



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
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www.amnational.net

ALTA/NSPS Land Title Survey

Industrial Portfolio

1200 Fairport Nursery Road
Painesville, OH 44077
County of Lake

To: Tierra Solutions, Inc., EAM Land Services, Inc., Mariana Properties, Inc., Occidental Chemical Corporation, First American Title Insurance Company and American National, 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, 20 of Table A thereof. The fieldwork was completed on May 23, 2017.

Aloina J. Krejci, P.S.

License Number: S-8625
in the State of Ohio
Date of Plat or Map: May 24, 2017
Date of last revision: July 17, 2017
Network reference: 020170429-025

Survey Prepared By:
Cardinal Precision Surveying, LLC
265 16TH ST NE
New Philadelphia, OH 44663
(330) 603-0264
GPS SITE NO. 17025 (Main Site)

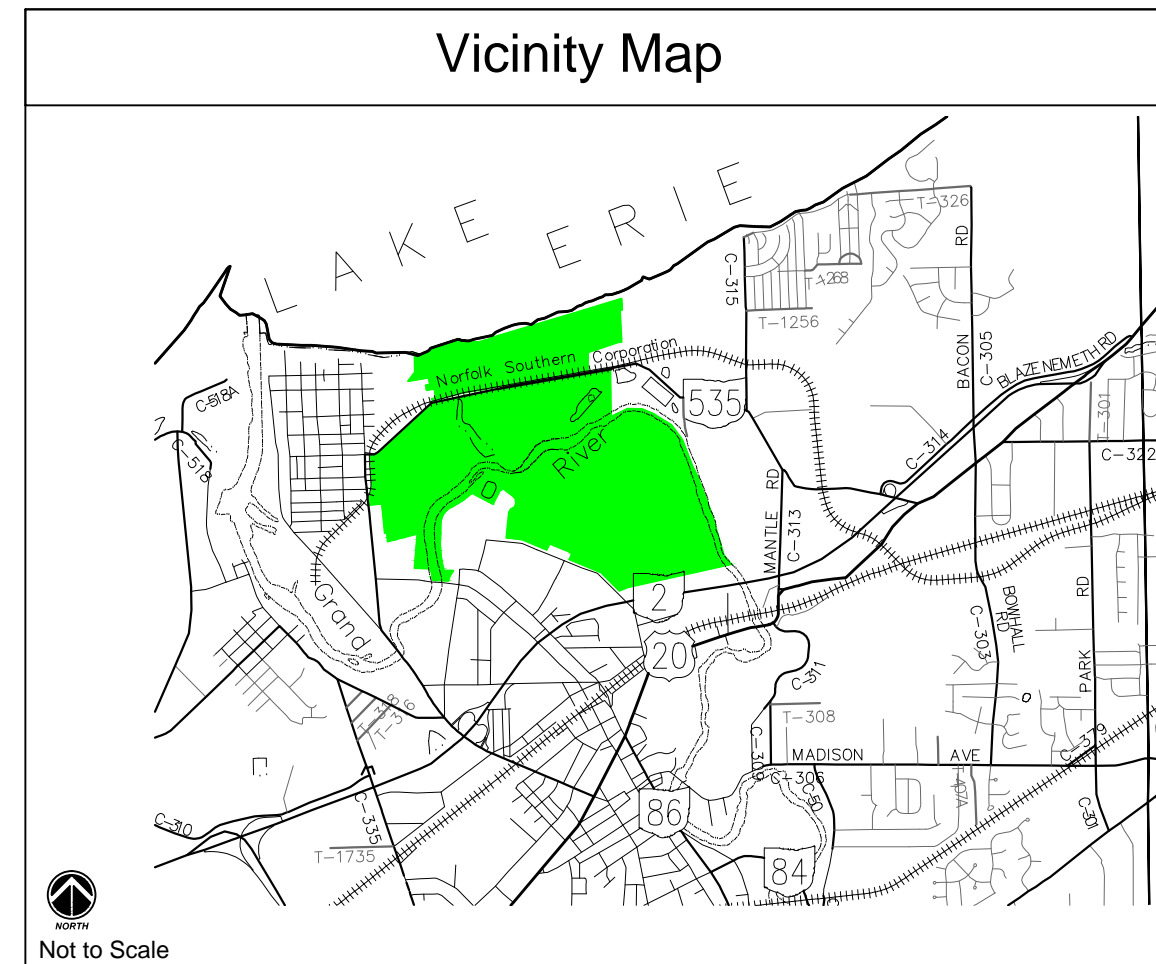
Zoning Information

As of 05.29.2017, current zoning information has not been provided pursuant to table a item 6b.

Potential Encroachment Statement

- A Adjoiners chain link fence 34.9' & 49.2' over westerly line of Survey Parcel B as shown.
- B Adjoiners Trailer concession stands (no foundation) 5.6', 5.7' & 22.3' over westerly line of Survey Parcel B as shown.

Vicinity Map



Not to Scale

Basis of Bearings

Basis of Bearings are based on Grid North, Ohio State Plane Coordinate System, North Zone (3401), NAD 83 (2011). Distances are shown in ground.

General Notes

- T-01 There is direct access to Survey Parcel A from Fairport Nursery Road and Elm Street, both public right of ways. There is indirect access to Survey Parcel A from Elm Street per Vol. 1029, Pg. 282, Inst. 2006R041577 & Inst. 1996R0041298. There is indirect access to Survey Parcel B from Fairport Nursery Road per Inst. 1997R0039266, Inst. 1997R033601, Inst. 1997R0039266, Vol. 1056, Pg. 19 & Vol. 673, Pg. 625 and from 2nd Street per Vol. 1055, Pg. 629 & Vol. 972, Pg. 156
- T-02 The locations of all utilities shown on the survey are from visible surface evidence only.
- T-03 There is no posted address on site, subject parcel is vacant land.
- T-04 At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- T-05 At the time of this survey, there was no observable evidence of recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- T-06 At the time of this survey, there was no observable evidence of recent street or sidewalk construction or repairs.
- T-07 At the time of this survey, there was no observable evidence of cemeteries located on the subject parcel.
- T-08 By scaled map and graphic plotting only, there are no wetlands on or adjacent to the subject per the United States Fish and Wildlife Service National Wetlands Inventory web site. This statement should not be used as a substitute for an actual field wetlands delineation or Environmental Assessment Report.
- T-09 Fences are clear unless otherwise noted.
- T-10 Regarding Parcel 6: Description vague, 30.33 acre plat referenced by CT Consultants dated May 2001 does not contain distances or bearings. Current boundary for Parcel 6 is shown as surveyed and boundaries have been determined by neighboring descriptions. "R Unk" = Record Unknown
- T-11 Regarding Parcel 8: Description vague, the exact location of the original boundaries of Parcel 8 is unknown, current boundary for Parcel 8 is shown as surveyed and boundaries have been determined by neighboring descriptions.
- T-12 The 4.698 acre Chemical Land Holdings, Inc. parcel as described in Inst. 1999R056385 (PN 12A-059-0-00-011-0) is included in the boundary, but is not described in title.
- T-13 At the time of the survey, there were no above ground markings with regards to wetlands found on the subject parcel.
- T-14 Vesting Note per Title: Chemical Land Holdings, Inc. & Diamond Shamrock Chemical Land Holdings, Inc. are now in the name of Tierra Solutions, Inc per Affidavit of Fact recorded in Inst. 2007R023709 (Survey Parcel B) & Inst. TBR (Survey Parcel A)
- T-15 The Property surveyed and shown hereon is the same property described as Parcels 1-14 & 16-17 in Schedule A of First American Title Insurance Company, Title Commitment No. EAM114680H with an effective date of May 19, 2017.

BII 82, 106, 107 & 149 DETAIL KEY

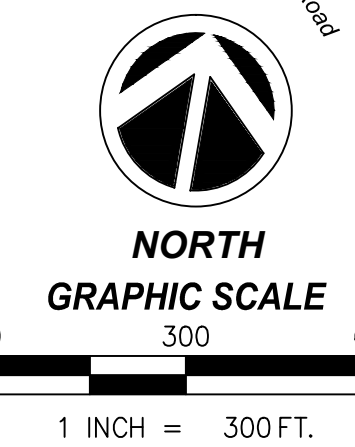
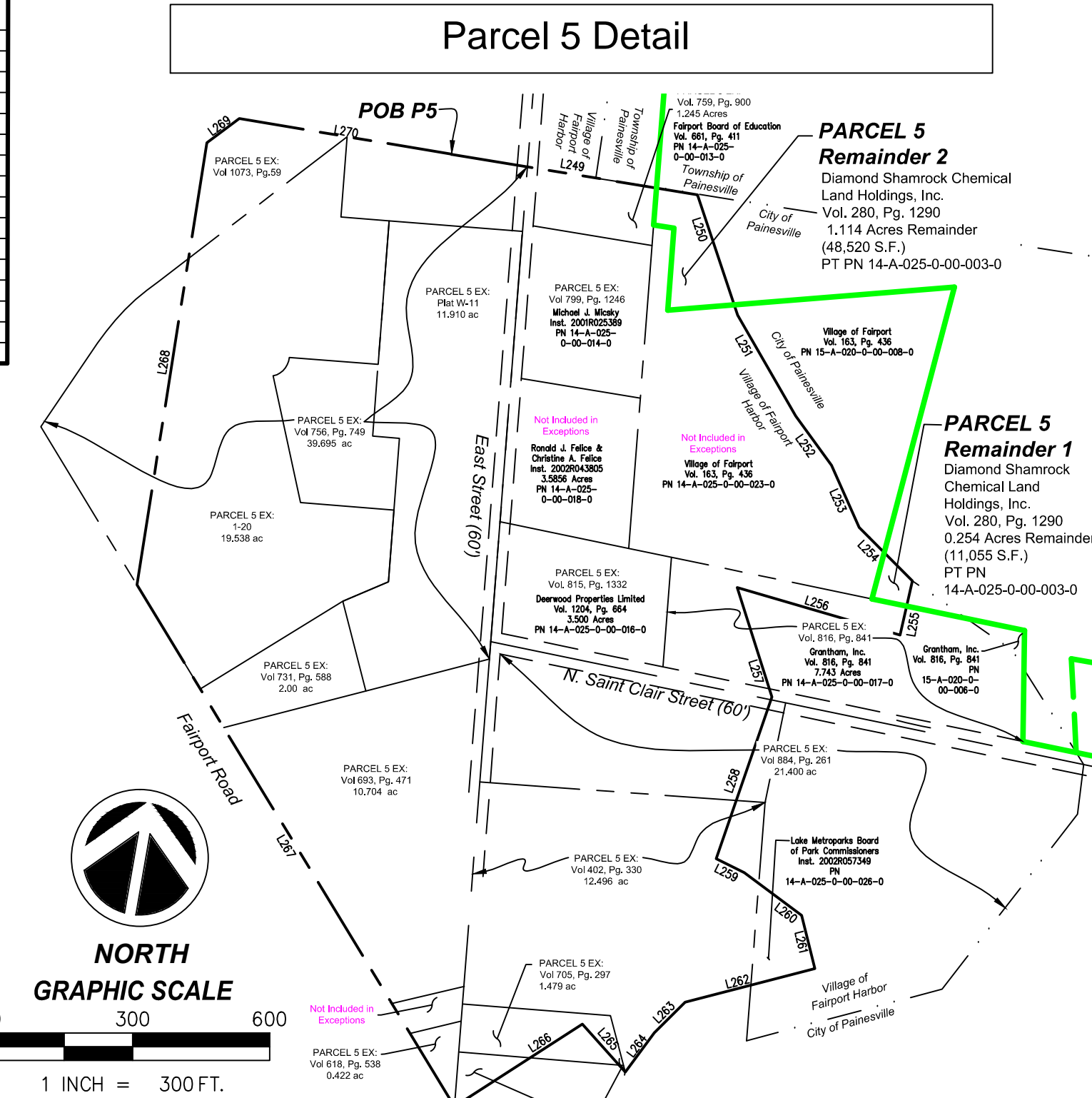
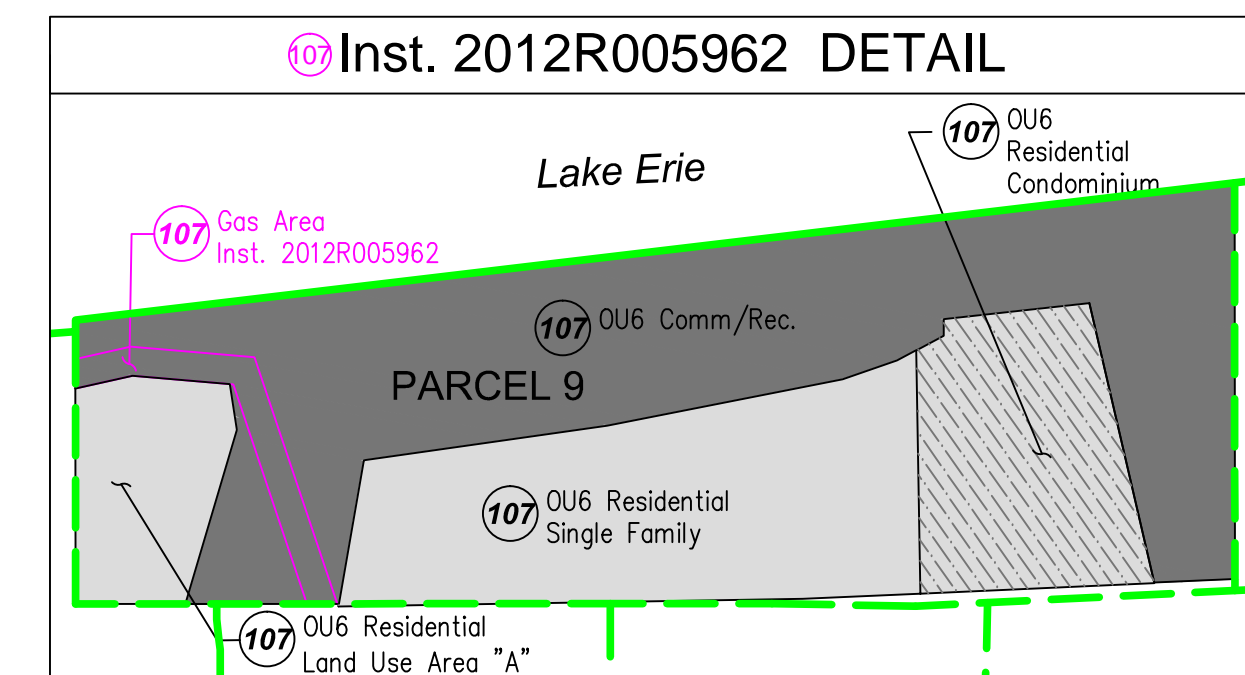
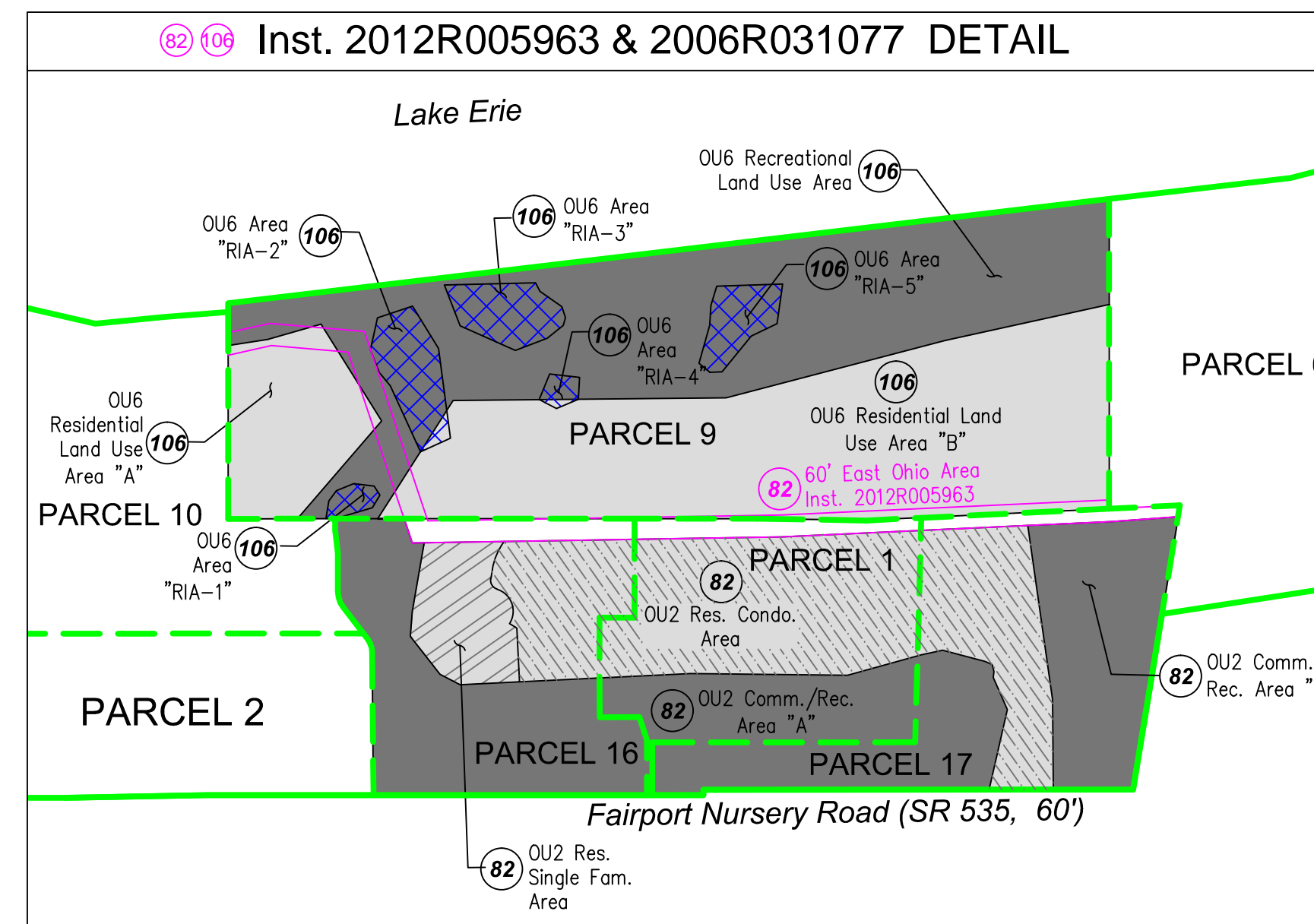
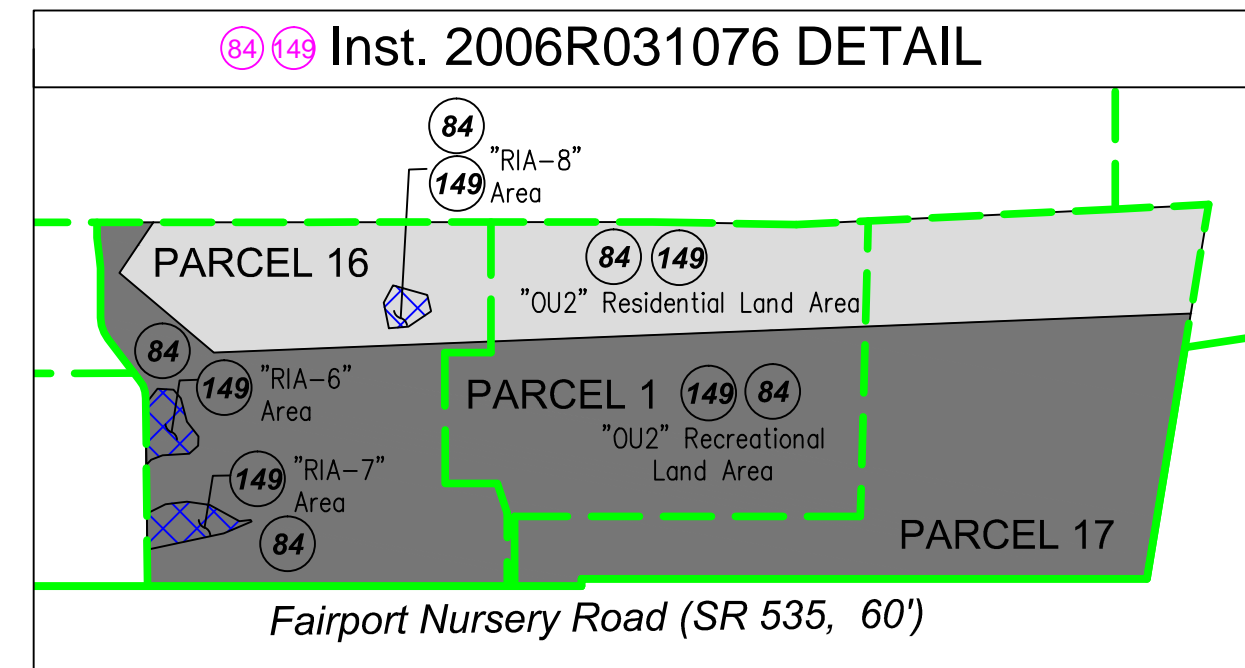
- Res. Area
- Commercial/Recreational
- Res. Single Fam. Area
- RIA Area
- Res. Condo. Area

FLOOD NOTE:

By scaled map and graphic plotting only, this property is partially in Zone X, partially in Zone X Shaded and partially in Zone AE, of the Flood Insurance Rate Maps, Community Panel Nos. 39085C0019F, 39085C0038F, 39085C0107F & 39085C0126F which bear an effective date of February 3, 2010 and is partially in a Special Flood Hazard Area.

