W to a point of tangency on the centerline of said Center Ridge Road;

Thence S 86° 48' 04" W, 25.15 feet to a point on the centerline of Center Ridge Road and the principal place of beginning;

Thence S 00° 10' 04" W, 129.06 feet along the westerly line of land formerly conveyed to Maud Anna Nelson by deed dated July 7, 1925 and recorded in Volume 211, Page 174 of Lorain County Deed Records to a 1/2" iron pin set in the southwesterly corner of said Nelson's land, 1/2" iron pin also set 30.05' south of the centerline of said Center Ridge Road;

Thence N 85° 35' 50" E, 98.20 feet along said Nelson's westerly line to a 1/2" iron pin set in the westerly line of land formerly conveyed to James N. Hurlebaus and Alice B. Hurlebaus by deed dated October 5, 1923, and recorded in Volume 196, Page 84 of Lorain County Deed Records;

Thence S 00° 41' 06" W, 2780.95 feet along said Hurlebaus' westerly line and the westerly line of land formerly conveyed to Bongard Ziegman by deed dated March 19, 1913 and recorded in Volume 124, Page 555 of Lorain County Deed Records to a 3/4" pipe found on the northerly line of land formerly owned by the N.Y. Central Railroad Company, said land now owned by Pennsylvania Lines, LLC as recorded in Lorain County Instrument Number 2020851798;

Thence S 89° 58' 16" W, 1118.64 feet, along said New York Central Railroads Company's land to a 1/2" iron pin set;

Thence N 02° 00' 05" E, 1843.41 feet along the easterly line of lands formerly conveyed to J.E. and Etta Lely by deed dated November 18, 1920, and recorded in Volume 174, Page 549 of Lorain County Deed Records to a point in the centerline of a ditch;

Thence N 74° 10' 26" W, 79.51 feet to a point;

Thence N 02° 00' 05" E, 981.77 feet, in a line parallel to the westerly line of land conveyed to the R. W. Beckett Corporation as recorded in Volume 900, Page 25 of Lorain County Deed Records, to a point in the centerline of said Center Ridge Road, 1" pipe found 30.93 feet south of the centerline of said Center Ridge Road;

Thence N 86° 48' 04" E, 1033.80 feet to the principal place of beginning, be the same more or less, but subject to all legal highways.

Excepting therefrom so much land as was appropriated by the State of Ohio, Ohio Turnpike Commission in Lorain County Common Pleas Case No. 56258, and the premises deeded to the Ohio Turnpike Commission by deed dated April 13, 1953 and filed in Volume 568, P. 241 of Lorain County Deed Records.

The net area remaining after the exceptions referred to herein is 67.615 acres of land, of which 47.789 acres lie north of the land excepted to the State of Ohio and 19.826 acres lie to the south of the land excepted to the State.

The basis of bearings is GPS observations made in February of 2012 using NAO 83 S.P.C.S. Ohio North. This legal description was written by Mackay Engineering and Surveying in March 2012 under the supervision of Michael Mackay, P.S. 7344. All pins set are 1/2" in diameter with yellow caps that are stamped with #4195.

Permanent Parcel No: 07-00-039-000-089
NOTE: Above Parcel will be surveyed and split prior to transfer

PARCEL NO. 5 and 8:
Situating in the Township of Ridgeville, City of North Ridgeville, County of Lorain and State of Ohio; and being a part of Original Lot Nos. 39 and 46 of said township, bounded and described as follows:

Beginning at an iron pin found in the Northerly line of the Conrail Railroad at the Southwesterly corner of land conveyed to R. W. Beckett Corporation by deed recorded in Deed Volume 1232, Page 142 of the Lorain County Record of Deeds.

Thence in the Westerly line of said Beckett' lands, North 0° 08' 40" East a distance of 665.12 feet to an iron pin found in the Southerly line of the Ohio Turnpike.

Thence in said line, in acurve deflecting to the Right with a radius of 5016.07 feet an arc distance of 364.46 feet and achord which bears South 86° 29' 36" West achord distance of 364.39 feet to an iron pin set at the Northeasterly corner of land conveyed to the R.W. Beckett Corporation by deed recorded in Deed Volume 1242, Page 66 of the Lorain County Record of Deeds.

Thence in the Easterly line of said lands, South 0° 08' 40" West a distance of 655.32 feet to an iron pin set in the Northerly line of the Conrail Railroad.

Thence in said line, North 88° 02' 00" East, distance of 363.90 feet to the place of beginning of land herein described.

Containing within said bounds 5.4932 acres of land; of which about 1.29 acres lie in Original Lot No. 39 and about 4.20 acres lie in Original Lot No. 46.

Surveyed by Laundon, Simon, Cahl & Associates, Inc., in April, 1986.

FURTHER RESERVING UNTO THE GRANITOR, her heirs, executors, administrators, and assigns, an easement to use and maintain an existing pipe line to draw water from the pond located on the above premises.