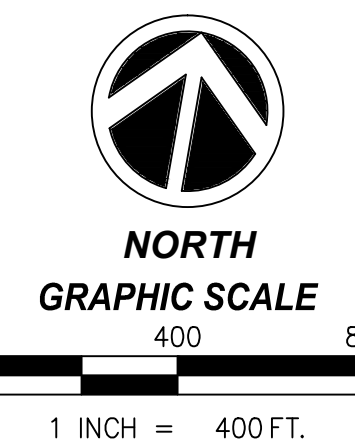
**Current Owner: Tierra Solutions, Inc. per Inst. TBR

SURVEY PARCEL	TITLE PARCEL	ORIGINAL OWNER**	DOCUMENT	PARCEL NO.	ACRES	SQUARE FEET
A	3	Chemical Land Holdings, Inc.	Inst. 1996R005130	12-A-054-0-00-001-0	29.298	1,276,243
	4	Tierra Solutions, Inc.	Inst. 2005R043172	12-A-059-0-00-024-0	11.350	494,397
	4	Tierra Solutions, Inc.	Inst. 2005R043172	14-A-026-0-00-009-0	4.516	196,312
	5 R1	Diamond Shamrock Chemical Land Holdings, Inc.	Vol. 280, Pg. 1266	14-A-025-0-00-003-0	0.254	11,055
	5 R2	Diamond Shamrock Chemical Land Holdings, Inc.	Vol. 280, Pg. 1266	14-A-025-0-00-003-0	1.114	48,520
	7	Diamond Shamrock Chemical Land Holdings, Inc.	Vol. 280, Pg. 1310	12-A-053-0-00-007-0	149.181	6,498,347
	8	Diamond Shamrock Chemical Land Holdings, Inc.	Vol. 280, Pg. 1290	12-A-059-0-00-027-0	130.357	5,678,340
	8	Diamond Shamrock Chemical Land Holdings, Inc.	Vol. 280, Pg. 1290	15-A-020-0-00-007-0	21.737	946,852
	8	Diamond Shamrock Chemical Land Holdings, Inc.	Vol. 280, Pg. 1290	14-A-025-0-00-003-0	0.375	16,354
	8	Diamond Shamrock Chemical Land Holdings, Inc.	Vol. 280, Pg. 1290	14-A-025-0-00-003-0	0.151	6,560
	11	Chemical Land Holdings, Inc.	Inst. 1996R041297	35-A-002-0-00-003-0	332.512	14,484,219
	11	Chemical Land Holdings, Inc.	Inst. 1996R041297	15-A-019-0-00-013-0	122.400	5,331,744
	12	Diamond Shamrock Chemical Land Holdings, Inc.	Vol. 280, Pg. 1306	15-A-027-0-00-009-0	2.223	96,822
	13	Tierra Solutions, Inc.	Inst. 2006R041577	35-A-002-0-00-002-0	15.587	678,981
	14	Tierra Solutions, Inc.	Inst. 2005R000089	12-A-059-0-00-023-0	14.996	653,228
A-TOTALS					836.057	36,418,374



Legend of Symbols & Abbreviations

R/W	- Right of Way	(M)	- Unknown Manhole
C	- Centerline	(S)	- Storm Manhole
POB	- Point of Beginning	(B)	- Catch Basin
TPOB	- True Point of Beginning	(SM)	- Sanitary Manhole
PPOB	- Principal Point of Beginning	(FH)	- Fire Hydrant
POR	- Point of Reference	(V)	- Water Valve
POC	- Point of Commencement	(G)	- Gas Vent
(A)	- Potential Encroachment	(E)	- Electric Box
(B)	- Schedule B-Section II Item	(M)	- Electric Meter
Rad	- Radius	(T)	- Electric Transformer
A	- Arc Length	(P)	- Telephone Pedestal
Δ	- Delta Angle	(W)	- Monitoring Well
ChL	- Chord Length	(U)	- Utility Vault
ChB	- Chord Bearing	(P)	- Underground Utility Marker
C	- Calculated	(B)	- Bollard Post
M	- Measured	(S)	- Sign
R1	- Inst. 2004R022104	(M)	- Mail Box
R2	- Inst. 1996R005130	(W)	- Wall
R3	- Inst. 2006R043172	(P)	- Utility Pole
R4	- Inst. 1987R850786 Vol. 280 Pg. 1266	(G)	- Flag Pole
R5	- Vol. 280, Pg. 1290	(G)	- Guardrail
R6	- Vol. 280, Pg. 1310	(X)	- Fence
R7	- Inst. 2005R000681		
R8	- Vol. 280, Pg. 1315		
R9	- Inst. 1996R041297		
R10	- Vol. 1056, Pg. 210		
R11	- Inst. 2006R041577		
R12	- Inst. 2005R000089		
R13	- Vol. 852, Pg. 888		
R14	- Inst. 2004R015705		
R15	- Inst. 2005R048789		
R16	- Inst. 1999R056385		
R	- Record Information		
RA	- Adjoiner Record Information		
RU	- Record Source Unknown		
NRO	- No Record Distance		
(Record)	Surveyed		
(O)	- Iron Pipe Fd. as Noted		
(O)	- 5/8" Iron Bar Fd. & Used Unless Otherwise Noted		
(●)	- 5/8" Rebar w/Cap Set		
(●)	- "KREJCI S-8625"		



Revisions

BY:	DATE:	COMMENT:
AJK	06/07/2017	CERTIFIED PARTIES
AJK	06/15/2017	CERTIFIED PARTY/DESCRIPTIONS/BII 48
AJK	06/19/2017	REV TITLE/COMMENTS
AJK	06/21/2017	COMMENTS
AJK	06/26/2017	BII 14
AJK	06/28/2017	PARCEL 5 EXC
AJK	07/11/2017	COMMENTS/MINERAL BII ITEMS
AJK	07/17/2017	COMMENTS/REVISED TITLE



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Legal Description

Situated in the Township of Painesville, County of Lake, State of Ohio, described as follows:

PARCEL 1:

Situated in the Township of Painesville, County of Lake, and State of Ohio, and known as being part of Original Painesville Township Lot 2, Tract 3, and bounded and described as follows:

Beginning at an iron pin set in the centerline of Fairport Nursery Road, 60 feet wide, at its intersection with the Southerly prolongation of the Westerly line of land conveyed to Aluminum Smelting and Refining Co., Inc. by deed recorded in Volume 874, page 590 of Lake County Records, and from which point an iron monument at an angle point in the centerline of Fairport Nursery Road bears South 81 degrees 40 minutes 00 seconds West, 1206.66 feet;

Thence North 8 degrees 20 minutes 00 seconds West along the Southerly prolongation of the Westerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc., 75.00 feet to a railroad spike set at its intersection with the Northerly line of the Fairport Painesville and Eastern Railroad, and the principal place of beginning of the parcel herein described;

Thence North 8 degrees 20 minutes 00 seconds West along the Westerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc., 151.54 feet to a drill hole set at an angle point therein;

Thence North 26 degrees 32 minutes 40 seconds West along the Westerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc., 65.65 feet to its intersection with a Southerly line of said land so conveyed;

Thence South 81 degrees 24 minutes 30 seconds West along said Southerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc., 108.97 feet to its intersection with the Easterly line of Parcel 2 of land conveyed to Pressure Vessel Service of Ohio, Inc., by deed recorded in Volume 64, page 344 of the Official Records of Lake County;

Thence North 8 degrees 25 minutes 30 seconds West along the Easterly line of said land conveyed to Pressure Vessel Service of Ohio, Inc., 273.13 feet to its intersection with a Northerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc.;

Thence North 81 degrees 39 minutes 30 seconds East along said Northerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc., 95.79 feet to its intersection with the Westerly line of land conveyed to Aluminum Smelting and Refining Company, Inc., by deed recorded in Volume 893, page 933 of Lake County Records;

Thence North 8 degrees 20 minutes 30 seconds West along the Westerly line of said land conveyed to Aluminum Smelting and Refining Company, Inc., 271.52 feet to its intersection with the Northerly line of said land so conveyed, and from which point an iron pin found bears North 81 degrees 38 minutes 57 seconds East, 0.10 feet; North 8 degrees 21 minutes 03 seconds West, 0.43 feet;

Thence North 81 degrees 38 minutes 57 seconds East along the Northerly line of said land conveyed to Aluminum Smelting and Refining Company, Inc., and the Northerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc., 336.46 feet to an iron pin set at an angle point therein;

Thence North 82 degrees 35 minutes 27 seconds East along the Northerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc., 300.00 feet to an angle point therein, and from which point an iron pin found bears North 7 degrees 24 minutes 33 seconds West, 0.78 feet;

Thence North 78 degrees 56 minutes 03 seconds East along the Northerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc., 150.47 feet to an iron pin set;

Thence South 6 degrees 43 minutes 00 seconds East, 615.76 feet to an iron pin set;

Thence South 81 degrees 40 minutes 00 seconds West, 720.18 feet to a drill hole set;

Thence South 8 degrees 20 minutes 00 seconds East, 145.00 feet to a nail marker set in the Northerly line of said Fairport, Painesville and Eastern Railroad;

Thence South 81 degrees 40 minutes 00 seconds West along the Northerly line of said Fairport, Painesville, and Eastern Railroad, 15.00 feet to the principal place of beginning, and containing 11.5393 acres of land according to a survey by Donald G. Bohning & Associates, Inc. dated August, 1997.

The courses used in this description are referenced to an assumed meridian and are used to indicate angles only.

PARCEL 2A:

Situated in the Township of Painesville, County of Lake, State of Ohio and known as being part of Lot 3, Tract 3, Samuel Fowler Lots, Tract 4 in said Township and is bounded and described as follows:

Beginning at a point at the intersection of the centerlines of East Street and Fairport–Nursery Road;

Thence along the centerline of Fairport–Nursery Road by the following courses and distances;

Thence North 89 degrees 43 minutes 26 seconds East, a distance of 299.99 feet to a point at an angle point in said centerline;

Thence North 48 degrees 59 minutes 58 seconds East, a distance of 2094.60 feet to a point at an angle point in said centerline;

Thence North 76 degrees 48 minutes 06 seconds East, a distance of 866.25 feet to a point at an angle point in said centerline;

Thence North 81 degrees 40 minutes 33 seconds East, a distance of 594.16 feet to an iron pin in a monument box;

Thence North 82 degrees 44 minutes 40 seconds East, a distance of 388.80 feet to an iron pin in a monument box;

Thence North 81 degrees 40 minutes 00 second East, a distance of 457.92 feet to a point;

Thence North 8 degrees 51 minutes 22 seconds West, a distance of 75.00 feet to a point on the Northerly right–of–way line of property owned by the Fairport–Painesville and Eastern Railroad Company and the principal place of beginning of the premises herein intended to be described;

COURSE 1 Thence continuing North 8 degrees 51 minutes 22 seconds West, a distance of 392.02 feet to a point;

COURSE 1A Thence along the arc of a curve, deflecting to the left, a distance of 39.56 feet, said curve having a radius of 61.16 feet and a chord bearing North 27 degrees 23 minutes 07 seconds West 38.87 feet to a point of tangency;

COURSE 2 Thence North 45 degrees 54 minutes 49 seconds West, a distance of 18.61 feet to a point;

COURSE 3 Thence South 81 degrees 38 minutes 01 second West, a distance of 1204.64 feet to a point;

COURSE 4 Thence North 8 degrees 08 minutes 22 seconds West, a distance of 209.63 feet to a point;

COURSE 5 Thence North 81 degrees 51 minutes 38 seconds East, a distance of 5.00 feet to a point;

COURSE 6 Thence North 8 degrees 0 minute 22 seconds West, a distance of 35.12 feet to a point;

Legal Description

COURSE 7 Thence North 81 degrees 39 minutes 08 seconds East, a distance of 3.14 feet to a point;

COURSE 8 Thence North 8 degrees 27 minutes 15 seconds West, a distance of 100.43 feet to a point;

COURSE 9 Thence South 81 degrees 36 minutes 12 seconds West, a distance of 262.92 feet to a point;

COURSE 10 Thence North 8 degrees 59 minutes 20 seconds West, a distance of 318.74 feet to a point in the centerline of Lakefront Road;

COURSE 11 Thence along the centerline of Lakefront Road South 77 degrees 40 minutes 00 second West, a distance of 74.57 feet to an angle point in said road;

COURSE 12 Thence continuing along the centerline of Lakefront Road South 80 degrees 50 minutes 00 second West, a distance of 193.29 feet to a point, said point also being the Southwesterly corner of land conveyed to Lake County;

COURSE 13 Thence along the Westerly line of and conveyed to Lake County North 8 degrees 02 minutes 50 seconds West, a distance of 307.59 feet to a point on the waters edge of Lake Erie as of 11–25–77;

COURSE 14 Thence along the waters edge South 73 degrees 46 minutes 35 seconds West, a distance of 275.02 feet to a point;

COURSE 15 Thence continuing along the waters edge South 34 degrees 51 minutes 43 seconds West, a distance of 77.37 feet to a point;

COURSE 16 Thence continuing along the waters edge South 60 degrees 16 minutes 31 seconds West, a distance of 214.38 feet to a point;

COURSE 17 Thence continuing along the waters edge South 86 degrees 22 minutes 28 seconds West, a distance of 112.78 feet to a point;

COURSE 18 Thence continuing along the waters edge North 78 degrees 33 minutes 37 seconds West, a distance of 154.69 feet to a point;

COURSE 19 Thence South 0 degree 09 minutes 07 seconds East, a distance of 491.01 feet to a point;

COURSE 20 Thence South 49 degrees 48 minutes 17 seconds East, a distance of 22.29 feet to a point;

COURSE 21 Thence South 41 degrees 18 minutes 28 seconds West, a distance of 95.92 feet to a point;

COURSE 22 Thence South 37 degrees 56 minutes 36 seconds West, a distance of 239.60 feet to a point;

COURSE 23 Thence North 81 degrees 35 minutes 06 seconds East, a distance of 574.84 feet to a point;

COURSE 24 Thence South 8 degrees 10 minutes 17 seconds East, a distance of 196.48 feet to a point;

COURSE 25 Thence South 81 degrees 39 minutes 13 seconds West, a distance of 119.22 feet to a point;

COURSE 26 Thence South 8 degrees 17 minutes 07 seconds East, a distance of 132.41 feet to a point;

COURSE 27 Thence South 81 degrees 41 minutes 36 seconds West, a distance of 672.26 feet to a point;

COURSE 28 Thence South 52 degrees 37 minutes 43 seconds West, a distance of 125.44 feet to a point;

COURSE 29 Thence North 32 degrees 36 minutes 17 seconds West, a distance of 56.00 feet to a point;

COURSE 30 Thence South 51 degrees 56 minutes 20 seconds West, a distance of 130.54 feet to a point;

COURSE 31 Thence North 89 degrees 37 minutes 10 seconds West, a distance of 89.09 feet to a point, said point also being on the Easterly line of and owned by Fairport–Painesville and Eastern Railroad Company.

COURSE 32 Thence South 0 degree 04 minutes 11 seconds West along the Easterly line of land owned by Fairport–Painesville and Eastern Railroad Company, a distance of 646.51 feet to a point on the Northerly right–of–way line of the Fairport–Painesville and Eastern Railroad Company;

COURSE 33 Thence along the Northerly right–of–way line of the Fairport–Painesville and Eastern Railroad Company, along the arc of a curve deflecting to the right 406.89 feet, said curve having a radius of 1922.73 feet and a chord which bears North 57 degrees 21 minutes 48 seconds East, 406.13 feet to a point of tangency;

COURSE 34 Thence continuing along the Northerly right–of–way line of the Fairport–Painesville and Eastern Railroad Company North 63 degrees 25 minutes 30 seconds East, a distance of 410.52 feet to a point of curve;

COURSE 35 Thence continuing along the Northerly right–of–way line of Fairport–Painesville and Eastern Railroad Company, along the arc of a curve deflecting to the right 439.60 feet, said curve having a radius of 1883.02 feet and a chord which bears North 70 degrees 06 minutes 50 seconds East, 438.60 feet to a point of tangency;

COURSE 36 Thence continuing along the Northerly right–of–way line of Fairport–Painesville and Eastern Railroad Company, North 76 degrees 48 minutes 06 seconds East, a distance of 857.02 feet to an angle point;

COURSE 37 Thence continuing along the Northerly right–of–way line of Fairport–Painesville and Eastern Railroad Company, North 81 degrees 40 minutes 33 seconds East, a distance of 597.06 feet to an angle point;

COURSE 38 Thence continuing along the Northerly right–of–way line of Fairport–Painesville and Eastern Railroad Company, North 80 degrees 32 minutes 07 seconds East, a distance of 389.20 feet to an angle point;

COURSE 39 Thence continuing along the Northerly right–of–way line of Fairport–Painesville and Eastern Railroad Company, North 81 degrees 40 minutes 00 seconds East, a distance of 456.53 feet to a point and the principal place of beginning and containing 58.145 acres of land, be the same more or less.

EXCEPTING THE FOLLOWING:

Situated in the Township of Painesville, now the Village of Fairport, County of Lake and State of Ohio and being part of Samuel Fowler Lots, Tract 4, just East of the Village of Fairport and bounded and described as follows:

Beginning on the centerline of Fairport–Nursery Road (60 feet wide) at its intersection with the centerline of East Street (60 feet wide), thence North 89 degrees 43 minutes 26 seconds East along the centerline of said Fairport–Nursery Road, a distance of 299.99 feet to a point;

Thence North 48 degrees 59 minutes 58 seconds East continuing along the centerline of said Fairport–Nursery Road, a distance of 2094.60 feet to a point;

Thence continuing along the centerline of said Fairport–Nursery Road, North 76 degrees 48 minutes 06 seconds East, a distance of 505.24 feet to a point;

Thence North 8 degrees 18 minutes 24 seconds West, a distance of 60.22 feet to a point and the principal place of beginning of the premises herein intended to be described;

Thence Westerly along the Northerly line of the F.P. & E. Railroad, South 76 degrees 48 minutes 06 seconds West, a distance of 498.94 feet to a point;

Thence continuing Westerly along the Northerly line of said F.P. & E. Railroad on the arc of a curve deflecting to the left (the radius of which is 1883.02 feet and the chord bearing South 70 degrees 06 minutes 50 seconds West which is 438.60 feet long), a distance of 439.60 feet to a point;

Legal Description

Thence Northerly by a line which bears North 7 degrees 48 minutes 14 seconds West, a distance of 157.48 feet to a point;

Thence Westerly by a line which bears South 81 degrees 31 minutes 16 seconds West, a distance of 388.71 feet to a point;

Thence Southerly by a line which bears South 7 degrees 48 minutes 14 seconds East a distance of 285.00 feet to a point in the Northerly line of the above said F.P. & E. Railroad;

Thence Westerly on the arc of w curve deflecting to the left (the radius of which is 1922.73 feet and the chord bearing South 57 degrees 21 minutes 48 West which is 406.13 feet long), a distance of 406.89 feet to a point;

Thence Northerly by a line which bears North 0 degree 04 minutes 11 seconds East, a distance of 646.51 feet to a point;

Thence Easterly by a line, which bears South 89 degrees 37 minutes 10 seconds East, a distance of 89.09 feet to a point;

Thence by a line which bears North 51 degrees 56 minutes 20 seconds East, a distance of 130.54 feet to a point in the Southwesterly line of land of Robert Urban and Sol Levenson as recorded in Volume 835, page 257 Lake County Record of Deeds;

Thence along the Southerly lines of land of said Urban and Levenson by the following courses and distances: South 32 degrees 36 minutes 17 seconds, East, a distance of 56.00 feet point; North 52 degrees 37 minutes 43 seconds East, a distance of 125.44 feet to a point and North 81 degrees 41 minutes 36 seconds East, a distance of 228.43 feet to a point;

Thence Southerly by a line which bears South 7 degrees 48 minutes 14 seconds East, a distance of 218.05 feet to a point;

Thence Easterly by a line which bears North 81 degrees 31 minutes 16 seconds East, a distance of 580.00 feet to a point;

Thence Northerly by a line which bears North 7 degrees 48 minutes 14 seconds West, a distance of 218.05 feet to a point;

Thence Easterly by a line which bears North 81 degrees 41 minutes 36 seconds East, a distance of 450.00 feet to a point;

Thence Southerly by a line which bears South 8 degrees 18 minutes 24 seconds East, a distance of 278.00 feet to the principal place of beginning and containing 10.359 acres of land as calculated and described by Colpetzer–Woods Consultants, Inc., Registered Engineers and Surveyors.

PARCEL 2B:

Situated in the Township of Painesville, County of Lake and State of Ohio, and being part of Lot 3, Tract 3, Samuel Fowler Lots, Tract 4 just East of the Village of Fairport and bounded and described as follows:

Beginning on the centerline of Fairport–Nursery Road (60 feet wide) at its intersection with the centerline of East Street (60 feet wide), thence North 89 degrees 43 minutes 26 seconds East along the centerline of said Fairport–Nursery Road, a distance of 299.99 feet to a point;

Thence North 48 degrees 59 minutes 58 seconds East continuing along the centerline of said Fairport–Nursery Road, a distance of 2094.60 feet to a point;

Thence continuing along the centerline of said Fairport–Nursery Road, North 76 degrees 48 minutes 06 seconds East, a distance of 505.24 feet to a point;

Thence North 8 degrees 18 minutes 24 seconds West, a distance of 60.22 feet to a point and the principal place of beginning of the premises herein intended to be described;

Thence Westerly along the Northerly line of the F.P. & E. Railroad, South 76 degrees 48 minutes 06 seconds West, a distance of 498.94 feet to a point;

Thence continuing Westerly along the Northerly line of said F. P. & E. Railroad on the arc of a curve deflecting to the left (the radius of which is 1883.02 feet with a chord bearing South 70 degrees 06 minutes 50 seconds West and is 438.60 feet long), a distance of 439.60 feet to a point;

Thence Northerly by a line which bears North 7 degrees 48 minutes 14 seconds West, a distance of 157.48 feet to a point;

Thence Westerly by a line which bears South 81 degrees 31 minutes 16 seconds West, a distance of 388.71 feet to a point;

Thence Southerly by a line which bears South 7 degrees 48 minutes 14 seconds East, a distance of 285.00 feet to a point in the Northerly line of the above said F. P. & E. Railroad;

Thence Westerly on the arc of a curve deflecting to the left (the radius of which is 1922.73 feet with chord bearing South 57 degrees 21 minutes 48 seconds West and is 406.13 feet long), a distance of 406.89 feet to a point;

Thence Northerly by a line which bears North 0 degree 04 minutes 11 seconds East, a distance of 646.51 feet to a point;

Thence Easterly by a line which bears South 89 degrees 37 minutes 10 seconds East, a distance of 89.09 feet to a point;

Thence by a line which bears North 51 degrees 56 minutes 20 seconds East, a distance of 130.54 feet to a point in the Southwesterly line of land of Robert Urban and Sol Levenson as recorded in Volume 835, page 257 Lake County Record of Deeds;

Thence along the Southwesterly line of land of said Urban & Levenson, South 32 degrees 36 minutes 17 seconds East, a distance of 56.00 feet to a point;

Thence Southwesterly by a line which bears South 40 degrees 39 minutes 50 seconds West, a distance of 227.14 feet to a point;

Thence Easterly by a line which bears North 81 degrees 31 minutes 16 seconds East, a distance of 506.72 feet to a point;

Thence Southerly by a line which bears South 7 degrees 48 minutes 14 seconds East, a distance of 8.00 feet to a point;

Thence Easterly by a line which bears North 81 degrees 31 minutes 16 seconds East, a distance of 580.00 feet to a point;

Thence Northerly by a line which bears North 7 degrees 48 minutes 14 seconds West, a distance of 218.05 feet to a point;

Thence Easterly by a line which bears North 81 degrees 41 minutes 36 seconds East, a distance of 450.00 feet to a point;

Thence Southerly by a line which bears South 8 degrees 18 minutes 24 seconds East, a distance of 278.00 feet to the principal place of beginning and containing 8.520 acres of and as calculated and described by Colpetzer–Woods Consultants, Inc., Registered Engineers and Surveyors. Part of Parcel 12A–59–10

EXCEPTING THE FOLLOWING:

Situated in the Township of Painesville, County of Lake, State of Ohio and known as being part of Samuel Fowler Lots, Tract 4 in said Township and is further bounded and described as follows:

Beginning on the centerline of East Street (60 feet wide) at the point of intersection of the centerline of Fairport–Nursery Road (60 feet wide);

Legal Description

Thence along the centerline of Fairport–Nursery Road by the following courses and distances;

Thence North 89 degrees 43 minutes 26 seconds East, a distance of 299.99 feet to an angle point in said centerline;

Thence North 48 degrees 59 minutes 58 seconds East, a distance of 2094.60 feet to an angle point in said centerline;

Thence North 76 degrees 48 minutes 06 seconds East, a distance of 11.31 feet to a point;

Thence North 13 degrees 11 minutes 54 seconds West, perpendicular to said centerline, a distance of 60.01 feet to a point of curve on the Northerly sideline of the land now or formerly owned by Fairport–Painesville and Eastern Railroad Company;

Thence along the arc of said Northerly curved sideline of Fairport–Painesville and Eastern Railroad Company's land, deflecting to the left, 439.60 feet, said curve has a radius of 1883.02 feet and a chord which bears South 70 degrees 05 minutes 50 seconds West, a distance of 438.60 feet to its point of tangency;

Thence South 63 degrees 25 minutes 33 seconds West, continuing along said Northerly sideline of Fairport–Painesville and Eastern Railroad Company's land, a distance of 41.16 feet and the principal place of beginning of the premises herein intended to be described;

COURSE 1 Thence continuing South 63 degrees 25 minutes 33 seconds West along said Northerly side line of Fairport–Painesville and Eastern Railroad Company's land, a distance of 369.36 feet to a point of curve;

COURSE 2 Thence along the arc of said Northerly curved side line of Fairport–Painesville and Eastern Railroad Company's land, deflecting to the left 406.89 feet, said curve having a radius of 1,922.73 feet and a chord which bears South 57 degrees 21 minutes 48 seconds West, a distance of 406.13 feet to a point;

COURSE 3 Thence North 00 degree 04 minutes 11 seconds East along an Easterly side line of said Fairport–Painesville and Eastern Railroad Company's land, a distance of 646.51 feet to a point, said point also being a Southwesterly corner of land now or formerly owned by W. Nyjer and William E. Schuster as recorded in Volume 885, page 1024 of Lake County Deed Records;

COURSE 4 Thence South 89 degrees 37 minutes 10 seconds East along a Southerly line of said Schuster's land, a distance of 89.09 feet to an angle point therein.

COURSE 5 Thence North 51 degrees 56 minutes 20 seconds East continuing along said Southerly line of Schuster's land, a distance of 130.54 feet to a point on the Southwesterly line of land now or formerly owned by Fairport Properties (Urban and Levenson) as recorded in Volume 835, page 257 of Lake County Deed Records;

COURSE 6 Thence South 32 degrees 36 minutes 17 seconds East along said Southwesterly line of Fairport Properties' land a distance of 56.00 feet to the Southwesterly corner thereof, said point also being on the Westerly line of land now or formerly owned by Bower Co. Ammonia & Chemical (1,839 acre parcel) as recorded in Volume 871, pages 228 & 234 of Lake County Deed Records;

COURSE 7 Thence South 40 degrees 39 minutes 50 seconds West along said Westerly line of Bower Co. Ammonia & Chemical's land, a distance of 227.14 feet to the Southwesterly corner thereof;

COURSE 8 Thence North 81 degrees 31 minutes 16 seconds East along the Southerly line of said Bower Co. Ammonia & Chemical's land and its Northeastly prolongation thereof 531.72 feet to an angle point;

COURSE 9 Thence South 53 degrees 37 minutes 04 seconds East a distance of 58.20 feet to an angle point;

COURSE 10 Thence South 8 degrees 27 minutes 17 seconds East a distance of 168.37 feet to the principal place of beginning and containing 5.674 acres of land as described by Lake Inc., Engineers & Surveyors, be the same more or less. Parcel Number 12A–59–25

EXCEPTION FROM PARCELS 2A and 2B:

Situated in the Township of Painesville, County of Lake, State of Ohio and known as being part of Lot 3, Tract 3, Samuel Fowler Lots, Tract 4 in said Township and is bounded and described as follows:

Beginning at a point at the intersection of the centerlines of East Street and Fairport Nursery Road;

Thence along the centerline of Fairport Nursery Road by the following courses and distances;

Thence North 89 degrees 43 minutes 26 seconds East, a distance of 299.99 feet to a point at an angle point in said centerline;

Thence North 48 degrees 59 minutes 58 seconds East, a distance of 2094.59 feet to a point at an angle point in said centerline;

Thence North 76 degrees 48 minutes 06 seconds East, a distance of 11.31 feet to a point;

Thence North 13 degrees 11 minutes 54 seconds West, a distance of 60.01 feet to a point on the Northerly right–of–way line of property owned by the Fairport–Painesville and Eastern Railroad Company and the principal place of beginning of the premises herein intended to be described;

COURSE 1 Thence along the arc of a curve, deflecting to the left, a distance of 439.60 feet, said curve having a radius of 1883.02 feet and a chord bearing South 70 degrees 06 minutes 50 seconds West, 438.60 feet to a point;

COURSE 1a Thence South 63 degrees 25 minutes 33 seconds West a distance of 41.16 feet to a point;

COURSE 2 Thence North 8 degrees 27 minutes 17 seconds West, a distance of 168.37 feet to a point;

COURSE 3 Thence North 53 degrees 37 minutes 04 seconds West, a distance of 58.20 feet to a point;

COURSE 4 Thence South 81 degrees 31 minutes 16 seconds West, a distance of 25.00 feet to a point;



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd. Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

Legal Description

Thence North 81 degrees 40 minutes 33 seconds East along the centerline of said Fairport–Nursery Road, a distance of 143.07 feet to a point;

Thence South 6 degrees 17 minutes 36 seconds East, a distance of 30.02 feet to a point, said point being on the Southerly sideline of said Fairport–Nursery Road and the principal place of beginning of the premises herein intended to be described;

COURSE 1 Thence continuing South 6 degrees 17 minutes 36 seconds East, a distance of 309.40 feet to a point on the centerline of a sanitary manhole;

COURSE 2 Thence South 6 degrees 33 minutes 51 seconds East, a distance of 273.60 feet to a point on the centerline of a sanitary manhole.

COURSE 3 Thence South 24 degrees 57 minutes 59 seconds East, a distance of 260.95 feet to a point on the centerline of a sanitary manhole;

COURSE 4 Thence South 43 degrees 04 minutes 15 seconds East, a distance of 600.10 feet to a point on the centerline of a sanitary manhole;

COURSE 5 Thence South 43 degrees 07 minutes 41 seconds East, a distance of 600.45 feet to a point on the centerline of a sanitary manhole;

COURSE 6 Thence South 58 degrees 40 minutes 14 seconds East, a distance of 187.74 feet to a point;

COURSE 7 Thence South 25 degrees 48 minutes 06 seconds West, a distance of about 342.34 feet to a point on the centerline of the Grand River;

COURSE 8 Thence North 77 degrees 18 minutes 35 seconds West along the centerline of the Grand River about 603.77 feet to a point;

COURSE 9 Thence North 33 degrees 09 minutes 07 seconds West, a distance of about 2150.25 feet to a point on the Southerly side line of said Fairport–Nursery Road;

COURSE 10 Thence North 76 degrees 48 minutes 06 seconds East along the Southerly side line of said Fairport–Nursery Road, a distance of 635.46 feet to a point;

COURSE 11 Thence North 81 degrees 40 minutes 33 seconds East along the Southerly side line of said Fairport–Nursery Road, a distance of 140.73 feet to point, said point being the principal place of beginning, and containing 29.305 acres of land, be the same more or less.

PARCEL 4:

Situated partly in the Village of Fairport Harbor and partly in the Township of Painesville, County of Lake and State of Ohio and known as being a part of the Samuel Fowler Lots in Tract No. 4 and a part of Original Lots Nos. 5 and 6, Tract No. 4 in the Eleventh Township of the Eighth Range of the Connecticut Western Reserve and is bounded and described as follows:

Beginning in the Easterly sideline of East Street, 60 feet in width, at its intersection with the Northerly line of the residual portion of land conveyed to the Board of Education of the Fairport Harbor Exempted Village School District by Instrument dated January 26, 1967 and recorded in Volume 661, page 411 of the Lake County Deed Records, said point of beginning being located North 4 degrees 41 minutes 20 seconds West, a distance of 682.33 feet as measured along said sideline from the Northwesterly corner of land conveyed to said Board of Education by instrument dated December 22, 1971 and recorded in Volume 759, page 900 of the Lake County Deed Records;

COURSE 1 Thence North 4 degrees 41 minutes 20 seconds West, along said sideline, 154.95 feet to Southeastly right–of–way line of the Fairport, Painesville, and Eastern Rail Company, 50 feet in width;

COURSE 2 Thence Northeasterly along said right–of–way line on the arc of a curve which deflects Westery (the radius of which is also 824.40 feet and the chord of which bears North 13 degrees 40 minutes 59 seconds East and is 461.83 feet in length), a distance of 468.10 feet to a point;

COURSE 3 Thence North 2 degrees 35 minutes 00 seconds West, continuing along said right–of–way line, 645.47 feet to a point at the beginning of a curve;

COURSE 4 Thence Northerly and continuing along said right–of–way line on the arc of said curve which deflects Easterly (the radius of which is 852.83 feet and the chord of which bears North 0 degree 39 minutes 00 seconds East and is 96.20 feet in length), a distance of 96.25 feet to the Southerly sideline of the Fairport–Nursery Road, 60 feet in width;

COURSE 5 Thence North 89 degrees 00 minutes 00 seconds East, along said sideline, 46.50 feet to a point at the beginning of a curve;

COURSE 6 Thence Northeasterly and continuing along said sideline on the arc of a curve which deflects Northerly (the radius of which is 261.01 feet and the chord of which bears North 68 degrees 38 minutes 12 seconds East and is 181.65 feet in length), a distance of 185.53 feet to a point;

COURSE 7 Thence North 48 degrees 16 minutes 25 seconds East, continuing along said sideline, 338.79 feet to an iron pin stake found marking the Northwesterly corner of land conveyed to Environmental Brine Services, Inc., by instrument dated April 7, 1985 and recorded in Volume 136, page 814 of the Lake County Official Records;

COURSE 8 Thence South 0 degree 40 minutes 25 seconds East, along the Westery line of said land of Environmental Brine Services, Inc., 856.55 feet to the Southwesterly corner thereof;

COURSE 9 Thence South 1 degree 52 minutes 05 seconds East, 733.69 feet to a point on the Easterly prolongation of the aforesaid Northerly line of the residual portion of land of Board of Education;

COURSE 10 Thence South 85 degrees 18 minutes 40 seconds West, along said prolongation and line of said residual portion of land, 573.00 feet to the point of beginning and containing 15,896 acres of land of which 4.614 acres are contained within the corporate limits of said Village of Fairport Harbor and 11,282 acres are contained within the limits of the Township of Painesville according to a survey performed in December, 1986 by Timothy P. Hadden, Ohio Registered Surveyor No. 6786 of Colpetzer–Thomas, Inc., Registered Engineers and Surveyors, be the same more or less.

PARCEL 5:

Situated in the Township of Painesville, Village of Fairport, County of Lake and State of Ohio, and known as part of Lots 7, 8, 9, and 10 and part of the S. F. lots in Tract 4, and is bounded and described as follows:

Beginning at a stone at the Southwest corner of Lot 92 of C. A. Moody's plat of part of Lots 5 and 6 in Tract 4 as recorded in Portfolio of Plats "A", page 27;

thence South 89 degrees 45 minutes East in the South line of said Moody plat and land owned by C. A. Moody 728.8 feet to the center of Grand River passing through a stone in the East line of East Street and through an iron stake on the West bank of said River;

thence down the river by the following courses: South 28 degrees East 355.9 feet; South 39 degrees 01 minutes East 339.4 feet; South 45 degrees 02 minutes East 178 feet; South 33 degrees 15 minutes East 198.3 feet; South 33 degrees 58 minutes East 219.8 feet;

Legal Description

thence South 0 degrees 53 minutes West 169 feet, to an iron stake in the center of the old Fairport Road, so-called;

thence North 83 degrees 07 minutes West on the center of said Old Road, 495 feet to a stone at the Northwest corner of that part of the H. H. Hine estate lying West of Grand River;

thence along the Westery line of said Hine estate South 26 degrees 56 minutes East 334.6 feet to the center of St. Clair Street;

thence South 9 degrees 36 minutes West 499.2 feet to a stone at the Southwest corner of said Hine estate;

thence South 72 degrees 54 minutes East 91.1 feet to an iron stake;

thence South 62 degrees 42 minutes East 209.1 feet to an iron stake at the margin of the river;

thence South 23 degrees 12 minutes East 160 feet to the center of said river;

thence down said river by the following courses: South 66 degrees 08 minutes West 391 feet, South 36 West 126.6 feet, South 26 degrees 55 minutes West 142.6 feet to the Northeasterly corner of land now or formerly owned by Mary Cosement;

thence North 51 degrees 14 minutes West on said Cosement line, 188 feet to an iron stake at said Casement's North corner;

thence South 47 degrees 50 minutes West 443.85 feet to the center of the Fairport Road at the West corner of land owned by one Corlett;

thence North 40 degrees 41 minutes West on the center of said Fairport Road, 1782.1 feet to the most Southerly corner of land owned by M. C. Mighton and S. J. Merrill;

thence North 0 degree 22 minutes West on said Mighton and Merrill's East line, 1306.13 feet to the Southwest corner of land recently conveyed by the Fairport Land Company to C. L. Flaccus;

thence on said Flaccus' line North 44 degrees 02 minutes East 117.8 feet;

thence South 89 degrees 49 minutes East 628.3 feet to the beginning, containing 95–444/1000 acres of land.

EXCEPT:
Volume 759, page 900; Volume 799, page 1246; Volume 815, page 1332; Volume 884, page 261; Volume 402, page 330; Volume 171, page 499; Volume 756, page 749; Volume 731, page 588; Volume 693, page 471; Volume 618, page 338; Volume 816, page 841;

Also excepting:

Plat W/11 Fairport Industrial Park
Plat 1/20 Grandon Industrial Park

PARCEL 6:

Situated in the Township of Painesville, County of Lake, State of Ohio and known as being a part of Original Painesville Township Lot Nos. 1 and 2, in Tract 3 and being further bounded and described as follows:

Beginning at the most Southwesterly corner of an 83.537 parcel of land conveyed to Mitchell Transport Inc. by deed recorded in Volume 553, page 961 of Lake County Records. Said point also being on the Northerly line of a parcel of land conveyed to Crompton Manufacturing Company, Inc. by Instrument Number 200112586 of Lake County Records;

Thence Northerly along the Westery line of said 83.357 acre parcel of land conveyed to Mitchell Transport Inc. a distance of about 873.95 feet to the Northwesterly corner thereof;

Thence Easterly along the Northerly line of land so conveyed a distance of about 60.00 feet to the Southwesterly corner of a 7.473 acre parcel of land as conveyed to Mitchell Transport Inc. by deed recorded in Volume 553, page 961 of Lake County Records as aforesaid;

Thence Northerly along the Westery line of land so conveyed to Mitchell Transport Inc. a distance of about 312.84 feet to the Southerly line of Lake Erie;

Thence Westery along the Southerly line of Lake Erie to the Northeasterly corner of a parcel of land conveyed to Erie–Coke Properties by Instrument Number 200104402 of Lake County Records;

Thence Southerly along the Easterly line of land so conveyed to Erie–Coke Properties Inc. a distance of about 849.24 feet to the Southeasterly corner thereof, said point also being on the Northerly line of land conveyed to Aluminum Smelting & Refining Company by deed recorded in Volume 874, page 590 of Lake County Records;

Thence Easterly along the Northerly line of land so conveyed to Aluminum Smelting & Refining Company to the most Northeasterly corner thereof;

Thence Southerly along the Easterly line of land so conveyed to Aluminum Smelting & Refining Company to the Northwesterly corner of a parcel of land conveyed to Crompton Manufacturing Company by Instrument Number 200112586 of Lake County Records;

Thence continuing along said Northerly line of Crompton Manufacturing Inc. to the place of beginning, intending to describe about 30.33 acres of land as shown on plat of land in the Painesville works for Chemical Land Holdings Inc. dated May, 2001 by C.T. Consultants.

PARCEL 7:

Situated in the Township of Painesville, County of Lake and State of Ohio and known as being part of Lots No. 1, 2 and 3 in Tract No. 3 in said Township and is further bounded and described as follows:

Beginning at the intersection of the Southerly sideline of Fairport Nursery Road (60 feet wide) with the Easterly line of land now or formerly owned by Standard Machine and Equipment Company by deed dated December 29, 1977 and as recorded in Volume 839, page 4 of Lake County Deed Records;

COURSE 1 Thence North 81 degrees 40 minutes 33 seconds East along said Southerly sideline of Fairport Nursery Road, a distance of 451.56 feet to an angle point in said sideline;

COURSE 2 Thence North 82 degrees 44 minutes 40 seconds East, continuing along said Southerly sideline of Fairport Nursery Road, a distance of 388.94 feet to an angle point in said sideline;

COURSE 3 Thence North 81 degrees 40 minutes 00 second East, continuing along said Southerly sideline of Fairport Nursery Road, a distance of 3,146.14 feet to a point on the Westery line of land now or formerly owned by Uniroyal, Inc. by deed dated September 5, 1969 and as recorded in Volume 723, page 93 of Lake County Deed Records;

COURSE 4 Thence South 1 degree 02 minutes 17 seconds West along said Westery line of Uniroyal Inc's land, a distance of 1262.29 feet to a point on the centerline of the Grand River;

COURSE 5 Thence South 62 degrees 36 minutes 35 seconds West along said centerline of the Grand River, a distance of 560.66 feet to an angle point in said river;

COURSE 6 Thence South 52 degrees 37 minutes 39 seconds West, continuing along said centerline of the Grand River, a distance of 742.86 feet to an angle point in said river;

COURSE 7 Thence South 82 degrees 24 minutes 02 seconds West, continuing along said centerline of the Grand River, a distance of 669.47 feet to an angle point in said river;

COURSE 8 Thence South 51 degrees 25 minutes 13 seconds West, continuing along said centerline of the Grand River, a distance of 1,089.77 feet to an angle point in said river;

COURSE 9 Thence North 77 degrees 18 minutes 35 seconds West, continuing along said centerline of the Grand River, a distance of 258.27 feet to a point;

Legal Description

COURSE 10 Thence North 25 degrees 48 minutes 06 seconds East, a distance of 322.58 feet to a point;

COURSE 11 Thence North 58 degrees 40 minutes 14 seconds West along a Southeasterly prolongation and a Northeasterly line of said Standard Machine and Equipment Company's land, a distance of 248.02 feet to an angle point therein, said point also being on the centerline of a sanitary manhole;

COURSE 12 Thence North 43 degrees 07 minutes 41 seconds West, continuing along a Northeasterly line of said Standard Machine and Equipment Company's land, a distance of 600.45 feet to an angle point therein, said point also being on the centerline of a sanitary manhole;

COURSE 13 Thence North 43 degrees 04 minutes 15 seconds West, continuing along a Northeasterly line of said Standard Machine and Equipment Company's land, a distance of 600.10 feet to an angle point therein, said point also being on the centerline of a sanitary manhole;

COURSE 14 Thence North 24 degrees 57 minutes 59 seconds West, continuing along a Northeasterly line of said Standard Machine and Equipment Company's land, a distance of 260.95 feet to an angle point therein, said point also being on the centerline of a sanitary manhole;

COURSE 15 Thence North 6 degrees 33 minutes 51 seconds West, continuing along a Northeasterly line of said Standard Machine and Equipment Company's land, a distance of 273.60 feet to an angle point therein, said point also being on the centerline of a sanitary manhole;

COURSE 16 Thence North 6 degrees 17 minutes 36 seconds West, continuing along a Northeasterly line of said Standard Machine and Equipment Company's land, a distance of 309.40 feet to the Place of Beginning and containing 149.130 acres of land, as described by Lake Inc., Engineers and Surveyors, be the same, more or less.

PARCEL 8A:

Situated in the Township of Painesville, County of Lake and State of Ohio, and known as being in Tracts Nos. 3 and 4 in said Township, bounded as follows:

Beginning in the center of Grand River at the Northeast corner of the Skinner Farm (so called) now or formerly owned by H. H. Hine;

thence with the line of said Skinner Farm, South 52 chains East 15 chains 28 links to the center of the road leading from Skinners by the D. T. French Farm;

thence with the same North 12–1/4 degrees East 3 chains 75 links to the line of land formerly owned by R. W. and A. Skinner;

thence with their line North 23 chains 94 links, North 28 degrees East 1 chain 35 links, North 66–3/4 degrees East 4 chains 25 links, North 34–1/2 degrees East 3 chains 96 links to the center of said River;

thence down the same with the meanderings thereof to the place of beginning, containing 77–84/100 acres by actual survey and is the whole of the Dr. Metthers Farm so-called. Be the same more or less. The above description is listed on the Lake County Tax Duplicate as 65.22 acres in Lot 7, Tract Number 3, Painesville Township and as 12.62 acres in Lot 7, Tract Number 3, Painesville City, Ward 1.

PARCEL 8B:

Situated in the Township of Painesville, County of Lake, and State of Ohio and known as being Tract Four beginning in the center of the Grand River at a point where the North line of the State Street Road if continued would cross the river;

thence East along said line about 1450 links to a stone culvert on the West line of Tract Three;

thence North on said tract line 1023 links to the South line of what was formerly P. F. Mather's Land;

thence West along Mather's South line 992 links to the Southwest corner of land formerly owned by said P. F. Mather;

thence North along the West line of the land formerly owned by said P. F. Mather, 5254 links to the center of Grand River;

thence along and down the center said river Westward and Southerly 8816 links to the place of beginning. Containing approximately 72.96 acres of land, of which 63.09 is in Painesville Township and approximately 9.87 is in Painesville City Ward 1.

PARCEL 9:

Situated in the Township of Painesville, County of Lake, State of Ohio, and known as being a part of Lot 2, Tract 3 in said Township and is bounded and described as follows:

Beginning at a point at the intersection of the centerlines of East Street and Fairport Nursery Road;

Thence along the centerline of Fairport Nursery Road by the following courses and distances;

North 89 degrees 46 minutes East a distance of 299.99 feet to a tangent intersection in said centerline;

North 49 degrees 02 minutes East a distance of 2094.60 feet to a point at a tangent intersection in said centerline;

North 76 degrees 50 minutes 30 seconds East a distance of 866.25 feet to a point at an angle in said centerline;

North 81 degrees 44 minutes 30 seconds East a distance of 594.16 feet to an iron pin in a monument box;

North 87 degrees 44 minutes 30 seconds East a distance of 388.80 feet to an iron pin in a monument box and North 81 degrees East a distance of 1206.66 feet to a point;

Thence North 8 degrees 20 minutes 00 second West a distance of 226.54 feet to a point;

Thence North 26 degrees 32 minutes 40 seconds West a distance of 65.65 feet to an iron pipe stake;

Thence South 81 degrees 24 minutes 30 seconds West a distance of 131.61 feet to a point;

Thence North 8 degrees 25 minutes 30 seconds West a distance of 242.10 feet to a point;

Thence South 81 degrees 43 minutes 30 seconds West a distance of 150.70 feet to a point;

Thence North 8 degrees 25 minutes 30 seconds West a distance of 30.95 feet to an iron pin;

Thence North 8 degrees 20 minutes 30 seconds West a distance of 271.65 feet to a point and the principle place of beginning of the premises herein intended to be described;

COURSE I Thence South 81 degrees 38 minutes 57 seconds West a distance of 844.00 feet to an iron pin;

COURSE II Thence North 8 degrees 21 minutes 03 seconds West, a distance of 591.00 feet to a point at the waters edge of Lake Erie;

COURSE III Thence North 74 degrees 55 minutes 24 seconds East along the waters edge of Lake Erie a distance of 2431.62 feet to a point;

Legal Description

COURSE IV Thence South 8 degrees 21 minutes 03 seconds East a distance of 849.24 feet to an iron pin;

COURSE V Thence South 78 degrees 56 minutes 18 seconds West a distance of 665.72 feet to an iron pin;

COURSE VI Thence South 82 degrees 35 minutes 27 seconds West a distance of 300.00 feet to an iron pin;

COURSE VII Thence South 81 degrees 38 minutes 57 seconds West a distance of 605.94 feet to the principle place of beginning, and containing 40.509 acres of land as surveyed by Lake, Inc., Engineers and Surveyors, be the same more or less.