Permanent Parcel No.: 07-00-039-000-067 and 07-00-046-108-049

PARCEL NO.: 6
Situating in the City of North Ridgeville, County of Lorain and State of Ohio; and known as being apart of Original Ridgeville Township Lot No. 46 and bounded and described as follows:

Beginning at the Northerly line of the New York Central Railroad and the Westerly line of land conveyed to Aurelia H. Diederich by deed dated February 24, 1928 and recorded in Volume 233, Page 491 of Lorain County Records;

thence Northerly along the Westerly line of land so conveyed to Aurelia H. Diederich to the Southerly line of Parcel 121 C, appropriated by the Ohio Turnpike Commission in Docket 109, Case 56259, Lorain County Common Pleas Court;

thence Northwesterly along the Southerly line of land so appropriated by the Ohio Turnpike Commission, as aforesaid to the Easterly line of land conveyed to George Dyke and Elizabeth Dyke, by deed dated December 20, 1923 and recorded in Volume 195, Page 181 of Lorain County Deed Records;

thence Southerly along the Easterly line of land so conveyed to George Dyke and Elizabeth Dyke as aforesaid to the Northerly line of the New York Central Railroad;

thence Easterly along the Northerly line of the New York Central Railroad, to the place of beginning and containing within said bounds about 17.57 acres of land, be the same more or less, but subject to all legal highways.

Permanent Parcel No.: 07-0108-027

PARCEL NO. 7:
Situating in the City of North Ridgeville, County of Lorain and State of Ohio; and known as being part of Original Ridgeville Township Lot No. 46, bounded and described as follows:

Beginning at the Northeasterly corner of land conveyed to The New York Central Railroad Company by Deed dated January 2, 1963 and recorded in Deed Volume 840, Page 195 of Lorain County Deed Records; said point also being on the Westerly line of land conveyed to the R. W. Beckett Corporation by Deed dated August 7, 1979 and recorded in Deed Volume 1242, Page 66 of Lorain County Deed Records;

thence North 1° 7' East along the Westerly line of land so conveyed to R. W. Beckett Corporation, as aforesaid, to the Southeasterly corner of land conveyed to The Ohio Turnpike Commission by Deed dated March 19, 1953 and recorded in Volume 570, Page 489 of Lorain County Deed Records;

thence Westerly along the Southerly line of land soconveyed to the Ohio Turnpike Commission as aforesaid, to the Southwesterly corner thereof and apoint on the Easterly line of land conveyed to Anthony Larizza and Carmella Larizza by Deed dated April 29, 1949 and recorded in Volume 464, Page 128 of Lorain County Deed Records;

thence Southerly along the Easterly line of land so conveyed to Anthony Larizza and Carmella Larizza, as aforesaid, to the Northwesterly corner of land conveyed to The New York Central Railroad Company, as first aforesaid, thence Easterly along the Northerly line of land so conveyed to The New York Central Railroad Company as aforesaid, a distance of about 1014 feet to the place of beginning and containing within said bounds about 20 acres of Land, be the same more or less, but subject to all legal highways.

Permanent Parcel No.: 07-00-046-108-029

PARCEL NO 9:
Situating in the City of North Ridgeville County of Lorain and State of Ohio; And being known as part of Original Ridgeville Township Lot No. 39 and bounded and described as follows:

Beginning at the intersection of the centerline of Race Road and the Northerly right of way line of the Penn-Central Railroad.

Thence North 2° 28' 15" East in the center line of Race Road, a distance of 594.18 feet to the northeasterly corner of land conveyed to R. W. Beckett Corporation by deed dated January 9, 1978 and recorded in Volume 1228, Page 866 Lorain County Deed Records and the principal place of beginning.

Thence North 88° 29' West along the Northerly line of lands so conveyed to R.W. Beckett Corporation as aforesaid a distance of 1236.02 feet to a point in the Easterly line of land conveyed to R.W. Beckett Corporation by Deed dated May 28, 1947, and recorded in Volume 419, Page 215 of Lorain County Deed Records.


Thence North 2° 19' East in the Easterly line of land conveyed to R.W. Beckett Corporation as last aforesaid, a distance of approximately 208.99 feet to a point on the Southerly line of land conveyed to the Ohio Turnpike Commission by deed dated April 6, 1953 and recorded in Volume 568, Page 512 of Lorain County Deed Records.

Thence Northeast along the southerly line of land so conveyed to the Ohio Turnpike Commission as aforesaid a distance of 1247.0 feet to the center line of Race Road.

Thence South 2° 28' 15" West along the center line of Race Road a distance of approximately 356.91 feet to the place of beginning and containing within said bounds about 7.79 acres of land, be the same more or less but subject to all legal highways.

Permanent Parcel No.: 07-00-039-000-066

The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

				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	DKD.	DATE	FILE NO.	ORDER NO.	3	
---	M.D.	M.A.	MAY, 2024	556600SV	5566	3	