PARCEL 10A:

Situated in the Township of Painesville, County of Lake, and State of Ohio, and known as being part of Lots 2 and 3, Tract 3, Samuel Fowler Lots, Tract 4 in said Township and bounded and described as follows:

Beginning at the Southwest property corner of a parcel of land owned by Erie Coke and Chemical Company as recorded in Volume 819, page 1309 of the Lake County Deed Records, said corner being the principle place of beginning of the premises herein intended to be described;

COURSE 1

Thence North 8 degrees 21 minutes 03 seconds West along the Westery property line of said Erie Coke and Chemical Company, a distance of 566.7 feet to a point on the waters edge of Lake Erie as of 7–B–78;

COURSE 2

Thence South 77 degrees 17 minutes 31 seconds West, along the waters edge of Lake Erie, a distance of 171.24 feet to an angle point;

COURSE 3

Thence South 76 degrees 10 minutes 36 seconds West, continuing along the waters edge of Lake Erie, a distance of 194.64 feet to an angle point;

COURSE 4

Thence North 85 degrees 17 minutes 12 seconds West, continuing along the waters edge of Lake Erie, a distance of 443.34 feet to a point, said point being on an Easterly property line of land conveyed to Lake County;

COURSE 5

Thence South 46 degrees 10 minutes 30 seconds East, along an Easterly property line of land conveyed to said Lake County, a distance of 313.90 feet to a point, said point being the Southeast corner of a parcel of land conveyed to said Lake County;

COURSE 6

Thence South 75 degrees 59 minutes 00 second West, along a Southerly property line of land conveyed to said Lake County, a distance of 153.30 feet to an angle point;

COURSE 7

Thence South 77 degrees 40 minutes 00 second West, along a Southerly property line of land conveyed to said Lake County, a distance of 336.13 feet to a point, said point being a Northerly property corner of a parcel of land owned by Standard Machine & Equipment Company as recorded in Volume 839, page 1 of Lake County Deed Records;

COURSE 8

Thence South 8 degrees 59 minutes 20 seconds East, along an Easterly property line of and owned by said Standard Machine & Equipment Company a distance of 318.74 feet to an angle point;

COURSE 9

Thence North 81 degrees 36 minutes 12 seconds East along a Northerly property line of land owned by said Standard Machine & Equipment Company, a distance of 262.92 feet to an angle point;

COURSE 10

Thence South 8 degrees 27 minutes 15 seconds East, along an Easterly property line of land owned by said Standard Machine & Equipment Company, a distance of 100.43 feet to a point, said point being on a Northerly property line of land known as the B–1 caustic tract;

COURSE 11

Thence North 81 degrees 39 minutes 08 seconds East, along a Northerly property line of the said B–1 caustic tract, a distance of 203.00 feet to an angle point;

COURSE 12

Thence North 8 degrees 23 minutes 56 seconds West, along a Westery property line of the said B–1 caustic tract, a distance of 100.83 feet to an angle point;

COURSE 13

Thence North 81 degrees 37 minutes 33 seconds East along a Northerly property line of the said B–1 caustic tract, a distance of 333.91 feet to an angle point;

COURSE 14

Thence South 8 degrees 11 minutes 32 seconds East along an Easterly property line of the said B–1 caustic tract, a distance of 100.98 feet to an angle point;

COURSE 15

Thence North 81 degrees 39 minutes 08 seconds East along a Northerly property line of the said B–1 caustic tract, a distance of 586.30 feet to a point, said point being the Northeast property corner of said B–1 caustic tract, and being on a Westery property line of a parcel of land known as the West cement tract;

COURSE 16

Thence North 14 degrees 58 minutes 35 seconds West, along a Westery property line of said West cement tract, a distance of 37.83 feet to an angle point;

COURSE 17

Thence North 8 degrees 21 minutes 03 seconds West, continuing along a Westery property line of said West cement tract, a distance of 32.44 feet to a point, said point being the Northwest property corner of said West cement tract and being on a Southerly property line of said Erie Coke and Chemical Co.;

COURSE 18

Thence South 81 degrees 38 minutes 57 seconds West along a Southerly property line of said Erie Coke and Chemical Company, a distance of 293.40 feet to a point and the principle place of beginning, and containing 13.094 acres of land, be the same more or less.

PARCEL 10B:

Situated in



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd. Suite E#183
Akron, OH 44312
866.290.8121
www.amnnational.net

Legal Description

Thence South 8 degrees 21 minutes 03 seconds East along a Westerly property line of said West cement tract, a distance of 32.44 feet to a point;

Thence South 14 degrees 58 minutes 35 seconds East continuing along a Westerly property line of said West cement tract a distance of 37.83 feet to a point, and the principal place of beginning of the premises herein intended to be described;

COURSE 1
Thence continuing South 14 degrees 58 minutes 35 seconds East along a Westerly property line of said West cement tract a distance of 25.77 feet to a point;

COURSE 2
Thence South 8 degrees 18 minutes 37 seconds East continuing along a Westerly property line of said West cement tract, a distance of 103.41 feet to a point of curve;

COURSE 3
Thence along the arc of a curve deflecting to the left 47.23 feet, said curve being a Westerly line of said West cement tract and having a radius of 71.96 feet and a chord which bears South 27 degrees 06 minutes 44 seconds East, a distance of 46.36 feet to a point of tangency;

COURSE 4
Thence South 45 degrees 55 minutes 49 seconds East continuing along a Westerly property line of said West cement tract, a distance of 90.09 feet to a point, said point being an Easterly property corner of a parcel of land owned by Standard Machine & Equipment Co. recorded in Volume 639, page 1 of Lake County Records;

COURSE 5
Thence South 81 degrees 38 minutes 01 seconds West along a Northerly property line of said Standard Machine & Equipment Company, a distance of 1204.64 feet to a point;

COURSE 6
Thence North 8 degrees 08 minutes 22 seconds West along an Easterly property line of said Standard Machine & Equipment Company, a distance of 209.63 feet to a point;

COURSE 7
Thence North 81 degrees 51 minutes 38 seconds East along a Northerly property line of said Standard Machine & Equipment Company, a distance of 5.00 feet to a point;

COURSE 8
Thence North 8 degrees 08 minutes 22 seconds West along an Easterly property line of said Standard Machine & Equipment Company, a distance of 35.12 feet to a point;

COURSE 9
Thence North 81 degrees 39 minutes 08 seconds East along a Northerly property line of said Standard Machine & Equipment Company and its extension, a distance of 206.14 feet to a point;

COURSE 10
Thence North 8 degrees 25 minutes 56 seconds West, a distance of 100.83 feet to a point;

COURSE 11
Thence North 81 degrees 37 minutes 33 seconds East, a distance of 333.91 feet to a point;

COURSE 12
Thence South 8 degrees 11 minutes 32 seconds East, a distance of 100.98 feet to a point;

COURSE 13
Thence North 81 degrees 39 minutes 08 seconds East, a distance of 586.30 feet to a point, said point being on a Westerly property line of said West cement tract, and the principle place of beginning, and containing 7.209 acres of land, be the same more or less.

PARCEL 11:

Being 337.13 acres of land out of Permanent Parcel No. 35A-002-0-00-001 and 122.40 acres of land out of Permanent Parcel No. 15A-019-0-00-001 and also being a 459.53 acre portion of lands conveyed to Nacelle Land and Mortgage Corporation by instrument dated January 8, 1980 and recorded in Volume 870, page 619 of the Lake County Deed Records and described as follows:

Situated in the City of Painesville, County of Lake and State of Ohio and known as being a part of Original Painesville Township Lots No. 4, No. 5, No. 6 and No. 7, Tract No. 3 and part of Original Painesville Township Lot No. 5, Tract No. 2, and is further bounded and described as follows:

Beginning at a point on the centerline of Elm Street (55 feet wide), at its intersection with the centerline of State Street (66 feet wide);

Thence North 12 degrees 40 minutes 18 seconds East, along the centerline of said Elm Street, a distance of 679.13 feet to a point, said point being the Northeast property corner of land now or formerly owned by Louise A. and Adelbert A. Abrahamson as recorded in Volume 253, page 260 of the Lake County Deed Records;

Thence North 87 degrees 28 minutes 06 seconds West, along the Northerly property line of land owned by said Louise A. and Adelbert A. Abrahamson, a distance of 27.94 feet to a point, said point being on the Westerly sideline of said Elm Street, and the principal place of beginning of the premises herein intended to be described:

COURSE 1 Thence continuing North 87 degrees 28 minutes 06 seconds West, along the Northerly property line of land owned by said Louise A. and Adelbert A. Abrahamson, a distance of 327.91 feet to a point, said point being on the Easterly property line of land owned by the City of Painesville, as recorded in Volume 287, page 300 of the Lake County Deed Records;

COURSE 2 Thence North 2 degrees 01 minute 19 seconds East, along the Easterly property line of land owned by said City of Painesville, a distance of 509.83 feet to a point, said point being on the corporation line between the City of Painesville and the Township of Painesville, said point also being on a Southerly property line of land owned by the Board of Trustees, Painesville Township, as recorded in Volume 533, page 87 of the Lake County Deed Records;

Legal Description

COURSE 3 Thence South 89 degrees 30 minutes 01 second East, along said corporation line of and the Southerly property line of the Board of Trustees, Painesville Township, a distance of 139.25 feet to a point, said point being the Southeast property corner of land owned by the Board of Trustees, Painesville Township;

COURSE 4 Thence North 30 degrees 43 minutes 32 seconds East, along the Easterly property line of land owned by the Board of Trustees, Painesville Township, a distance of 781.12 feet to a point, said point being the Northeast property corner of the Board of Trustees, Painesville Township, and also being a Southerly property line of a 16.558 acre parcel of land;

COURSE 5 Thence South 60 degrees 21 minutes 16 seconds East, along the Southerly property line of a 16.558 acre parcel of land, a distance of 83.23 feet to a point, said point being the Southeast property corner of a 16.558 acre parcel of land;

COURSE 6 Thence North 28 degrees 24 minutes 07 seconds East, along an Easterly property line of a 16.558 acre parcel of land, a distance of 422.48 feet to a point;

COURSE 7 Thence North 65 degrees 27 minutes 28 seconds East, continuing along an Easterly property line of a 16.558 acre parcel of land, a distance of 136.66 feet to a point;

COURSE 8 Thence North 28 degrees 31 minutes 59 seconds West, continuing along an Easterly property line of a 16.558 acre parcel of land, a distance of 113.61 feet to a point;

COURSE 9 Thence North 25 degrees 48 minutes 06 seconds East, continuing along an Easterly property line of a 16.558 acre parcel of land, a distance of 405.50 feet to a point on the centerline of the Grand River, said point being a Southwest property corner of a parcel of land known as Waste Lake No. 2;

COURSE 10 Thence South 77 degrees 18 minutes 35 seconds East, along the centerline of the Grand River and a Southerly property line of Waste Lake No. 2, a distance of 258.54 feet to a point;

COURSE 11 Thence North 51 degrees 25 minutes 13 seconds East, continuing along the centerline of the Grand River and a Southerly property line of Waste Lake No. 2, a distance of 1089.77 feet to a point;

COURSE 12 Thence North 82 degrees 24 minutes 02 seconds East, continuing along the centerline of the Grand River and a Southerly property line of Waste Lake No. 2, a distance of 669.47 feet to a point;

COURSE 13 Thence North 52 degrees 37 minutes 39 seconds East, continuing along the centerline of the Grand River and Southerly property line of Waste Lake No. 2, a distance of 742.86 feet to a point;

COURSE 14 Thence North 62 degrees 36 minutes 35 seconds East, continuing along the centerline of the Grand River and a Southerly property line of Waste Lake No. 2, a distance of 560.66 feet to a point, said point being the Southeast property corner of Waste Lake No. 2 and the Southwest property corner of a 54.908 acre parcel of land owned by Uniroyal, Inc. as recorded in Volume 723, page 93 of the Lake County Deed Records;

COURSE 15 Thence North 66 degrees 05 minutes 24 seconds East, along the centerline of the Grand River and a Southerly property line of said Uniroyal, Inc., a distance of 511.13 feet to a point;

COURSE 16 Thence South 87 degrees 18 minutes 41 seconds East, continuing along the centerline of the Grand River and a Southerly property line of said Uniroyal, Inc., a distance of 394.85 feet to a point;

COURSE 17 Thence South 65 degrees 17 minutes 47 seconds East, continuing along the centerline of the Grand River and Southerly property line of said Uniroyal, Inc., a distance of 326.59 feet to a point;

COURSE 18 Thence South 56 degrees 33 minutes 33 seconds East, continuing along the centerline of the Grand River and Southerly property line of said Uniroyal, Inc., a distance of 599.64 feet to a point;

COURSE 19 Thence South 34 degrees 54 minutes 58 seconds East, continuing along the centerline of the Grand River and a Southerly property line of said Uniroyal, Inc., a distance of 494.33 feet to a point, said point being a Southerly property corner of said Uniroyal, Inc. and a Northwest property corner of land owned by Morris Splaver and Robert A. Forster as recorded in Volume 631, page 466 of the Lake County Deed Records;

COURSE 20 Thence South 19 degrees 33 minutes 59 seconds East, continuing along the centerline of the Grand River and along the Westerly property lines of Morris Splaver and Robert A. Forster, Diamond Alkali Company as recorded in Volume 265, pages 140 and 141 of the Lake County Deed Records, a distance of 789.64 feet to a point, said point being the Southwest property corner of said Diamond Alkali Company and the Northwest property corner of Northeastern Road Improvement Company as recorded in Volume 638, page 515 of the Lake County Deed Records;

COURSE 21 Thence South 25 degrees 57 minutes 23 seconds East, continuing along the centerline of the Grand River and a Westerly property line of said Northeastern Road Improvement Company, a distance of 290.10 feet to an angle point;

COURSE 22 Thence South 19 degrees 20 minutes 53 seconds East, continuing along the centerline of the Grand River and Westerly property lines of Northeastern Road Improvement Company, Charles L. Mantle as recorded in Volume 611, page 25, Volume 228, page 155, and Volume 278, page 150 of the Lake County Deed Records, a distance of 1058.33 feet to an angle point;

COURSE 23 Thence South 14 degrees 38 minutes 23 seconds East, continuing along the centerline of the Grand River and Westerly property lines of Charles L. Mantle, the Cleveland Electric Illuminating Company as recorded in Volume 648, page 173 of the Lake County Deed Records, a distance of 1249.66 feet to a point, said point being on the corporation line between Painesville Township and the City of Painesville;

COURSE 24 Thence South 34 degrees 18 minutes 57 seconds East, continuing along the centerline of the Grand River, the corporation line, and the Westerly property line of the Cleveland Electric Illuminating Company, a distance of 338.57 feet to a point, said point being the Northeast property corner of land owned by the Cleveland Electric Illuminating Company as recorded in Volume 718, page 251 of the Lake County Deed Records;

COURSE 25 Thence South 79 degrees 00 minutes 05 seconds West, along the Northerly property line of the Cleveland Electric Illuminating Company, a distance of 2908.13 feet to an angle point;

COURSE 26 Thence South 69 degrees 17 minutes 57 seconds West, along the Northerly property line of the Cleveland Illuminating Company, a distance of 256.93 feet to a point, said point being the Northeast property corner of the Cleveland Electric Illuminating Company and also being on a Northeasterly sideline of Elm Street (60 feet wide);

COURSE 27 Thence North 43 degrees 31 minutes 30 seconds West, along a Northeasterly sideline of Elm Street, a distance of 710.33 feet to an angle point;

COURSE 28 Thence North 65 degrees 33 minutes 19 seconds West, along a Northerly sideline of Elm Street, a distance of 2345.66 feet to an angle point;

COURSE 29 Thence North 82 degrees 33 minutes 12 seconds West, continuing along a Northerly sideline of Elm Street, a distance of 1025.04 feet to an angle point;

COURSE 30 Thence South 12 degrees 40 minutes 18 seconds West, along a Westerly sideline of Elm Street (55 feet wide), a distance of 269.96 feet to a point and the principal place of beginning and containing 484.73 acres of land, be the same, more or less.

Legal Description

EXCEPTION 1:

Situated in the City of Painesville, County of Lake and State of Ohio and known as being a part of Original Painesville Township Lot No. 6, Tract No. 3 and is bounded and described as follows:

Beginning in the centerline of Elm Street at an iron pin stake found marking its intersection with the centerline of State Street, 66 feet in width;

Thence North 12 degrees 39 minutes 53 seconds East, along said centerline of Elm Street, 916.68 feet to an iron pin stake found marking an angle therein;

Thence South 82 degrees 33 minutes 12 seconds East, continuing along said centerline of Elm Street, 995.70 feet to an iron pin stake found marking an angle therein;

Thence South 65 degrees 33 minutes 34 seconds East, continuing along said centerline of Elm Street, 720.63 feet to a point located North 65 degrees 33 minutes 34 seconds West, a distance of 1614.83 feet from an iron pin stake found marking an angle in said centerline;

Thence North 24 degrees 26 minutes 26 East, perpendicular to said centerline of Elm Street, 30.00 feet to an iron pin stake set in the Northerly line of same and the principal point of beginning of the following described parcel of land:

COURSE 1 Thence North 26 degrees 23 minutes 31 seconds East, a distance of 178.45 feet to an iron pin stake;

COURSE 2 Thence South 67 degrees 08 minutes 13 seconds East, a distance of 543.25 feet to an iron pin stake;

COURSE 3 Thence South 57 degrees 17 minutes 44 seconds East, a distance of 135.70 feet to an iron pin stake;

COURSE 4 Thence South 25 degrees 42 minutes 52 seconds West, a distance of 173.84 feet to an iron pin stake set in said Northerly line of Elm Street;

COURSE 5 Thence North 65 degrees 33 minutes 34 seconds West, along said Northerly line of Elm Street, 679.55 feet to the principal point of beginning and containing 2.887 acres of land as surveyed and described in October, 1996 by Timothy P. Hadden, Ohio Professional Surveyor No. 6786 of CT Consultants, Inc., be the same, more or less.

Bearings utilized herein are based upon the reported bearing of Elm Street (North 82 degrees 33 minutes 12 seconds West) as contained in deed recorded in Volume 870, page 623 of the Lake County Deed Records and are used to denote angles only.

EXCEPTION 2:

Situated in the City of Painesville, County of Lake and State of Ohio and known as being a part of Original Painesville Township Lot No. 7, Tract No. 3 and is bounded and described as follows:

Beginning in the centerline of Elm Street at an iron pin stake found marking its intersection with the centerline of State Street, 66 feet in width;

Thence North 12 degrees 39 minutes 53 seconds East, along said centerline of Elm Street, 688.54 feet to a point located South 12 degrees 39 minutes 53 seconds West, a distance of 228.14 feet from an iron pin stake found marking an angle therein, said point being the Northeasterly corner of land now or formerly owned by Louise A. and Adelbert A. Abrahamson as conveyed by instrument recorded in Volume 253, page 260 of the Lake County Deed Records;

Thence North 89 degrees 23 minutes 31 seconds West, along the Northerly line of land so conveyed to Abrahamson, 28.12 feet to its intersection with the Westerly line of said Elm Street and the principal point of beginning of the following described parcel of land;

COURSE 1 Thence North 89 degrees 23 minutes 31 seconds West, along said Northerly line of land of Abrahamson, 335.49 feet to the Easterly line of land conveyed to the City of Painesville by instrument recorded in Volume 287, page 300 of the Lake County Deed Records;

COURSE 2 Thence North 2 degrees 01 minute 19 seconds East, along said Easterly line of land of the City of Painesville, 480.47 feet to the Southerly line of land conveyed to the Board of Trustees, Painesville Township, Ohio by instrument recorded in Volume 533, page 87 of the Lake County Deed Records;

COURSE 3 Thence South 89 degrees 29 minutes 01 second East, along said Southerly line of land of the Board of Trustees, Painesville Township, Ohio, 139.25 feet to the Southeasterly corner of the same;

COURSE 4 Thence North 30 degrees 45 minutes 32 seconds East, along the Easterly line of said land of the Board of Trustees, Painesville Township, Ohio, 781.12 feet to an iron pin stake found marking its intersection with the Southerly line of land conveyed to Lake Underground Storage Corporation by instrument recorded in Volume 863, page 1096 of the Lake County Deed Records;

COURSE 5 Thence South 60 degrees 21 minutes 16 seconds East, along said Southerly line of land of Lake Underground Storage Corporation, 83.23 feet to an iron pin stake found marking the Southeasterly corner of the same;

COURSE 6 Thence North 28 degrees 24 minutes 07 seconds East, along the Easterly line of said land of Lake Underground Storage Corporation, 422.48 feet to an iron pin stake found marking an angle therein;

COURSE 7 Thence North 65 degrees 27 minutes 28 seconds East, continuing along said Easterly line of land of Lake Underground Storage Corporation, 136.60 feet to an angle therein;

COURSE 8 Thence South 28 degrees 31 minutes 59 seconds East, 74.00 feet to an iron pin stake;

COURSE 9 Thence South 51 degrees 47 minutes 36 seconds East, 261.72 feet to an iron pin stake;

COURSE 10 Thence South 30 degrees 36 minutes 12 seconds East, 89.23 feet to an iron pin stake;

COURSE 11 Thence South 9 degrees 17 minutes 38 seconds East, 124.74 feet to an iron pin stake;

COURSE 12 Thence South 24 degrees 04 minutes 22 seconds West, 100.53 feet to an iron pin stake;

COURSE 13 Thence South 59 degrees 36 minutes 54 West, 127.61 feet to an iron pin stake;

COURSE 14 Thence South 29 degrees 34 minutes 02 seconds West, 103.27 feet to an iron pin stake set on the Easterly prolongation of the aforesaid Southerly line of land of Lake Underground Storage Corporation, 494.47 feet therefrom;

COURSE 15 Thence South 7 degrees 26 minutes 48 seconds West, by a line which is perpendicular to the Northerly line of Elm Street, 60 feet in width, 694.21 feet to an iron pin stake set therein;

COURSE 16 Thence North 82 degrees 33 minutes 12 seconds West, along said Northerly line of Elm Street, 579.86 feet to an angle therein;

Legal Description

COURSE 17 Thence South 12 degrees 39 minutes 53 seconds West, along the Westerly line of Elm Street, 55 feet in width, 261.63 feet to the principal point of beginning and containing 22.310 acres of land (of which 15.150 acres of land is contained in Parcel No. 35A-002-0-00-001 and 7.160 acres of land is contained in Parcel No. 15A-019-0-00-001) as surveyed and described in October, 1996 by Timothy P. Hadden, Ohio Professional Surveyor No. 6786 of CT Consultants, Inc., be the same, more or less.

Bearings utilized herein are based upon the reported bearing of Elm Street (North 82 degrees 33 minutes 12 seconds West) as contained in deed recorded in Volume 870, page 623 of the Lake County Deed Records and are used to denote angles only.

PARCEL 12:

Situated in the City of Painesville, County of Lake and State of Ohio:

And known as being a part of Tract 4 in said City, is further bounded and described as follows:

Beginning at an iron pipe stake at the intersection of the West line of Skinner Avenue with the North line of North St. Clair Street;

Thence along the West line of said Skinner Avenue North 11 degrees 19 minutes 30 seconds East a distance of 300.80 feet to an iron pipe stake at the intersection of the West line of said Skinner Avenue with the South line of North State Street (66 feet in width);

Thence along the South line of said North State Street North 87 degrees 19 minutes 30 seconds West a distance 216.10 feet;

Thence by a line which bears North 2 degrees 40 minutes 30 seconds East a distance of 3.00 feet to a stone monument in the South line of said North State Street (60 feet in width);

Thence continuing along the South line of said North State Street North 87 degrees 19 minutes 30 seconds West a distance of 460.95 feet to the East line of land owned by the Diamond Alkali Co.;

Thence along the East line of land of said Diamond Alkali Co. South 10 degrees 12 minutes 30 seconds East a distance of 275.96 feet to the North line of said North St. Clair Street;

Thence along the North line of said North St. Clair Street South 85 degrees 35 minutes 30 seconds East a distance of 349.86 feet to an iron pipe stake at an angle in said street;

Thence continuing along the North line of said North St. Clair Street South 81 degrees 55 minutes East a distance of 221.55 feet to the place of beginning. Containing 4.002 acres of land as surveyed and described by Victor H. Kerr, licensed Surveyor No. 1514.

EXCEPT:

Situated in the City of Painesville, County of Lake and State of Ohio: And known as being a part of Tract 4, in said City and is further bounded and described as follows:

Beginning at an iron pipe stake at the intersection of the West line of Skinner Avenue with the North line of North St. Clair Street, North 81 degrees 27 minutes 30 seconds West, a distance of 221.38 feet to an iron pipe stake at an angle in said street line;

Thence continuing along the North Line of North St. Clair Street, North 85 degrees 33 minutes 20 seconds West, a distance of 78.30 feet to an iron pipe stake;

Thence by a line which bears North 18 degrees 13 minutes 20 seconds East, a distance of 110.27 feet to an iron pipe stake;

Thence by a line which bears North 33 degrees 13 minutes 10 seconds East, a distance of 192.99 feet to an iron pipe stake in the Southerly line of North State Street (88 feet in width);

Thence along the South line of North State Street, South 87 degrees 19 minutes 30 seconds East, a distance of 216.10 feet to an iron pipe stake at the intersection of the South line of North State Street with the West line of Skinner Avenue;

Thence along the West line of Skinner Avenue, South 11 degrees 19 minutes 30 seconds West, a distance of 300.90 feet to the place of beginning and containing 1.757 Acres of land as surveyed and described by Fullerton and Kerr, Registered Engineers and Surveyors, be the same more or less.

PARCEL 13:

Situated in the City of Painesville, County of Lake, and State of Ohio and known as being a part of Original Painesville Township Lot No. 7 in Tract No. 3 and part of The Samuel Fowler Lot in Tract No. 4 and is bounded and described as follows:

Beginning in the center line of Elm Street (60 feet in width) at an iron pipe stake found marking its intersection with the centerline of State Street (66 feet in width);

Thence North 12 degrees 00 minute 10 seconds East, along said centerline of Elm Street, 916.77 feet to an iron pipe stake found marking an angle therein;

Thence North 77 degrees 59 minutes 50 seconds West, by a line perpendicular to said centerline of Elm Street, 10.00 feet to a point;

Thence North 3 degrees 32 minutes 10 seconds West, 434.35 feet to a point;

Thence North 27 degrees 41 minutes 55 seconds East, 517.31 feet to an iron pin stake found marking an angle in the Westerly line of lands conveyed to Nacelle Land and Mortgage Corporation by instrument recorded in Volume 870, page 619 of the Lake County Deed Records and the principal point of beginning of the following described parcel of land;

COURSE 1 Thence North 27 degrees 41 minutes 55 seconds East, along said line of land of Nacelle Land and Mortgage Corporation, 422.48 feet to an iron pin stake found marking an angle therein;

COURSE 2 Thence North 64 degrees 45 minutes 30 seconds East, continuing along said line of Nacelle Land and Mortgage Corporation, 136.52 feet to an iron pin stake found marking an angle therein;

COURSE 3 Thence North 29 degrees 08 minutes 15 seconds West, continuing along said line of land of Nacelle Land and Mortgage Corporation, and the prolongation thereof, 187.50 feet to an iron pin stake;

COURSE 4 Thence North 25 degrees 05 minutes 50 seconds East, parallel with a Westerly line of said land of Nacelle Land and Mortgage Company and 60.00 feet Northwesterly by normal measure therefrom, 351.62 feet to a point in the center line of the Grand River;

COURSE 5 Thence North 78 degrees 00 minute 25 seconds West, down the center of said river, 604.73 feet to a point;

COURSE 6 Thence South 43 degrees 43 minutes 38 seconds West, continuing down the center of said river, 834.66 feet to a point;



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3465 South Arlington Rd. Suite E#183
Akron, OH 44312
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COURSE 7 Thence South 61 degrees 04 minutes 28 seconds East, along the Northeastly line of said land of The Board of Trustees of Painesville Township and the prolongation thereof and along the aforesaid Westerly line of lands conveyed to Nacelle Land and Mortgage Corporation, 903.47 feet to the point of beginning and containing 15.953 acres of land as surveyed in May, 1987 and described in February, 1988 by Richard J. Biski, Ohio Professional Surveyor No. 5244 of Colpetzer-Thomas, Inc. be the same more or less.

PARCEL 14:

Situated in the Township of Painesville, County of Lake, and State of Ohio, and known as being part of Samuel Fowler Lot, Township 11 North, Range 8 West, Tract No. 4 in said Township and is bounded and described as follows:

Commencing at the intersection point between the Southerly line of Fairport Nursery Road and the Easterly line of the Fairport Painesville and Erie R.R. Co.;

Thence along the Southerly line of said Fairport Nursery Road North 89 degrees 43 minutes 26 seconds East a distance of 42.02 feet to a point at the beginning of curve;

Thence on the arc of said curve deflecting to the left (the radius of which is 261.08 feet and the chord bearing North 69 degrees 21 minutes 42 seconds East 181.69 feet long) a distance of 185.57 feet to a point of tangency;

Thence continuing along the Southerly line of said Fairport Nursery Road North 48 degrees 59 minutes 58 seconds East a distance of 338.90 feet to a point which is the principal place of beginning of this description;

Thence continuing along the Southerly line of said Fairport Nursery Road North 48 degrees 59 minutes 58 seconds East a distance of 778.84 feet to an iron pin set;

Thence by a line bearing South 00 degree 03 minutes 00 seconds West a distance of 1368.21 feet to an iron pin stake;

Thence by a line bearing North 89 degrees 57 minutes 00 seconds West a distance of 587.35 feet to an iron pin stake;

Thence by a line bearing North 00 degree 03 minutes 00 seconds East a distance of 856.72 feet to the place of beginning and containing 15,000 acres of land as surveyed and described by Elio Lafelice, Ohio Registered Surveyor No. 4785.

PARCEL 16A:

Situated in the Township of Painesville, County of Lake and State of Ohio and known as being a part of Lot 2, Tract 3 in said Township and is bounded and described as follows:

Beginning at a point at the intersection of the centerlines of East Street and Fairport Nursery Road; thence along the centerline of Fairport Nursery Road by the following courses and distances;

Thence North 89 degrees 46 minutes 00 seconds East a distance of 299.99 feet to a point at a tangent intersection in said centerline;

Thence North 49 degrees 02 minutes 00 seconds East a distance of 2094.60 feet to a point at a tangent intersection in said centerline;

Thence North 76 degrees 50 minutes 30 seconds East a distance of 866.25 feet to a point at an angle in said centerline;

Thence North 81 degrees 44 minutes 30 seconds East a distance of 594.16 feet to an iron pin in a monument box;

Thence North 82 degrees 44 minutes 30 seconds East a distance of 388.80 feet to an iron pin in a monument box;

Thence North 81 degrees 40 minutes 00 seconds East a distance of 1206.66 feet to a point;

Thence North 8 degrees 20 minutes 00 seconds West at right angles to said centerline a distance of 75.00 feet to a point on the Northerly property line of the Fairport, Painesville and Eastern Railroad Company and the principle place of beginning;

Course 1: thence continuing North 8 degrees 20 minutes 00 seconds West a distance of 151.54 feet to a point;

Course 2: thence North 26 degrees 32 minutes 40 seconds West a distance of 65.65 feet to a point;

Course 3: thence South 81 degrees 24 minutes 30 seconds West a distance of 131.61 feet to a point;

Course 4: thence North 8 degrees 25 minutes 30 seconds West a distance of 242.10 feet to a point;

Course 5: thence South 81 degrees 43 minutes 30 seconds West a distance of 150.70 feet to a point;

Course 6: thence North 8 degrees 25 minutes 30 seconds West a distance of 30.95 feet to a point;

Course 7: thence North 81 degrees 39 minutes 30 seconds East a distance of 492.01 feet to a point;

Course 8: thence North 8 degrees 20 minutes 30 seconds West a distance of 271.55 feet to a point;

Course 9: thence South 81 degrees 38 minutes 57 seconds West a distance of 1042.95 feet to a point;

Course 10: thence South 8 degrees 21 minutes 03 seconds East a distance of 32.44 feet to a point;

Course 11: thence South 14 degrees 58 minutes 35 seconds East a distance of 63.60 feet to a point;

Course 12: thence South 8 degrees 18 minutes 37 seconds East a distance of 103.41 feet to a point of curve;

Course 13: thence along the arc of a curve deflecting to the left 47.23 feet, said curve having a radius of 71.96 feet and a chord which bears South 27 degrees 06 minutes 44 seconds East 46.38 feet to a point of tangency;

Course 14: thence South 45 degrees 54 minutes 49 seconds East a distance of 108.70 feet to a point of curve;

Course 15: thence along the arc of a curve deflecting to the right 39.56 feet, said curve having a radius of 61.16 feet and a chord which bears South 27 degrees 23 minutes 07 seconds East 38.87 feet to a point of tangency;

Legal Description

Course 16: thence South 8 degrees 51 minutes 22 seconds East a distance of 392.02 feet to a point on the Northerly property line of the Fairport, Painesville and Eastern Railroad Company;

Course 17: thence North 81 degrees 40 minutes 00 seconds East along the Northerly property line of the Fairport, Painesville and Eastern Railroad Company a distance of 749.42 feet to a point and the principle place of beginning; and containing 12.942 acres of land be the same more or less.

EXCEPTION 1:

Situated in the Township of Painesville, County of Lake, and State of Ohio and known as being part of Lot 2, Tract 3 and being further described as follows:

Beginning at the Southwesterly corner of a parcel of land owned by Erie Coke and Chemical Company as recorded in Volume 819, page 1309 of Lake County Records;

Thence North 81 degrees 38 minutes 57 seconds East along a Southerly property line of said Erie Coke and Chemical Company, 1,296.36 feet to the principal place of beginning;

Thence continuing North 81 degrees 38 minutes 57 seconds East, 40.0 feet to a point;

Thence South 8 degrees 20 minutes 30 seconds East, 271.55 feet to a point;

Thence South 81 degrees 39 minutes 30 seconds West along a Northerly property line of Louisville Cement Company, 40.0 feet to a point;

Thence North 8 degrees 20 minutes 30 seconds West, 271.55 feet to the principal place of beginning, containing 0.25 acres of land, be the same, more or less.

EXCEPTION 2:

Situated in the Township of Painesville, County of Lake, and State of Ohio and known as being part of Lot 2, Tract 3 and being further described as follows:

Beginning at the Southwesterly corner of a parcel of land owned by Erie Coke and Chemical Company as recorded in Volume 819, page 1309 of Lake County Deed Records;

Thence North 81 degrees 38 minutes 57 seconds East along a Southerly property line of said Erie Coke and Chemical Company, 1113.48 feet to the principal place of beginning;

Thence continuing North 81 degrees 38 minutes 57 seconds East, 182.88 feet to a point;

Thence South 8 degrees 20 minutes 30 seconds East, 271.55 feet to a point;

Thence South 81 degrees 39 minutes 30 seconds West, 182.88 feet to a point;

Thence North 8 degrees 20 minutes 30 seconds West, 271.52 feet to the principal place of beginning, containing 1,1400 acres of land, be the same, more or less.

PARCEL 16B:

Situated in the Township of Painesville, County of Lake, and State of Ohio and known as being part of Lot 2, Tract 3 and being further described as follows:

Beginning at the Southwesterly corner of a parcel of land owned by Erie Coke and Chemical Company as recorded in Volume 819, page 1309 of Lake County Deed Records;

Thence North 81 degrees 38 minutes 57 seconds East along a Southerly property line of said Erie Coke and Chemical Company, 1,296.36 feet to a point;

Thence South 8 degrees 20 minutes 30 seconds East, 271.55 feet to a point;

Thence South 81 degrees 39 minutes 30 seconds West along a Northerly property line of Louisville Cement Company, 278.67 feet to the principal place of beginning;

Thence continuing South 81 degrees 39 minutes 30 seconds West, 173.34 feet to a point;

Thence South 8 degrees 25 minutes 30 seconds East, 30.95 feet to point;

Thence North 81 degrees 43 minutes 30 seconds East, 150.70 feet to point;

Thence South 8 degrees 25 minutes 30 seconds East, 242.10 feet to a point;

Thence North 81 degrees 43 minutes 30 seconds East, 150.70 feet to point;

Thence North 8 degrees 25 minutes 30 minutes West, 273.13 feet to the principal place of beginning, containing 0.25 acres of land, be the same, more or less.

PARCEL 17:

Situated in the Township of Painesville, County of Lake, and State of Ohio, and known as being part of Original Painesville Township Lot 2, Tract 3, and bounded and described as follows:

Beginning at an iron pin set in the centerline of Fairport Nursery Road, 60 feet wide, at its intersection with the Southerly prolongation of the Westerly line of land conveyed to Tierra Solutions, Inc. Parcel No. 12A-53-6, by deed recorded in Document Number 2004R022104, and from which point an iron monument at an angle point in the centerline of Fairport Nursery Road bears South 81 degrees 40 minutes 00 second West, 1206.66 feet;

Thence North 8 degrees 20 minutes 00 second West along the Southerly prolongation of the Westerly line of said land conveyed to Tierra Solutions, Inc. 75.00 feet to a railroad spike set at its intersection with the Northerly line of Fairport, Painesville and Eastern Railroad;

Thence North 81 degrees 40 minutes 00 second East along the Northerly line of said Fairport, Painesville and Eastern Railroad, 15.00 feet to a 1 inch nail marker set, and the principal place of beginning of the parcel herein described;

Thence North 8 degrees 20 minutes 00 second West, along an Easterly line of a parcel of land conveyed to Tierra Solutions, Inc. by deed recorded as Document Number 2004R022104 of Lake County Records, 145.00 feet to a drill hole set at its intersection with a Southerly line of said land so conveyed;

Thence North 81 degrees 40 minutes 00 second East, along said Southerly line of said land conveyed to Tierra Solutions, Inc., 720.18 feet to an iron pin set at its intersection with the Easterly line of said land so conveyed;

Thence North 6 degrees 43 minutes 00 second West along the Easterly line of said land conveyed to Tierra Solutions, Inc., 615.76 feet to an iron pin set at its intersection with the

Southerly line of a parcel of land conveyed to Tierra Solutions, Inc. by deed recorded as Document Number 2005R000681 of Lake County Records; Parcel Number 12A-53-3;

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Thence North 78 degrees 56 minutes 03 seconds East along the Southerly line of said land conveyed to Tierra Solutions, Inc. and Chemical Land Holdings, Parcel Number 12A-53-1 by deed recorded in Volume 243, Page 137 of the Official Records of Lake County, 709.46 feet to its intersection with the Easterly line of a parcel of land conveyed to Aluminum Smelting and Refining Co, Inc., by deed recorded in Volume 874, Page 590 of Lake County Records, and from which point a 5/8 inch diameter iron pin found bears North 78 degrees 56 minutes 03 seconds East, 0.30 feet; North 11 degrees 03 minutes 57 seconds West, 0.76 feet;

Thence South 1 degree 03 minutes 28 seconds West along the Westerly line of said land conveyed to Chemical Land Holdings and Crompton Manufacturing Co., Inc., Parcel Number 12-A-53-2, recorded as Document Number 200112586, 789.92 feet to its intersection with the Northeastly line of said Fairport, Painesville and Eastern Railroad, and from which point a 5/8 inch diameter iron pin found bears North 81 degrees 40 minutes 00 second East 0.27 feet; North 8 degrees 20 minutes 00 second West, 0.62 feet;

Thence South 81 degrees 40 minutes 00 second West along the Northerly line of said Fairport, Painesville and Eastern Railroad, 1177.66 feet to an iron pin set at an angle point therein;

Thence South 8 degrees 20 minutes 00 second East along the Northerly line of said Fairport, Painesville and Eastern Railroad, 15.00 feet to an iron pin set at an angle point therein;

Thence South 81 degrees 40 minutes 00 second West along the Northerly line of said Fairport, Painesville and Eastern Railroad, 139.84 feet to the principal place of beginning, and containing 13.6222 acres of land, all of which lie within Parcel 12A-053-0-00-005-0 according to a survey by Donald G. Bohning & Associates, Inc. dated August, 1997, and revised in September, 2005.

The courses used in this description are referenced to an assumed meridian and are used to indicate angles only. All iron pins set are 5/8 inch diameter X 30 inch rebar with identification "D.G. Bohning Assoc."

Being the same property described as Parcels 1-14 & 16-17 in Schedule A of First American Title Insurance Company, Title Commitment No. EAM1144880H with an effective date of May 19, 2017.

PARCEL 18:

Situated in the Township of Painesville, County of Lake, and State of Ohio, and known as being part of Lot 3, Tract 3 and Samuel Fowler Lots, Tract 4 in said Township and is bounded and described as follows:

Beginning at the Southwesterly corner of land owned by Erie Coke and Chemical in Volume 819, page 1309;

Thence North 8 degrees 21 minutes 03 seconds West along the Westerly line of land conveyed to said Erie, Coke and Chemical Company, a distance of 432.28 feet to a point;

Thence South 74 degrees 56 minutes 57 seconds West, a distance of 71.50 feet to a point; Thence South 79 degrees 03 minutes 27 seconds West, a distance of 274.00 feet to a point;

Thence South 75 degrees 59 minutes 00 seconds West, a distance of 260.00 feet to a point and the Principle Place of Beginning of the premises herein intended to be described;

COURSE I Thence continuing South 75 degrees 59 minutes 00 second West, a distance of 153.30 feet to a point;

COURSE II Thence South 77 degrees 40 minutes 00 second West, a distance of 410.70 feet to a point;

COURSE III Thence South 10 degrees 50 minutes 00 second West, a distance of 193.29 feet to a point;

COURSE IV Thence North 8 degrees 02 minutes 50 seconds West, passing through an iron pin set at 30.01 feet, a distance of 307.59 feet to a point in the water's edge of Lake Erie as of August 30, 1976;

COURSE V Thence North 74 degrees 05 minutes 59 seconds East along the water's edge of Lake Erie, a distance 504.09 feet to a point;

COURSE VI Thence South 46 degrees 10 minutes 30 second East, a distance of 414.42 feet, passing through an iron pin at 378.98 feet to the principle place of beginning, and containing approximately 4.838 acres of land, as surveyed by Lake, Inc., Engineers and Surveyors, be the same more or less.

and more accurately described as:

Situated in the Township of Painesville, County of Lake and State of Ohio and known as being a part of Lot No. 3, Tract No. 2 and Samuel Fowler Lots, Tract No. 4 in said City and being further bounded and described as follows;

Beginning at the Southwesterly corner of land conveyed to Erie Coke and Chemical Company by deed recorded in Volume 819, page 1309 of Lake County Deed Records;

Thence North 8 degrees 21 minutes 03 seconds West along the Westerly line of Erie Coke and Chemical Company a distance of 432.28 feet to a point;

Thence South 74 degrees 56 minutes 57 seconds West a distance of 71.50 feet to a point;

Thence South 79 degrees 03 minutes 27 seconds West a distance of 274.00 feet to a point;

Thence South 75 degrees 59 minutes 00 seconds West a distance of 260.00 feet to a point and the Principal Place of Beginning;

COURSE I: Thence continuing South 75 degrees 59 minutes 00 second West a distance of 153.30 feet to a point;

COURSE II: Thence South 77 degrees 40 minutes 00 second West a distance of 410.70 feet to a point;

COURSE III: Thence South 80 degrees 50 minutes 00 second West a distance of 193.29 feet to a point;

COURSE IV: Thence North 8 degrees 02 minutes 50 seconds West passing thru an iron pin set at 30.01 feet a distance of 288.28 feet to a point at the waters edge of Lake Erie and the edge of a steel pier as of December, 1999;

COURSE V: Thence North 69 degrees 14 minutes 23 seconds East along the edge of steel pier a distance of 186.23 feet to a point;

COURSE VI: Thence North 73 degrees 50 minutes 19 seconds East along the edge of steel pier a distance of 99.44 feet to a point;

COURSE VII: Thence South 51 degrees 50 minutes 24 seconds East along the edge of steel pier a distance of 47.97 feet to a point;

COURSE VIII: Thence North 56 degrees 53 minutes 09 seconds East along the edge of steel pier a distance of 133.64 feet to a point;

COURSE IX: Thence North 75 degrees 54 minutes 09 seconds East along the edge of steel pier a distance of 60.88 feet to a point;

COURSE X: Thence South 58 degrees 00 minute 45 seconds East along the edge of steel pier a distance of 31.43 feet to a point;

COURSE XI: Thence South 46 degrees 10 minutes 30 seconds East a distance of 347.30 feet, passing thru an iron pin at 378.98 feet to the principal place beginning and containing 4.898 acres of land, as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343 in December, 1999.

Survey Line Table

LINE	BEARING	DISTANCE
S-1	N 05°29'00" W	350.76' M
S-2	S 88°11'06" E	1108.66' M
S-3	N 04°53'54" E	940.90' R
S-4	S 75°30'23" W	839.26' R
S-5	N 05°29'00" W	239.56' R
S-6	S 89°28'00" W	60.22' R
S-7	N 05°29'00" W	807.89'
S-8	S 84°29'28" W	350.34'
S-9	N 05°29'00" W	155.53'
S-10	N 03°30'41" W	645.47'
S-11	N 88°10'27" E	46.40'
S-12	N 47°25'45" E	1879.91'
S-13	N 75°15'48" E	735.67'
S-14	N 80°04'45" E	592.26'
S-15	N 81°01'45" E	368.94'
S-16	N 80°06'05" E	3148.23'
S-17	S 00°32'43" E	1283.07'
S-18	N 64°32'23" E	511.13'
S-19	S 88°51'42" E	394.85'
S-20	S 66°50'48" E	326.59'
S-21	S 58°06'34" E	699.64'
S-22	S 36°27'59" E	494.33'
S-23	S 21°07'00" E	789.64'
S-24	S 27°30'24" E	290.10'
S-25	S 20°53'54" E	1058.33'
S-26	S 16°11'21" E	1249.66'
S-27	S 39°32'35" E	319.47'
S-28	S 77°26'55" W	2908.13'
S-29	S 67°44'47" W	257.02'
S-30	N 45°04'13" W	710.83'
S-31	N 67°06'20" W	940.98'
S-32	N 24°09'22" E	174.01'
S-33	N 58°51'14" W	135.70'
S-34	N 68°41'43" W	543.25'
S-35	S 24°50'01" W	178.48'
S-36	N 67°06'20" W	725.14'
S-37	N 84°06'47" W	445.47'
S-38	N 05°55'32" E	694.43'
S-39	N 28°15'03" E	103.27'
S-40	N 58°00'40" E	127.61'
S-41	N 22°28'08" E	100.53'
S-42	N 105°33'52" W	124.74'
S-43	N 32°12'28" W	89.23'
S-44	N 53°26'46" W	261.85'
S-45	N 29°52'00" W	187.89'
S-46	N 24°13'43" E	731.51'
S-47	N 60°16'29" W	60.33'
S-48	S 24°13'18" W	693.83'
S-49	S 29°52'00" E	187.92'
S-50	S 63°54'48" W	136.50'
S-51	S 26°51'11" W	422.48'
S-52	N 61°52'21" W	650.38'
S-53	S 64°12'08" W	36.50'
S-54	S 01°15'06" W	450.00'
S-55	S 89°59'29" E	248.80'
S-56	S 00°00'31" W	3.00'
S-57	S 30°47'21" W	193.37'
S-58	S 15°38'57" W	110.36'
S-59	N 88°11'06" W	429.99'
S-60	N 09°04'19" W	323.74'
S-61	N 88°11'06" W	454.69'
S-62	N 05°29'00" W	2819.91'
S-63	N 01°48'53" W	612.46'
S-64	N 88°10'27" E	214.21'
S-65	N 47°25'45" E	1879.91'
S-66	N 75°15'48" E	736.93'
S-67	N 12°19'44" W	60.05'
S-68	S 75°15'48" W	830.79'
S-69	N 21°51'49" W	55.04'
S-70	N 80°02'18" E	115.00'
S-71	N 09°57'42" W	



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd. Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

Surveyor's Legal Description - PARCEL A

Situated in the City of Painesville, Township of Painesville and Village of Fairport Harbor, County of Lake and State of Ohio, being part of Original Painesville Township Lot 5, Tract 2, part of Original Painesville Township Lots 2, 3, 4, 5, 6, 7, Tract 3, part of Sam Fowler Lot and part of Fairport Harbor Village Original Lots 5 and 6, also being part of the same parcels as conveyed to Chemical Land Holdings, Inc. in Inst. 1996R005130 (PN 12-A-054-0-00-001-0), Tierra Solutions, Inc. in Inst. 2005R043172 (PN 12-A-059-0-00-024-0 & 14-A-026-0-00-009-0), Diamond Shamrock Chemical Land Holdings, Inc. in Vol. 280, Pg. 1266 (Pl. PN 14-A-025-0-00-003-0), Diamond Shamrock Chemical Land Holdings, Inc. in Vol. 280, Pg. 1310 (PN 12-A-053-0-00-007-0), Diamond Shamrock Chemical Land Holdings, Inc. in Vol. 280, Pg. 1290 (PN 12-A-059-0-00-027-0, 14-A-022-0-00-007-0 & 14-A-025-0-00-003-0), Chemical Land Holdings, Inc. in Inst. 1996R041297 (PN 15-A-002-0-00-001-0 & 15-A-019-0-00-001-0), Diamond Shamrock Chemical Land Holdings, Inc. in Vol. 280, Pg. 1306 (PN 15-A-027-0-00-009-0), Tierra Solutions, Inc. in Inst. 2006R041577 (PN 35-A-002-0-00-002-0) and Tierra Solutions, Inc. in Inst. 2005R000889 (PN 12-A-059-0-00-023-0) of the Lake County Records and being more particularly described as follows (Note, Diamond Shamrock Chemical Land Holdings, Inc. & Chemical Land Holdings Inc. are now in the name of Tierra Solutions per Inst. 19R):

Beginning at a 5/8" bent rebar found at the intersection of the centerline of East Street (60') and the centerline of North St. Clair Street (60'), Thence along the centerline of said East Street, N 0529'00" W, a distance of 350.76 feet to the intersection of said centerline of East Street with the extended northerly line of a parcel conveyed to Deerwood Properties Limited in Vol. 1204, Pg. 664 (PN 14-A-025-0-00-016-0) of said County Records; Thence along the northerly line of said Deerwood properties parcel and the northerly line of a parcel conveyed to Grantham, Inc. in Vol. 816, Pg. 841 (PN 14-A-025-0-00-017-0 & PN 15-A-020-0-00-006-0) of said County Records, S 8811'06" E, a distance of 1108.66 feet to a 5/8" rebar found at the southeast corner of a parcel conveyed to Village of Fairport in Vol. 163, Pg. 436 (PN 15-A-020-0-00-008-0), of said County Records, and passing on line a 1" iron bar found of 30.38 feet, a 1/2" iron bar found at 383.44 feet, a 1" iron pipe at 510.78 feet;

Course No. 1: Thence along the easterly line of said Village of Fairport parcel, N 0453'54" E, a distance of 940.90 feet to an iron pin set at the northeast corner of said Village of Fairport parcel;
Course No. 2: Thence along the northerly line of said Village of Fairport parcel, S 7530'23" W, a distance of 839.26 feet to an iron pin set;
Course No. 3: Thence continuing along the northerly line of said Village of Fairport parcel, N 0529'00" W, a distance of 239.56 feet to an iron pin set;
Course No. 4: Thence along the northerly line of said Village of Fairport parcel, S 8928'00" W, a distance of 60.22 feet to an iron pin set on the easterly line of a parcel conveyed to Fairport Board of Education in Vol. 661, Pg. 411 (PN 14-A-028-0-00-008-0, PN 12-A-059-0-00-006-0 & PN 14-A-025-0-00-013-0) of said County Records;

Course No. 5: Thence along the easterly line of said Fairport Board of Education parcel, N 0529'00" W, a distance of 807.69 feet to a 5/8" rebar found at the northeast corner of said Fairport Board of Education parcel;
Course No. 6: Thence along the northerly line of said Fairport Board of Education parcel, S 8429'28" W, a distance of 350.34 feet to a "BABCOCK JONES" 5/8" capped iron pin found on the easterly right of way of said East Street;

Course No. 7: Thence along the easterly right of way of said East Street, N 0529'00" W, a distance of 155.53 feet to an iron pin set at the intersection of the easterly right of way of said East Street with the easterly right of way of the Norfolk Southern Railroad (Varies);

Course No. 8: Thence along the easterly right of way of said Norfolk Southern Railroad, 467.48 feet along the arc of a non-tangent curve to the left, said curve having a radius of 824.40 feet, a delta angle of 32°29'24", being subtended by a chord bearing N 12°44'02" E, a chord length of 461.24 feet to an iron pin set;

Course No. 9: Thence continuing along the easterly right of way of said Norfolk Southern Railroad, N 0330'41" W, a distance of 645.47 feet to an iron pin set;

Course No. 10: Thence continuing along the easterly right of way of said Norfolk Southern Railroad, 95.89 feet along the arc of a tangent curve to the right, said curve having a radius of 852.83 feet, a delta angle of 06°26'31", being subtended by a chord bearing N 0017'25" W, a chord length of 95.84 feet to a 5/8" iron bar found at the intersection of the easterly right of way of said Norfolk Southern Railroad with the southerly right of way of Fairport Nursery Road (State Route 535, 60');
Course No. 11: Thence along the southerly right of way of said Fairport Nursery Road, N 8810'27" E, a distance of 46.40 feet to a 5/8" iron bar found;

Course No. 12: Thence continuing along the southerly right of way of said Fairport Nursery Road, 185.45 feet along the arc of a non-tangent curve to the left on an arc of 185.45 feet, said curve having a radius of 281.08 feet, a delta angle of 40°14'50", being subtended by a chord bearing N 67°51'46" E, a chord length of 181.57 feet to a 5/8" iron bar found;

Course No. 13: Thence continuing along the southerly right of way of said Fairport Nursery Road, N 4725'45" E, a distance of 1879.91 feet to an iron pin set, and passing on line a 5/8" iron bar found at 339.33 feet and a 5/8" iron pin found at 1117.96 feet;

Course No. 14: Thence continuing along the southerly right of way of said Fairport Nursery Road, 238.52 feet along the arc of a tangent curve to the right, said curve having a radius of 490.98 feet, a delta angle of 27°50'03", being subtended by a chord bearing N 61°20'47" E, a chord length of 236.18 feet to an iron pin set;

Course No. 15: Thence continuing along the southerly right of way of said Fairport Nursery Road, N 7515'48" E, a distance of 735.67 feet to an iron pin set;

Course No. 16: Thence continuing along the southerly right of way of said Fairport Nursery Road, N 8070'45" E, a distance of 592.26 feet to an iron pin set;

Course No. 17: Thence continuing along the southerly right of way of said Fairport Nursery Road, N 8170'45" E, a distance of 388.94 feet to an iron pin set;

Course No. 18: Thence continuing along the southerly right of way of said Fairport Nursery Road, N 8070'05" E, a distance of 3146.23 feet to a 5/8" iron bar found at the northwest corner of a parcel conveyed to Uniroly, Inc. in Vol. 723, Pg. 93 (PN 12-A-052-0-00-001-0 & PN 11-B-039-0-00-007-0) of said County Records;

Course No. 19: Thence along the westerly line of said Uniroly parcel, S 0032'43" E, a distance of 1263.07 feet to a point and the southwest corner of said Uniroly parcel, the same being the centerline of Grand River as described in prior deeds, and passing on line an iron pin set at 1063.07 feet;

Course No. 20: Thence along the southerly line of said Uniroly parcel and the centerline of said Grand River, N 64°32'23" E, a distance of 511.13 feet to a point;

Course No. 21: Thence continuing along the southerly line of said Uniroly parcel and the centerline of said Grand River, S 88°51'42" E, a distance of 394.85 feet to a point;

Course No. 22: Thence continuing along the southerly line of said Uniroly parcel and the centerline of said Grand River, S 66°50'48" E, a distance of 326.59 feet to a point;

Course No. 23: Thence continuing along the southerly line of said Uniroly parcel and the centerline of said Grand River, S 58°06'34" E, a distance of 599.64 feet to a point;

Course No. 24: Thence continuing along the southerly line of said Uniroly parcel and the centerline of said Grand River, S 36°27'59" E, a distance of 494.33 feet to a point and the westerly line of a parcel conveyed to Betty Brown in Inst. 1994R048203 (PN 11-B-039-0-00-005-0) of said County Records;

Course No. 25: Thence along the westerly line of said Betty Brown parcel, the westerly line of a parcel conveyed to Charles J. Atwell and Susan K. Atwell in Inst. 2012R035694 (PN 11-B-040-0-00-002-0) of said County Records and continuing along centerline of said Grand River, S 2107'00" E, a distance of 789.64 feet to a point and the northwest corner of a parcel conveyed to Cuyahoga Concrete Co. in Inst. 2005R0180168 (PN 11-B-039-0-00-006-0 & PN 11-B-028-0-00-001-0) of said County Records;

Surveyor's Legal Description - PARCEL A

Course No. 26: Thence along the westerly line of said Cuyahoga Concrete Co. parcel and continuing along centerline of said Grand River, S 27°30'24" E, a distance of 290.10 feet to a point;
Course No. 27: Thence continuing along the westerly line of said Cuyahoga Concrete Co. parcel, the westerly line of a parcel conveyed to Jerome T. Osborne, Sr. in Inst. 1990R975017 (PN 11-B-028-0-00-010-0) of said County Records and continuing along centerline of said Grand River, S 20°53'54" E, a distance of 1058.33 feet to a point;
Course No. 28: Thence continuing along the westerly line of said Osborne parcel, the westerly line of a parcel conveyed to Cleveland Electric Illuminating Company in Vol. 648, Pg. 173 (PN 11-B-888-0-00-100-0) of said County Records and continuing along centerline of said Grand River, S 16°11'24" E, a distance of 1249.66 feet to a point;

Course No. 29: Thence continuing along the westerly line of said Cleveland Electric Illuminating Company parcel and the centerline of said Grand River, S 39°32'35" E, a distance of 319.47 feet to a point and the northeast corner of a parcel conveyed to Cleveland Electric Illuminating Company in Vol. 718, Pg. 251 (PN 15-0-888-0-02-100-0) of said County Records;

Course No. 30: Thence along the northerly line of said Cleveland Electric Illuminating Company parcel, S 77°26'55" W, a distance of 2908.13 feet to a 1" iron pipe found, and passing on line an iron pin set at the top of bank of the Grand River at 250.00 feet;

Course No. 31: Thence continuing along the northerly line of said Cleveland Electric Illuminating Company parcel, S 87°44'47" W, a distance of 237.02 feet to a 5/8" iron bar found on the northerly right of way of Elm Street (60');

Course No. 32: Thence along the northerly right of way of Elm Street, N 45°04'13" W, a distance of 710.83 feet to an iron pin set;

Course No. 33: Thence continuing along the northerly right of way of said Elm Street, N 67°06'20" W, a distance of 940.98 feet to an iron pin set at the southeast corner of a parcel conveyed to Elm Street Truck Depot, LLC in Inst. 2007R018549 (PN 15-A-020-0-00-009-0) of said County Records;

Course No. 34: Thence along the easterly line of said Elm Street Truck Depot parcel, N 24°09'22" E, a distance of 174.01 feet to a "CT" 5/8" capped iron pin found at the northeast corner of said Elm Street Truck Depot parcel;

Course No. 35: Thence along the northerly line of said Elm Street Truck Depot parcel, N 58°51'14" W, a distance of 135.70 feet to an iron pin set;

Course No. 36: Thence continuing along the northerly line of said Elm Street Truck Depot parcel, N 68°41'43" W, a distance of 543.25 feet to a 5/8" rebar found at the northwest corner of said Elm Street Depot parcel;

Course No. 37: Thence along the westerly line of said Elm Street Truck Depot parcel, S 24°50'01" W, a distance of 178.48 feet to a 5/8" iron bar found on the northerly right of way of said Elm Street;

Course No. 38: Thence along the northerly line of said Elm Street, N 67°06'20" W, a distance of 725.14 feet to an iron pin set;

Course No. 39: Thence continuing along the northerly line of said Elm Street, N 84°06'26" W, a distance of 445.47 feet to a "BABCOCK JONES" 5/8" capped iron pin found at the southeast corner of a parcel conveyed to Richard N. and Sally K. Westholm in Inst. 1999R006807 (PN 15-A-020-0-00-010-0 & PN 35-A-002-0-00-004-0) of said County Records;

Course No. 40: Thence along the easterly line of said Westholm parcel and the easterly line of the remainder of a parcel conveyed to Nacelle Land & Mgt Corporation in Vol. 870, Pg. 619 (PN 35-A-002-0-00-001-0) of said County Records, N 05°55'32" E, a distance of 694.43 feet to a 5/8" illegible capped iron pin found;

Course No. 41: Thence continuing along the easterly line of said Nacelle parcel, N 28°15'03" E, a distance of 103.27 feet to a 5/8" iron bar found;

Course No. 42: Thence continuing along the easterly line of said Nacelle parcel, N 58°00'40" E, a distance of 127.61 feet to an iron pin set;

Course No. 43: Thence continuing along the easterly line of said Nacelle parcel, N 22°28'08" E, a distance of 100.53 feet to an iron pin set at the northeast corner of said Nacelle parcel;

Course No. 44: Thence along the northerly line of said Nacelle parcel, N 10°53'52" W, a distance of 124.74 feet to a 5/8" iron bar found;

Course No. 45: Thence continuing along the northerly line of said Nacelle parcel, N 32°12'26" W, a distance of 89.23 feet to an iron pin set;

Course No. 46: Thence continuing along the northerly line of said Nacelle parcel, N 53°26'46" W, a distance of 261.85 feet to an iron pin set;

Course No. 47: Thence continuing along the northerly line of said Nacelle parcel, and along an existing parcel line as conveyed to said Tierra Solutions, Inc. in Inst. 2006R041577 (PN 35-A-002-0-00-002-0) of said County Records, N 29°52'00" W, a distance of 187.89 feet to an "LDC INC" 5/8" capped iron pin found at the southeast corner of a parcel conveyed to Hamilton/Mercantile Development, Inc. in Inst. 1997R027517 (PN 11-B-058-0-00-002-0) of said County Records, and passing on line a 5/8" iron pin found at the northwest corner of said Nacelle parcel at 74.00 feet;

Course No. 48: Thence along the easterly line of said Hamilton/Mercantile parcel, N 24°13'43" E, a distance of 731.51 feet to an "LDC INC" 5/8" capped iron pin found at the northeast corner of said Hamilton/Mercantile parcel;

Course No. 49: Thence along the northerly line of said Hamilton/Mercantile parcel, N 60°18'29" W, a distance of 60.33 feet to an "LDC INC" 5/8" capped iron pin found at the northwest corner of said Hamilton/Mercantile parcel;

Course No. 50: Thence along the westerly line of said Hamilton/Mercantile parcel, S 24°13'16" W, a distance of 693.83 feet to an "LDC INC" 5/8" capped iron pin found at the southwest corner of said Hamilton/Mercantile parcel;

Course No. 51: Thence along the southerly line of said Hamilton/Mercantile parcel and an existing parcel line as conveyed to said Tierra Solutions, Inc., S 29°52'00" E, a distance of 187.92 feet to a 5/8" iron bar found at the northwest corner of said Nacelle parcel, and passing on line an "LDC INC" 5/8" capped iron pin found at the southeast corner of said Hamilton/Mercantile parcel 74.03 feet;

Course No. 52: Thence along the westerly line of said Nacelle parcel, S 63°54'48" W, a distance of 136.50 feet to an iron pin set;

Course No. 53: Thence continuing along the westerly line of said Nacelle parcel, S 26°51'11" W, a distance of 422.48 feet to a 5/8" iron bar found;

Course No. 54: Thence continuing along the westerly line of said Nacelle parcel and along the northerly line of a parcel conveyed to Board of Trustees, Painesville Township in Vol. 533, Pg. 87 (PN 11-B-058-0-00-001-0) of said County Records, N 61°52'21" W, a distance of 650.38 feet to an iron pin set 200' east of the centerline of said Grand River, and passing on line a 1" iron pin found at the northeast corner of said Board of Trustees parcel at 83.20 feet;

Course No. 55: Thence along the westerly line of said Board of Trustees parcel and 200' parallel to and easterly of the centerline of said Grand River, per deed, 656.10 feet along the arc of a non-tangent curve to the right, said curve having a radius of 2109.92 feet, a delta angle of 17°49'00", being subtended by a chord bearing S 55°17'37" W, a chord length of 653.46 feet to an iron pin set;

Course No. 56: Thence continuing along the westerly line of said Board of Trustees parcel and 200' parallel to and easterly of the centerline of said Grand River, S 64°12'08" W, a distance of 36.60 feet to an iron pin set;

Course No. 57: Thence continuing along the westerly line of said Board of Trustees parcel and 200' parallel to and easterly of the centerline of said Grand River, 567.16 feet along the arc of a tangent curve to the left, said curve having a radius of 516.22 feet, a delta angle of 62°56'58", being subtended by a chord bearing S 32°43'38" W, a chord length of 539.06 feet to an iron pin set;

Course No. 58: Thence continuing along the westerly line of said Board of Trustees parcel and 200' parallel to and easterly of the centerline of said Grand River, S 01°15'06" W, a distance of 450.00 feet to an iron pin set;

Course No. 59: Thence continuing along the westerly line of said Board of Trustees parcel, 200' parallel to and easterly of the centerline of said Grand River and along the westerly right of way of North State Street (Varies), 852.48 feet along the arc of a tangent curve to the left, said curve having a radius of 3081.60 feet, a delta angle of 15°51'00", being subtended by a chord bearing S 06°40'25" E, a chord length of 849.76 feet to an iron pin set at the southwest corner of said North State Street right of way, and passing on line a 5/8" rebar found at the centerline of said North State Street at an arc distance of 818.42 feet;

Course No. 60: Thence along the southerly right of way of said North State Street, S 89°59'29" E, a distance of 248.80 feet to an iron pin set at the northwest corner of a parcel conveyed to TMC Properties, Inc. in Inst. 1999R014011 (PN 15-A-027-0-00-008-0) of said County Records;

Surveyor's Legal Description - PARCEL A

Course No. 61: Thence along the westerly line of said TMC parcel, S 00°00'31" W, a distance of 3.00 feet to an iron pin set;
Course No. 62: Thence continuing along the westerly line of said TMC parcel, S 30°47'21" W, a distance of 193.37 feet to an iron pin set;
Course No. 63: Thence continuing along the westerly line of said TMC parcel, S 15°38'57" W, a distance of 110.36 feet to an iron pin set on the northerly right of way of said North St. Clair Street;

Course No. 64: Thence along the northerly right of way of said North St. Clair Street, N 88°11'06" W, a distance of 454.89 feet to the Point of Beginning, containing 836.051 acres (36,461,142 square feet, more or less, as surveyed by Aloia J. Krejci, P.S. # S-8625 in April 2017, subject to any easements, restrictions, leases and/or right of ways of record. Iron pins set are 5/8" x 30" rebar with pink plastic caps stamped "KREJCI S-8625"

Course No. 65: Thence along the easterly line of said Grantham parcel and in said Grand River, N 09°04'19" W, a distance of 523.74 feet to a point and the northeast corner of said Grantham parcel;

Course No. 66: Thence along the northerly line of said Grantham parcel, N 88°11'06" W, a distance of 454.89 feet to the Point of Beginning, containing 836.051 acres (36,461,142 square feet, more or less, as surveyed by Aloia J. Krejci, P.S. # S-8625 in April 2017, subject to any easements, restrictions, leases and/or right of ways of record. Iron pins set are 5/8" x 30" rebar with pink plastic caps stamped "KREJCI S-8625"

Course No. 67: Thence along the northerly line of said Cleveland Electric Illuminating Company parcel, S 87°44'47" W, a distance of 237.02 feet to a 5/8" iron bar found on the northerly right of way of Elm Street (60');

Course No. 32: Thence along the northerly right of way of Elm Street, N 45°04'13" W, a distance of 710.83 feet to an iron pin set;

Surveyor's Legal Description - PARCEL B

Situated in the Township of Painesville, County of Lake and State of Ohio, being part of Original Painesville Township Lots 1, 2, 3, Tract 3 and part of Sam Fowler Lot, also being part of the same parcels as conveyed to Chemical Land Holdings, Inc. in Inst. 1996R056385 (PN 12-A-059-0-00-011-0), Tierra Solutions, Inc. in Inst. 2004R02104 (12-A-053-0-00-006-0), Chemical Land Holdings, Inc. in Inst. 1996R005130 (PN 12-A-059-0-00-010-0), Diamond Shamrock Chemical Land Holdings, Inc. in Vol. 280, Pg. 1290 (PN 12-A-053-0-00-001-0), Tierra Solutions, Inc. in Vol. 280, Pg. 1266 (Pl. PN 14-A-025-0-00-003-0), Diamond Shamrock Chemical Land Holdings, Inc. in Vol. 280, Pg. 1310 (PN 12-A-053-0-00-007-0), Diamond Shamrock Chemical Land Holdings, Inc. in Vol. 280, Pg. 1290 (PN 12-A-059-0-00-027-0, 14-A-022-0-00-007-0 & 14-A-025-0-00-003-0), Chemical Land Holdings, Inc. in Inst. 1996R041297 (PN 15-A-002-0-00-001-0 & 15-A-019-0-00-001-0), Diamond Shamrock Chemical Land Holdings, Inc. in Vol. 280, Pg. 1306 (PN 15-A-027-0-00-009-0), Tierra Solutions, Inc. in Inst. 2006R041577 (PN 35-A-002-0-00-002-0) and Tierra Solutions, Inc. in Inst. 2005R000889 (PN 12-A-059-0-00-023-0) of the Lake County Records and being more particularly described as follows (Note, Diamond Shamrock Chemical Land Holdings, Inc. & Chemical Land Holdings Inc. are now in the name of Tierra Solutions per Inst. 2007R023709):

Beginning at a 5/8" bent rebar found at the intersection of the centerline of East Street (60') and the centerline of North St. Clair Street (60'), Thence along the centerline of said East Street, N 0529'00" W, a distance of 2819.91 feet to a 1" iron pin found at the intersection of the centerline of said East Street with the centerline of 7th Street (60'); Thence continuing along the centerline of said East Street N 01°46'53" W, a distance of 612.46 feet to a 1" iron pin found; at the intersection of said East Street with the centerline of Fairport Nursery Road (State Route 535, 60'); Thence along the centerline of said Fairport Nursery Road, N 88°10'27" E, a distance of 214.21 feet to a point; Thence continuing along the centerline of said Fairport Nursery Road, 164.09 feet along the arc of a tangent curve to the left, said curve having a radius of 231.08 feet, a delta angle of 40°14'50", being subtended by a chord bearing N 67°52'08" E, a chord length of 160.67 feet to a point; Thence continuing along the centerline of said Fairport Nursery Road, N 47°25'45" E, a distance of 1879.91 feet to a point; Thence continuing along the centerline of said Fairport Nursery Road, 253.09 feet along the arc of a tangent curve to the right, said curve having a radius of 520.98 feet, a delta angle of 27°50'03", being subtended by a chord bearing N 61°20'47" E, a chord length of 250.61 feet to a point; Thence continuing along the centerline of said Fairport Nursery Road, N75°15'48" W, a distance of 736.93 feet to a point; Thence leaving said centerline, N 12°19'44" W, a distance of 60.05 feet to the northerly right of way of the Norfolk Southern Railroad (Varies), per Vol. 160, Pg. 347 of said County Records (PN 12A-998-0-00-300-A) and the True Place of Beginning of the parcel herein described;

Course No. 1: Thence along the northerly right of way of said Norfolk Southern Railroad, S 75°15'48" W, a distance of 830.79 feet to an iron pin set at the southeast corner of a parcel conveyed to Fairport Harbor Holdings, LTD in Inst. 2010R019787 (PN 12-A-059-0-00-026-0) of said County Records;

Course No. 2: Thence along the easterly line of said Fairport Harbor Holdings parcel, N 21°51'49" W, a distance of 55.04 feet to an iron pin set;

Course No. 3: Thence continuing along the easterly line of said Fairport Harbor Holdings parcel, N 80°02'18" E, a distance of 115.00 feet to an iron pin set;

Course No. 4: Thence continuing along the easterly line of said Fairport Harbor Holdings parcel, N 09°57'42" W, a distance of 262.03 feet to an iron pin set at the northeast corner of said Fairport Harbor Holdings parcel;

Course No. 5: Thence along the northerly line of said Fairport Harbor Holdings parcel, S 80°09'19" W, a distance of 218.30 feet to an iron pin set at the southeast corner of a parcel conveyed to James Paul Management, Inc. in Vol. 886, Pg. 865 (PN 14-A-005-0-00-045-0) of said County Records, the same being the easterly corporation line of the Village of Fairport Harbor;

Course No. 6: Thence along the easterly line of said James Paul Management parcel and continuing along the easterly corporation line of the Village of Fairport Harbor, N 10°06'11" W, a distance of 132.17 feet to a 5/8" iron bar found on the southerly line of a parcel conveyed to James Paul Management, Inc. in Vol. 886, Pg. 1262 (PN 14-A-005-0-00-044-0) of said County Records;

Course No. 7: Thence along the southerly line of said James Paul Management parcel and continuing along the easterly corporation line of the Village of Fairport Harbor, N 79°59'56" E, a distance of 119.22 feet to a drill hole with X found at the southeast corner of said James Paul Management parcel;

Course No. 8: Thence along the easterly line of said James Paul Management parcel and continuing along the easterly corporation line of the Village of Fairport Harbor, N 09°49'34" W, a distance of 196.48 feet to an iron pin set at the northeast corner of said James Paul Management parcel;

Course No. 9: Thence along the northerly line of said James Paul Management parcel, the northerly line of a parcel conveyed to East Wadden Properties, LLC in Inst. 2012R018193 (PN 14-A-005-0-00-046-0) of said County Records, the northerly line of a parcel conveyed to James Paul in Inst. 1996R045132 (PN 14-A-005-0-00-051-0) of said County Records and continuing along the easterly corporation line of the Village of Fairport Harbor, S 80°03'48" W, a distance of 575.36 feet to an iron pin set at the southeast corner of a parcel conveyed to Port Garret LLC in Inst. 2006R020607 (PN 14-A-005-0-00-041-0) of said County Records;

Course No. 10: Thence along the easterly line of said Port Garret parcel and continuing along the easterly corporation line of the Village of Fairport Harbor, N 36°21'59" E, a distance of 239.60 feet to an iron pin set;

Course No. 11: Thence continuing along the easterly line of said Port Garret parcel and the easterly corporation line of the Village of Fairport Harbor, N 39°43'51" E, a distance of 95.92 feet to an iron pin set;



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd. Suite E#183
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866.290.8121
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Notes Corresponding to Schedule B

- 14 Lease and the terms, covenants and conditions thereof between Diamond Alkali Company, a corporation, as Lessor and The Fairport, Painesville and Eastern Railroad Company, a corporation, as Lessee, recorded June 1, 1927, in Volume G, page 523. DOES NOT AFFECT
- 15 Terms and conditions contained in Agreement recorded December 30, 1983 in Volume 56, page 161. ASSIGNS INTEREST IN THE FOLLOWING: 171/533(BI-19), 972/93, 972/102, 972/113(BI-145), 972/124, 972/140, 972/148, 972/156(BI-138&144), 972/167, 1001/478, 1055/1232, 1056/130(BI-58), 1056/198(BI-61) & 1056/226(BI-62)
- 16 Easement granted to Diamond Shamrock Chemicals Company, a Delaware corporation, recorded on March 30, 1984 in Volume 67, page 825, as to Parcel 9. (ENCUMBRANCE TERMINATED IN INST. 2007R014430)
- 17 Right of way easement in favor of Defense Plant Corporation, corporation Dated: March 20, 1944, recorded in Volume 143, page 172 on April 1, 1944. . DOES NOT APPEAR TO AFFECT FROM APPROXIMATED LOCATION - PLOTTED AND SHOWN FOR REFERENCE
- 18 Oil and Gas Lease between The Northeastern Road Improvement Co., as lessor, and Diamond Shamrock Chemicals Company, as lessee, recorded July 25, 1985, in volume 157, page 300, and any subsequent instruments pertinent thereto DOES NOT AFFECT SUBJECT PARCELS (LIES WITHIN CUY. CONC PARCELS TO EAST)
- 19 Terms and conditions contained in Agreement and Grant of Private Way recorded April 29, 1948 in Volume 171, page 533. SPECIFIC AFFECT UNKNOWN, SKETCH WITHIN DOCUMENT ILLEGIBLE - CONTAINS NO PLOTTABLE ITEMS
- 20 Easement disclosed by instrument recorded in Volume 195, page 85 on November 4, 1948. DOES NOT AFFECT - PLOTTED AND SHOWN FOR REFERENCE
- 21 Easement disclosed by instrument recorded in Volume 195, page 206 on April 20, 1949. DOES NOT AFFECT - PLOTTED AND SHOWN FOR REFERENCE
- 22 Terms and conditions contained in Agreement and Grant of Private Way recorded October 27, 1949 in Volume 195, page 425. DOES NOT AFFECT, LIES WITHIN LOT 1, LOT 2 (EAST OF SURVEYED PARCELS)
- 23 Right of way easement in favor of The East Ohio Gas Company, a corporation of Cleveland, Ohio Dated: November 19, 1986, recorded in Volume 267, page 57 on December 10, 1986. AFFECTS PARCEL 17, BLANKET IN NATURE
- 24 Right of way easement in favor of The East Ohio Gas Company, a corporation of Cleveland, Ohio Dated: March 5, 1987, recorded in Volume 290, page 746 on March 16, 1987. Subject to the terms and conditions thereof, as to Parcel 16. AFFECTS PARCEL 16, BLANKET IN NATURE
- 25 Grant and Acceptance of Temporary Easement disclosed by instrument recorded in Volume 378, page 70 on April 7, 1988. NO LONGER AFFECTS, PER DOCUMENT, EASEMENT EXPIRED ON 12.31.1999
- 26 Easement for Channel Purposes granted to the State of Ohio disclosed by instrument recorded in Volume 599, page 476 on July 11, 1964. DOES NOT AFFECT - PLOTTED AND SHOWN FOR REFERENCE
- 27 Agreement as to 48-Inch Storm Sewer disclosed by instrument recorded in Volume 627, page 334 on December 17, 1963. DOES NOT AFFECT, LIES WITHIN 5 ACRE TRACT IN LOT 1, LOT 2 (EAST OF SURVEYED PARCELS)
- 28 Easement disclosed by instrument recorded in Volume 778, page 502 on July 29, 1969. DOES NOT AFFECT, LIES WITHIN LOT 18, TRACT 4 (TO THE SOUTHWEST OF SURVEYED PARCELS)
- 29 Easement (E) disclosed by instrument recorded in Volume 972, page 60 DOCUMENT NOT PROVIDED on December 23, 1977 and Assignment recorded on May 28, 1980 in Volume 1056, page 226. NO SPECIFIC AREA MENTIONED, CONTAINS NO PLOTTABLE ITEMS (DUPLICATE OF BI ITEM 62)
- 30 Easement (F) disclosed by instrument recorded in Volume 972, page 71 on December 23, 1977. RELOCATED IN INST. 2008R001975 SHOWN (DUPLICATE OF BI ITEM 135)
- 33 Easement disclosed by instrument recorded in Volume 1029, page 210 on August 1, 1979. AFFECTS PARCEL 13, PLOTTED AND SHOWN
- 34 Terms and conditions contained in Assignment of Easements and Rights-of-Way recorded August 1, 1979 in Volume 1029, page 277. CONTAINS NO PLOTTABLE ITEMS
- 35 Roadway Easement disclosed by instrument recorded in Volume 1029, page 282 on August 1, 1979. AFFECTS PARCEL 13, PLOTTED AND SHOWN
- 36 Easement No. D-1 disclosed by instrument recorded in Volume 1055, page 409 on May 23, 1980. AFFECTS PARCEL 16, PLOTTED AND SHOWN
- 37 Easement No. D-2 disclosed by instrument recorded in Volume 1055, page 428 on May 23, 1980. AFFECTS PARCEL 16, PLOTTED AND SHOWN (DUPLICATE OF BI ITEM 153)
- 38 Easement No. D-3 disclosed by instrument recorded in Volume 1055, page 446 on May 23, 1980. AFFECTS PARCEL 16, PLOTTED AND SHOWN
- 39 Easement No. D-4 disclosed by instrument recorded in Volume 1055, page 463 on May 23, 1980. AFFECTS PARCEL 16, PLOTTED AND SHOWN
- 40 Easement No. D-8 disclosed by instrument recorded in Volume 1055, page 523 on May 23, 1980. AFFECTS PARCEL 16, PLOTTED AND SHOWN
- 41 Easement No. D-9 disclosed by instrument recorded in Volume 1055, page 533 on May 23, 1980. AFFECTS PARCELS 2 & 10, PLOTTED AND SHOWN
- 42 Easement No. D-10 disclosed by instrument recorded in Volume 1055, page 550 on May 23, 1980. AFFECTS PARCELS 16, 2 & 10, PLOTTED AND SHOWN
- 43 Easement No. 1 disclosed by instrument recorded in Volume 1055, page 629 on May 23, 1980. AFFECTS, PLOTTED AND SHOWN
- 44 Easement No. 2 disclosed by instrument recorded in Volume 1055, page 653 on May 23, 1980. AFFECTS, PLOTTED AND SHOWN
- 45 Easement No. 3 disclosed by instrument recorded in Volume 1055, page 667 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 46 Easement No. D-6 disclosed by instrument recorded in Volume 1055, page 985 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 47 Easement No. D-18 disclosed by instrument recorded in Volume 1055, page 1168 on May 23, 1980. AFFECTS PARCEL 2, PLOTTED AND SHOWN
- 48 Easement No. 1 disclosed by instrument recorded in Volume 1055, page 1247 on May 23, 1980. AFFECTS PARCEL 2, PLOTTED AND SHOWN
- 49 Easement No. 2 disclosed by instrument recorded in Volume 1055, page 1280 on May 23, 1980. AFFECTS PARCEL 2, PLOTTED AND SHOWN

Notes Corresponding to Schedule B

- 50 Easement No. 3 disclosed by instrument recorded in Volume 1055, page 1309 on May 23, 1980. AFFECTS PARCEL 2, PLOTTED AND SHOWN
- 51 Easement No. 4 disclosed by instrument recorded in Volume 1055, page 1333 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 52 Easement No. 5 disclosed by instrument recorded in Volume 1056, page 1 on May 23, 1980. AFFECTS PARCEL 2, PLOTTED AND SHOWN
- 53 Easement No. 6 disclosed by instrument recorded in Volume 1056, page 19 on May 23, 1980. AFFECTS PARCEL 2, PLOTTED AND SHOWN
- 54 Easement No. 8 disclosed by instrument recorded in Volume 1056, page 51 on May 23, 1980. AFFECTS PARCEL 2, PLOTTED AND SHOWN
- 55 Easement No. D-1 disclosed by instrument recorded in Volume 1056, page 65 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 56 Easement No. D-2 disclosed by instrument recorded in Volume 1056, page 82 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 57 Easement No. D-2 (A) disclosed by instrument recorded in Volume 1056, page 100 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 58 Easement No. D-2 (C) disclosed by instrument recorded in Volume 1056, page 130 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 59 Easement No. D-3 disclosed by instrument recorded in Volume 1056, page 141 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 60 Easement No. D-7 disclosed by instrument recorded in Volume 1056, page 174 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 61 Easement No. 9 disclosed by instrument recorded in Volume 1056, page 198 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 62 Assignment disclosed by instrument recorded in Volume 1056, page 226 on May 28, 1980. NO SPECIFIC AREA MENTIONED, CONTAINS NO PLOTTABLE ITEMS (DUPLICATE OF BI ITEM 29)
- 63 Terms and conditions contained in License Agreement for Utilities recorded June 2, 1980 in Volume 1056, page 286. AFFECTS PARCELS 1 & 17, CONTAINS NO PLOTTABLE ITEMS
- 64 Grant of Easement - Roadway disclosed by instrument recorded in Volume 1056, page 299 AFFECTS PARCEL 16, PLOTTED AND SHOWN on June 2, 1980 and Assignment of Easement and Reservation of Rights recorded September 15, 1997 as Instrument No. 970032837. NO SPECIFIC AREA MENTIONED, CONTAINS NO PLOTTABLE ITEMS
- 65 Grant of Easement - Railroad disclosed by instrument recorded in Volume 1056, page 316 on June 2, 1980, as to Parcel 17. AFFECT UNKNOWN - UNABLE TO PLOT, TRACKS NOT SPECIFICALLY DESCRIBED AND NO LONGER EXIST ON SAID PARCELS
- 66 Right of way easement in favor of The East Ohio Gas Company Dated: February 16, 1981, recorded in Volume 1057, page 75 on March 10, 1981. . AFFECTS PARCEL 17, BLANKET IN NATURE
- 67 Grant of Easement-Sanitary Sewer disclosed by instrument recorded in Volume 1058, page 242 on April 28, 1982. AFFECTS PARCEL 16, PLOTTED AND SHOWN
- 70 Easement Agreement disclosed by instrument recorded in Instrument No. 960032576 on August 27, 1996. AFFECTS PARCEL 17, PLOTTED AND SHOWN
- 71 Right of Way and Easement disclosed by instrument recorded in Instrument No. 970027555 on August 6, 1997 and re-recorded on August 20, 1997, in Instrument No. 970029247. AFFECTS PARCEL 7, PLOTTED AND SHOWN
- 72 Terms and conditions contained in Deed of Easement recorded October 29, 1997 in Instrument No. 970039266. APPEARS TO BENEFIT PARCEL 16, PLOTTED AND SHOWN
- 73 Lease and the terms, covenants and conditions thereof between the State of Ohio, acting through the Director, Ohio Department of Natural Resources, as Lessor and Chemical Land Holdings, Inc., as Lessee, recorded October 8, 1998, in instrument No. 980046181. AFFECTS PARCEL 6, PLOTTED AND SHOWN
- 74 Ameritech Exclusive Easement disclosed by instrument recorded in Instrument No. 200101726 on January 17, 2001. AFFECTS PARCEL 4, PLOTTED AND SHOWN
- 76 Temporary Access Easement Agreement disclosed by instrument recorded in Instrument No. 2002R034402 on July 11, 2002, as to Parcel 17. NO LONGER AFFECTS, TEMPORARY EASEMENT TERMINATES AFTER 3 YEARS.
- 77 Terms and conditions contained in Termination Declaration recorded April 26, 2007 in Document No. 2007R014430. ENCUMBRANCES TERMINATED AS NOTED
- 80 First Amendment to Pipe Line Right of Way Grant in favor of The East Ohio Gas Company, an Ohio corporation Dated: January 25, 2010, recorded in Instrument No. 2010R05585 on March 19, 2010. AFFECTS PARCELS 2, 10 & 18, PLOTTED AND SHOWN
- 81 Terms and conditions contained in Affidavit of Fact recorded October 21, 2010 in Document No. 2010R024098. AFFECTS PARCEL 8, PLOTTED AND SHOWN
- 82 Terms and conditions contained in Amended and Restated Environment Covenant For Operable Unit 2 recorded March 7, 2012 in Document No. 2012R005963. AFFECTS PARCELS 1, 9, 16 & 17, PLOTTED AND SHOWN (SEE DETAIL ON SHEET 1)
- 83 Terms and conditions contained in PCS Site Agreement recorded July 26, 2001 in Document No. 200132166, as to Parcel 4. AFFECTS PARCEL 4, BLANKET IN NATURE
- 84 Terms and conditions contained in Environmental Covenant for OU2 recorded August 1, 2006 in Document No. 2006R031076. AFFECTS PARCELS 1, 16 & 17, PLOTTED AND SHOWN (SEE DETAIL SHEET 1)
- 85 Pipe Line Right of Way Grant in favor of The East Ohio Gas Company, an Ohio corporation, recorded in Instrument No. 2007R018034 on May 24, 2007. AFFECTS PARCELS 6, 9, 16, 17, 1, 2 & 3, NOT PLOTTABLE, RELOCATION NOT SPECIFICALLY DESCRIBED. (DUPLICATE OF BI ITEM 140)
- 87 Easements for ingress and egress disclosed by instrument recorded in Instrument No. 970032199 on September 10, 1997. (ENCUMBRANCE TERMINATED IN INST. 2007R014430)
- 89 Terms and conditions contained in Assignment of Easement and Reservation of Rights recorded September 15, 1997 in Document No. 970032837. AFFECTS PARCEL 1, 17, UNABLE TO PLOT, DOCUMENT ILLEGIBLE
- 90 Terms and conditions contained in Assignment of Easement and Reservation of Rights recorded September 19, 1997 in Document No. 970033601. AFFECTS PARCEL 17, PLOTTED AND SHOWN

Notes Corresponding to Schedule B

- 91 Easement granted to Chemical Land Holdings, Inc., a Delaware Corporation, recorded on February 16, 1996 in Instrument No. 960005130. AFFECTS PARCELS 2 & 3, BLANKET IN NATURE
- 92 Reservation set forth in Warranty Deed, recorded December 29, 1977, in Volume 839, page 1 of Lake County Records. AFFECTS PARCELS 2 & 3, BLANKET IN NATURE
- 93 Declaration of Easement disclosed by instrument recorded in Volume 673, page 625 on December 17, 1991. AFFECTS PARCEL 2, PLOTTED AND SHOWN
- 95 Terms and conditions contained in Affidavit of Fact recorded July 9, 2007 in Document No. 2007R023711. RELEASES EASEMENT IN VOL. 1055, PG. 923
- 96 Reservation recorded December 27, 1988, in Volume 436, page 747 of Lake County Records. AFFECTS PARCEL 4, BLANKET IN NATURE
- 97 Reservation recorded October 19, 1983, in Volume 44, page 327 of Lake County Records. AFFECTS PARCEL 7, BLANKET IN NATURE
- 98 Terms and conditions contained in Warranty Deed recorded September 11, 1986 in Volume 243, page 81. AFFECTS PARCEL 7, CONTAINS NO PLOTTABLE ITEMS
- 99 Terms and conditions contained in Affidavit recorded June 19, 1997 in Document No. 970020906. AFFECTS PARCEL 7, CONTAINS NO PLOTTABLE ITEMS
- 100 Reservation recorded December 30, 1983, in Volume 56, page 156 of Lake County Records. AFFECTS PARCEL 9, BLANKET IN NATURE
- 101 Reservation recorded May 28, 1980, in Volume 874, page 434 of Lake County Records. AFFECTS PARCEL 9, BLANKET IN NATURE
- 102 Reservation recorded October 1, 1976, in Volume 819, page 1309 of Lake County Records. AFFECTS PARCEL 9, BLANKET IN NATURE
- 103 Easement disclosed by instrument recorded in Instrument No. 200126777 on June 25, 2001. AFFECTS PARCEL 9, BLANKET IN NATURE
- 104 Easement Agreement disclosed by instrument recorded in Instrument No. 200149641 on November 6, 2001, as to Parcel 9. AFFECTS PARCEL 9, CONTAINS NO PLOTTABLE ITEMS
- 105 Declaration of Relocation of Easement Area disclosed by instrument recorded in Instrument No. 2007R031278, re-recorded in Instrument No. 2008R001236, re-recorded in Instrument No. 2008R001975 on January 23, 2008. AFFECTS PARCEL 9, PLOTTED AND SHOWN
- 106 Terms and conditions contained in Environmental Covenant for OU6 recorded August 1, 2006 in Document No. 2006R031077. AFFECTS PARCEL 9, PLOTTED AND SHOWN (SEE DETAIL SHEET 1)
- 107 Terms and conditions contained in Amended and Restated Environmental Covenant for Operable Unit 6 recorded March 7, 2012 in Document No. 2012R005962. AFFECTS PARCEL 9, PLOTTED AND SHOWN (SEE DETAIL SHEET 1)
- 108 Reservation of Easements in Deed; Grantor: Nacelle Land & MGT. Corporation, an Ohio Corporation Grantee: Chemical Land Holdings, Inc., a Delaware Corporation Dated: September 18, 1996 Recorded: October 24, 1996 Instrument No.: 960041297. AFFECTS AND POSSIBLY BENEFITS PARCEL 11, PLOTTED AND SHOWN
- 109 Reservation of Easements in Deed; Grantor: Diamond Shamrock Corporation, a Delaware corporation Grantee: Nacelle Land & Mgt. Corporation, an Ohio corporation Dated: December 1, 1979 Recorded: January 3, 1980 Volume: 870, page 619, as to Parcel 11. DOES NOT AFFECT, PLOTTED AND SHOWN
- 110 Restrictions and any other terms, covenants and conditions disclosed by instrument recorded in Volume 321, page 109 on June 30, 1987 and any subsequent instruments pertinent thereto. AFFECTS PARCEL 11, BLANKET IN NATURE
- 111 Terms and conditions contained in Petition for Annexation recorded January 31, 1990 in Volume 520, page 379. AFFECTS PARCEL 11, BLANKET IN NATURE
- 112 Easement disclosed by instrument recorded in Instrument No. 960041298 on October 24, 1996. APPEARS TO BENEFIT PARCEL 11 & 13, PLOTTED AND SHOWN
- 113 Temporary Easement Agreement disclosed by instrument recorded in Instrument No. 2008R003582 on February 7, 2008 and Amendment to Temporary Easement Agreement recorded on November 4, 2010 in Instrument No. 2010R025547. TEMPORARY EASEMENT EXPIRES 2014
- 114 Easement disclosed by instrument recorded in Instrument No. 199956070 on December 13, 1999. APPEARS TO BENEFIT PARCEL 13, PLOTTED AND SHOWN
- 115 Terms and conditions contained in Warranty Deed recorded August 1, 1979 in Volume 863, page 1058. DOES NOT AFFECT
- 116 Sanitary Sewer Easement Agreement granted to Chemical Land Holdings, Inc., a Delaware corporation disclosed by instrument recorded in Volume 427, page 1132 on November 16, 1988, as to Parcel 13. AFFECTS PARCEL 13, PLOTTED AND SHOWN
- 117 Easement disclosed by instrument recorded in Instrument No. 2006R041577 on October 11, 2006, as to Parcel 13. APPEARS TO BENEFIT PARCEL 13, PLOTTED AND SHOWN
- 118 Reservation of Easements in Deed; Grantor: Diamond Shamrock Corporation, now by change of name, Diamond Chemicals Company, now by change of name, Diamond Shamrock Chemicals Company, a Delaware corporation Grantee: Petro Evaluation Services, Inc., Environmental Brine Services, Inc., an Ohio corporation Dated: March 29, 1985 Recorded: April 4, 1985 Volume: 136, page 814 re-recorded January 15, 1986 in Volume 188, page 692. AFFECTS PARCEL 14, BLANKET IN NATURE

Notes Corresponding to Schedule B

- 123 Reservation of Easements in Deed; Grantor: Diamond Shamrock Corporation, a Delaware corporation Grantee: Pressure Vessel Service of Ohio, Inc., an Ohio corporation Dated: December 29, 1977 Recorded: May 19, 1978 Volume: 843, page 1338. AFFECTS PARCEL 16A, BLANKET IN NATURE
- 124 Terms and conditions, including but not limited to a reverter clause, as contained in Limited Warranty Deed recorded November 4, 2005 in Document No. 2005R048789, as to Parcel 17. AFFECTS PARCEL 17, CONTAINS NO PLOTTABLE ITEMS
- 125 Reservation of Easements in Deed; Grantor: Diamond Shamrock Corporation, a Delaware corporation Grantee: Aluminum Smelting and Refining Co., Inc. Dated: May 27, 1980 Recorded: June 2, 1980 Volume: 874, page 590. AFFECTS PARCEL 17, ROADWAY EASEMENTS TERMINATED IN 378.068 BELOW, GAS LINE EASEMENT PLOTTED AND SHOWN
- 126 Terms and conditions contained in Termination of Easement recorded April 7, 1988 in Volume 378, page 68. TERMINATES ROADWAY EASEMENTS CONTAINED IN 874.590
- 127 Terms and conditions contained in Affidavit of Fact recorded July 9, 2007 in Document No. 2007R023710. AFFECTS PARCEL 17, CONTAINS NO PLOTTABLE ITEMS
- 129 30 Foot Wide Utility Easement disclosed by instrument recorded in Instrument No. 2003R045750 on July 24, 2003. AFFECTS PARCEL 9, PLOTTED AND SHOWN
- 131 Easement disclosed by instrument recorded in Volume 972, page 8 on December 23, 1977. RELOCATED IN INST. 2008R001975
- 132 Easement disclosed by instrument recorded in Volume 972, page 39 on December 23, 1977. RELOCATED IN INST. 2008R001975
- 133 Easement disclosed by instrument recorded in Volume 972, page 50 on December 23, 1977. RELOCATED IN INST. 2008R001975
- 134 Easement disclosed by instrument recorded in Volume 972, page 60 on December 23, 1977. RELOCATED IN INST. 2008R001975
- 135 Easement disclosed by instrument recorded in Volume 972, page 71 on December 23, 1977. RELOCATED IN INST. 2008R001975 (DUPLICATE OF BI ITEM 30)
- 136 Easement disclosed by instrument recorded in Volume 972, page 81 on December 23, 1977. RELOCATED IN INST. 2008R001975
- 137 Easement disclosed by instrument recorded in Volume 838, page 1370 on December 29, 1977. RELOCATED IN BI 170, INST. 2008R001976
- 138 Easement disclosed by instrument recorded in Volume 972, page 156 on December 23, 1977. AFFECTS PARCELS 2 & 10, APPEARS TO BENEFITS PARCEL 9, PLOTTED AND SHOWN (DUPLICATE OF BI ITEM 144)
- 139 Terms and conditions contained in Partial Termination Declaration recorded September 6, 2007 in Document No. 2007R031280. VACATES PORTION OF VOLUME 972, PAGE 156 LYING WITHIN SUBJECT PARCELS, PLOTTED AND SHOWN
- 140 Terms and conditions contained in Pipe Line Right of Way Grant recorded May 24, 2007 in Document No. 2007R018034. AFFECTS, NOT PLOTTABLE, RELOCATION NOT SPECIFICALLY DESCRIBED. (DUPLICATE OF BI ITEM 85)
- 141 Easement disclosed by instrument recorded in Volume 896, page 366. RELOCATED IN 2010R05585
- 142 Easement disclosed by instrument recorded in Volume 337, page 333 on August 31, 1987. UNABLE TO DETERMINE LOCATION FROM DESCRIPTION
- 143 Easement disclosed by instrument recorded in Volume 337, page 339 on August 31, 1987. UNABLE TO DETERMINE LOCATION FROM DESCRIPTION
- 144 Easement disclosed by instrument recorded in Volume 972, page 156 on December 23, 1977. AFFECTS PARCELS 2 & 10, APPEARS TO BENEFITS PARCEL 9, PLOTTED AND SHOWN (DUPLICATE OF BI ITEM 138)
- 145 Easement disclosed by instrument recorded in Volume 972, page 113 on December 23, 1977. (ENCUMBRANCE TERMINATED IN INST. 2007R014430)
- 146 Lease and the terms, covenants and conditions thereof between State of Ohio, acting through the Director, Ohio Department of Natural Resources, as Lessor and Tierra Solutions, Inc., as Lessee, recorded on November 20, 2006 in Document No. 2006R047023, as to Parcel 9. AFFECTS PARCEL 9, PLOTTED AND SHOWN
- 147 Lease and the terms, covenants and conditions thereof between State of Ohio, acting through the Director, Ohio Department of Natural Resources, as Lessor and Tierra Solutions, Inc., as Lessee, recorded November 20, 2006 in Document No. 2006R047022, as to Parcel 11. AFFECTS PARCEL 10, PLOTTED AND SHOWN
- 148 Lease and the terms, covenants and conditions thereof between State of Ohio, acting through the Director, Ohio Department of Natural Resources, as Lessor and Tierra Solutions, Inc., as Lessee, recorded November 20, 2006 in Document No. 2006R047025, as to Parcel 2 AFFECTS PARCEL 2, PLOTTED AND SHOWN
- 149 Terms and conditions contained in Environmental Covenant For OU2 recorded August 1, 2006 in Document No. 2006R031076. AFFECTS PARCELS 1, 16 & 17, PLOTTED AND SHOWN(SEE DETAIL SHEET 1)
- 150 Terms and conditions contained in Notice recorded February 27, 2004 in Document No. 2004R008077, as to Parcel 16. AFFECTS PARCEL 16, CONTAINS NO PLOTTABLE ITEMS
- 151 Terms and conditions contained in Access Easement Agreement recorded July 16, 2002 in Document No. 2002R035132. AFFECTS PARCEL 6, PLOTTED AND SHOWN
- 152 Terms and conditions contained in Covenant Not to Sue recorded October 28, 2005 in Document No. 2005R047413. AFFECTS PARCEL 6 & 17, CONTAINS NO PLOTTABLE ITEMS
- 153 Easement disclosed by instrument recorded in Volume 1055, page 428 on May 23, 1980 - see herein AFFECTS PARCEL 16, PLOTTED AND SHOWN (DUPLICATE OF BI ITEM 37)
- 154 Easement disclosed by instrument recorded in Volume 972, page 231 on December 23, 1977. RELOCATED IN 2010R05585
- 169 State of Ohio Lake Erie Submerged Land Lease and the terms, covenants and conditions thereof between State of Ohio, acting through the Director, Ohio Department of Natural Resources, as Lessor and Tierra Solutions, Inc., as Lessee, recorded November 20, 2006, in Instrument No. 2006R047024. AFFECTS PARCEL 18, PLOTTED AND SHOWN
- 170 Easement granted to Tierra Solutions, Inc., a Delaware corporation, formerly known as Chemical Land Holdings, Inc., a Delaware corporation, recorded in Instrument No. 2007R031279, Re-Recorded in Instrument No. 2008R001237 on January 15, 2008 and Re-recorded in Instrument No. 2008R001976 on January 23, 2008. AFFECTS PARCEL 18, PLOTTED AND SHOWN (RELOCATES BI ITEM 137, VOL. 838, PG. 1370)



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd. Suite E#183
Akron, OH 44312
866.290.8121
www.amnnational.net

Record Line Table - Parcel 1

LINE	BEARING	DISTANCE
L129	(N 81°40'00" E R1)	(1206.66' R1)
L1	(N 08°20'00" W R1)	(75.00' R1)
L2	(N 08°20'00" W R1)	(151.54' R1)
L3	(N 26°32'40" W R1)	(65.65' R1)
L4	(S 81°24'30" W R1)	(108.97' R1)
L5	(N 08°25'30" W R1)	(273.13' R1)
L6	(N 81°39'30" E R1)	(93.79' R1)
L7	(N 08°20'30" W R1)	(271.52' R1)
L8	(N 81°38'57" E R1)	(336.46' R1)
L9	(N 82°35'27" E R1)	(300.00' R1)
L10	(N 78°56'03" E R1)	(150.47' R1)
L11	(S 06°43'00" E R1)	(615.76' R1)
L12	(S 81°40'00" W R1)	(720.18' R1)
L13	(S 08°20'00" E R1)	(145.00' R1)
L14	(S 81°40'00" W R1)	(15.00' R1)

Record Line Table - Parcel 2a

LINE	BEARING	DISTANCE
L15	(N 89°43'26" E R2)	(299.99' R2)
L16	(N 48°59'58" E R2)	(2094.60' R2)
L17	(N 76°48'06" E R2)	(866.25' R2)
L18	(N 81°40'33" E R2)	(594.16' R2)
L19	(N 82°44'40" E R2)	(388.80' R2)
L20	(N 81°40'00" E R2)	(457.92' R2)
L21	(N 08°51'22" W R2)	(75.00' R2)
L22	(N 08°51'22" W R2)	(392.02' R2)
L23	(N 45°54'49" W R2)	(18.61' R2)
L24	(S 81°38'01" W R2)	(1204.64' R2)
L25	(N 08°08'22" W R2)	(209.63' R2)
L26	(N 81°51'38" E R2)	(5.00' R2)
L27	(N 08°08'22" W R2)	(35.12' R2)
L28	(N 81°39'08" E R2)	(51.4' R2)
L29	(N 08°27'15" W R2)	(100.43' R2)
L30	(S 81°56'12" W R2)	(262.92' R2)
L31	(N 08°59'20" W R2)	(318.74' R2)
L32	(S 77°40'00" W R2)	(74.57' R2)
L33	(S 80°50'00" W R2)	(193.29' R2)
L34	(N 08°02'50" W R2)	(307.59' R2)
L35	(S 73°46'35" W R2)	(275.02' R2)
L36	(S 34°51'43" W R2)	(77.37' R2)
L37	(S 60°16'31" W R2)	(214.38' R2)
L38	(S 86°21'08" W R2)	(112.78' R2)
L39	(N 78°53'57" W R2)	(154.89' R2)
L40	(S 00°09'07" E R2)	(491.01' R2)
L41	(S 49°48'17" E R2)	(22.29' R2)
L42	(S 41°18'28" W R2)	(95.92' R2)
L43	(S 37°56'36" W R2)	(239.60' R2)
L44	(N 81°35'06" E R2)	(574.84' R2)
L45	(S 08°10'17" E R2)	(196.48' R2)
L46	(S 81°39'13" W R2)	(119.22' R2)
L47	(S 08°17'07" E R2)	(132.41' R2)
L48	(S 81°41'36" W R2)	(672.26' R2)
L49	(S 52°37'43" W R2)	(125.44' R2)
L50	(N 32°36'17" W R2)	(56.00' R2)
L51	(S 51°56'20" W R2)	(130.54' R2)
L52	(N 89°37'10" W R2)	(89.09' R2)
L53	(S 00°04'11" W R2)	(646.51' R2)
L54	(N 63°25'33" E R2)	(410.52' R2)
L55	(S 76°48'06" W R2)	(857.02' R2)
L56	(N 81°40'33" E R2)	(597.06' R2)
L57	(N 80°32'07" E R2)	(389.20' R2)
L58	(N 81°40'00" E R2)	(456.53' R2)

Record Line Table - Parcel 2a Exc.

LINE	BEARING	DISTANCE
L15	(N 89°43'26" E R2)	(299.99' R2)
L16	(N 48°59'58" E R2)	(2094.60' R2)
L17	(N 76°48'06" E R2)	(866.25' R2)
L18	(N 81°40'33" E R2)	(594.16' R2)
L19	(N 82°44'40" E R2)	(388.80' R2)
L20	(N 81°40'00" E R2)	(457.92' R2)
L21	(N 08°51'22" W R2)	(75.00' R2)
L22	(N 08°51'22" W R2)	(392.02' R2)
L23	(N 45°54'49" W R2)	(18.61' R2)
L24	(S 81°38'01" W R2)	(1204.64' R2)
L25	(N 08°08'22" W R2)	(209.63' R2)
L26	(N 81°51'38" E R2)	(5.00' R2)
L27	(N 08°08'22" W R2)	(35.12' R2)
L28	(N 81°39'08" E R2)	(51.4' R2)
L29	(N 08°27'15" W R2)	(100.43' R2)
L30	(S 81°56'12" W R2)	(262.92' R2)
L31	(N 08°59'20" W R2)	(318.74' R2)
L32	(S 77°40'00" W R2)	(74.57' R2)
L33	(S 80°50'00" W R2)	(193.29' R2)
L34	(N 08°02'50" W R2)	(307.59' R2)
L35	(S 73°46'35" W R2)	(275.02' R2)
L36	(S 34°51'43" W R2)	(77.37' R2)
L37	(S 60°16'31" W R2)	(214.38' R2)
L38	(S 86°21'08" W R2)	(112.78' R2)
L39	(N 78°53'57" W R2)	(154.89' R2)
L40	(S 00°09'07" E R2)	(491.01' R2)
L41	(S 49°48'17" E R2)	(22.29' R2)
L42	(S 41°18'28" W R2)	(95.92' R2)
L43	(S 37°56'36" W R2)	(239.60' R2)
L44	(N 81°35'06" E R2)	(574.84' R2)
L45	(S 08°10'17" E R2)	(196.48' R2)
L46	(S 81°39'13" W R2)	(119.22' R2)
L47	(S 08°17'07" E R2)	(132.41' R2)
L48	(S 81°41'36" W R2)	(672.26' R2)
L49	(S 52°37'43" W R2)	(125.44' R2)
L50	(N 32°36'17" W R2)	(56.00' R2)
L51	(S 51°56'20" W R2)	(130.54' R2)
L52	(N 89°37'10" W R2)	(89.09' R2)
L53	(S 00°04'11" W R2)	(646.51' R2)
L54	(N 63°25'33" E R2)	(410.52' R2)
L55	(S 76°48'06" W R2)	(857.02' R2)
L56	(N 81°40'33" E R2)	(597.06' R2)
L57	(N 80°32'07" E R2)	(389.20' R2)
L58	(N 81°40'00" E R2)	(456.53' R2)

Record Line Table - Parcel 2b

LINE	BEARING	DISTANCE
L15	(N 89°43'26" E R2)	(299.99' R2)
L16	(N 48°59'58" E R2)	(2094.60' R2)
L17	(N 76°48'06" E R2)	(866.25' R2)
L18	(N 81°40'33" E R2)	(594.16' R2)
L19	(N 82°44'40" E R2)	(388.80' R2)
L20	(N 81°40'00" E R2)	(457.92' R2)
L21	(N 08°51'22" W R2)	(75.00' R2)
L22	(N 08°51'22" W R2)	(392.02' R2)
L23	(N 45°54'49" W R2)	(18.61' R2)
L24	(S 81°38'01" W R2)	(1204.64' R2)
L25	(N 08°08'22" W R2)	(209.63' R2)
L26	(N 81°51'38" E R2)	(5.00' R2)
L27	(N 08°08'22" W R2)	(35.12' R2)
L28	(N 81°39'08" E R2)	(51.4' R2)
L29	(N 08°27'15" W R2)	(100.43' R2)
L30	(S 81°56'12" W R2)	(262.92' R2)
L31	(N 08°59'20" W R2)	(318.74' R2)
L32	(S 77°40'00" W R2)	(74.57' R2)
L33	(S 80°50'00" W R2)	(193.29' R2)
L34	(N 08°02'50" W R2)	(307.59' R2)
L35	(S 73°46'35" W R2)	(275.02' R2)
L36	(S 34°51'43" W R2)	(77.37' R2)
L37	(S 60°16'31" W R2)	(214.38' R2)
L38	(S 86°21'08" W R2)	(112.78' R2)
L39	(N 78°53'57" W R2)	(154.89' R2)
L40	(S 00°09'07" E R2)	(491.01' R2)
L41	(S 49°48'17" E R2)	(22.29' R2)
L42	(S 41°18'28" W R2)	(95.92' R2)
L43	(S 37°56'36" W R2)	(239.60' R2)
L44	(N 81°35'06" E R2)	(574.84' R2)
L45	(S 08°10'17" E R2)	(196.48' R2)
L46	(S 81°39'13" W R2)	(119.22' R2)
L47	(S 08°17'07" E R2)	(132.41' R2)
L48	(S 81°41'36" W R2)	(672.26' R2)
L49	(S 52°37'43" W R2)	(125.44' R2)
L50	(N 32°36'17" W R2)	(56.00' R2)
L51	(S 51°56'20" E R2)	(130.54' R2)
L52	(N 89°37'10" E R2)	(89.09' R2)
L53	(S 00°04'11" E R2)	(646.51' R2)
L54	(N 63°25'33" E R2)	(410.52' R2)
L55	(S 76°48'06" W R2)	(857.02' R2)
L56	(N 81°40'33" E R2)	(597.06' R2)
L57	(N 80°32'07" E R2)	(389.20' R2)
L58	(N 81°40'00" E R2)	(456.53' R2)

Record Line Table - Parcel 2b Exc.

LINE	BEARING	DISTANCE
L15	(N 89°43'26" E R2)	(299.99' R2)
L16	(N 48°59'58" E R2)	(2094.60' R2)
L17	(N 76°48'06" E R2)	(866.25' R2)
L18	(N 81°40'33" E R2)	(594.16' R2)
L19	(N 82°44'40" E R2)	(388.80' R2)
L20	(N 81°40'00" E R2)	(457.92' R2)
L21	(N 08°51'22" W R2)	(75.00' R2)
L22	(N 08°51'22" W R2)	(392.02' R2)
L23	(N 45°54'49" W R2)	(18.61' R2)
L24	(S 81°38'01" W R2)	(1204.64' R2)
L25	(N 08°08'22" W R2)	(209.63' R2)
L26	(N 81°51'38" E R2)	(5.00' R2)
L27	(N 08°08'22" W R2)	(35.12' R2)
L28	(N 81°39'08" E R2)	(51.4' R2)
L29	(N 08°27'15" W R2)	(100.43' R2)
L30	(S 81°56'12" W R2)	(262.92' R2)
L31	(N 08°59'20" W R2)	(318.74' R2)
L32	(S 77°40'00" W R2)	(74.57' R2)
L33	(S 80°50'00" W R2)	(193.29' R2)
L34	(N 08°02'50" W R2)	(307.59' R2)
L35	(S 73°46'35" W R2)	(275.02' R2)
L36	(S 34°51'43" W R2)	(77.37' R2)
L37	(S 60°16'31" W R2)	(214.38' R2)
L38	(S 86°21'08" W R2)	(112.78' R2)
L39	(N 78°53'57" W R2)	(154.89' R2)
L40	(S 00°09'07" E R2)	(491.01' R2)
L41	(S 49°48'17" E R2)	(22.29' R2)
L42	(S 41°18'28" W R2)	(95.92' R2)
L43	(S 37°56'36" W R2)	(239.60' R2)
L44	(N 81°35'06" E R2)	(574.84' R2)
L45	(S 08°10'17" E R2)	(196.48' R2)
L46	(S 81°39'13" W R2)	(119.22' R2)
L47	(S 08°17'07" E R2)	(132.41' R2)
L48	(S 81°41'36" W R2)	(672.26' R2)
L49	(S 52°37'43" W R2)	(125.44' R2)
L50	(N 32°36'17" E R2)	(56.00' R2)
L51	(S 51°56'20" E R2)	(130.54' R2)
L52	(N 89°37'10" E R2)	(89.09' R2)
L53	(S 00°04'11" E R2)	(646.51' R2)
L54	(N 63°25'33" E R2)	(410.52' R2)
L55	(S 76°48'06" W R2)	(857.02' R2)
L56	(N 81°40'33" E R2)	(597.06' R2)
L57	(N 80°32'07" E R2)	(389.20' R2)
L58	(N 81°40'00" E R2)	(456.53' R2)

Record Line Table - Parcel 2b

LINE	BEARING	DISTANCE
L71	(S 40°39'50" W R2)	(227.14' R2)
L72	(N 81°31'16" E R2)	(506.72' R2)
L73	(S 07°48'14" E R2)	(8.00' R2)
L67	(N 81°31'16" E R2)	(580.00' R2)
L68	(N 07°48'14" W R2)	(218.05' R2)
L69	(N 81°41'36" E R2)	(450.00' R2)
L70	(S 08°18'24" E R2)	(276.00' R2)

Record Line Table - Parcel 2b Exc.

LINE	BEARING	DISTANCE
L15	(N 89°43'26" E R2)	(299.99' R2)
L16	(N 48°59'58" E R2)	(2094.60' R2)
L74	(N 76°48'06" E R2)	(11.31' R2)
L75	(N 13°11'54" W R2)	(60.01' R2)
L76	(S 63°25'33" W R2)	(41.16' R2)
L77	(S 63°25'33" W R2)	(369.36' R2)
L53	(N 00°04'11" W R2)	(646.51' R2)
L52	(S 89°37'10" E R2)	(89.09' R2)
L51	(N 51°56'20" E R2)	(130.54' R2)
L50	(S 32°36'17" E R2)	(56.00' R2)
L71	(S 40°39'50" W R2)	(227.14' R2)
L78	(N 81°31'16" E R2)	(531.72' R2)
L79	(S 53°37'04" E R2)	(58.20' R2)
L80	(S 08°27'17" E R2)	(168.37' R2)

Record Line Table - Parcel 2a/2b Exc.

LINE	BEARING	DISTANCE
L15	(N 89°43'26" E R2)	(299.99' R2)
L16	(N 48°59'58" E R2)	(2094.60' R2)
L74	(N 76°48'06" E R2)	(11.31' R2)
L75	(N 13°11'54" W R2)	(60.01' R2)
L76	(S 63°25'33" W R2)	(41.16' R2)
L77	(S 63°25'33" W R2)	(369.36' R2)
L80	(N 08°27'17" W R2)	(168.37' R2)
L79	(S 53°37'04" W R2)	(58.20' R2)
L81	(S 81°31'16" W R2)	(25.00' R2)
L82	(N 07°48'14" W R2)	(210.05' R2)
L83	(N 81°41'36" E R2)	(662.73' R2)
L84	(N 08°25'24" W R2)	(262.03' R2)
L85	(S 81°34'36" W R2)	(115.00' R2)
L86	(S 20°19'31" E R2)	(55.04' R2)
L87	(S 76°48'06" W R2)	(26.09' R2)

Record Line Table - Parcel 3

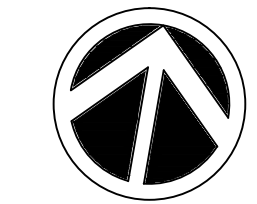
LINE	BEARING	DISTANCE
L15	(N 89°43'26" E R2)	(299.99' R2)
L16	(N 48°59'58" E R2)	(2094.60' R2)
L74	(N 76°48'06" E R2)	(865.98' R2)
L88	(N 81°40'33" E R2)	(140.73' R2)
L89	(S 08°17'36" E R2)	(30.02' R2)
L90	(S 08°17'36" E R2)	(309.40' R2)
L91	(S 08°33'51" E R2)	(273.60' R2)
L92	(S 24°57'59" E R2)	(260.95' R2)
L93	(S 43°04'15" E R2)	(600.10' R2)
L94	(S 43°07'42" E R2)	(600.45' R2)
L95	(S 58°25'06" E R2)	(187.74' R2)
L96	(S 25°48'06" W R2)	(342.34' R2)
L97	(N 77°18'35" E R2)	(603.77' R2)
L98	(N 33°09'07" W R2)	(210.25' R2)
L99	(N 76°48'06" E R2)	(635.46' R2)
L100	(N 81°40'33" E R2)	(140.73' R2)

Record Line Table - Parcel 4

LINE	BEARING	DISTANCE
L101	(N 41°41'20" W R3)	(682.33' R3)
L102	(N 0	



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NORTH
GRAPHIC SCALE
0 100 200
1 INCH = 100 FT.

Record Curve Table - Parcel 2a

CURVE	RAD	A	ChB	ChL
C1	(61.16° R2)	(39.56° R2)	(N 27°23'07" W R2)	(38.87' R2)
C2	(1922.73° R2)	(406.89° R2)	(N 57°21'48" E R2)	(406.13' R2)
C3	(1883.02° R2)	(439.60° R2)	(N 70°06'50" E R2)	(438.60' R2)

Record Curve Table - Parcel 2a Exc.

CURVE	RAD	A	ChB	ChL
C3	(1883.02° R2)	(439.60° R2)	(S 70°06'50" W R2)	(438.60' R2)
C2	(1922.73° R2)	(406.89° R2)	(S 57°21'48" W R2)	(406.13' R2)

Record Curve Table - Parcel 2b

CURVE	RAD	A	ChB	ChL
C3	(1883.02° R2)	(439.60° R2)	(S 70°06'50" W R2)	(438.60' R2)
C2	(1922.73° R2)	(406.89° R2)	(S 57°21'48" W R2)	(406.13' R2)

Record Curve Table - Parcel 2b Exc.

CURVE	RAD	A	ChB	ChL
C3	(1883.02° R2)	(439.60° R2)	(S 70°06'50" W R2)	(438.60' R2)
C2	(1922.73° R2)	(406.89° R2)	(S 57°21'48" W R2)	(406.13' R2)

Record Curve Table - Parcel 2a/2b Exc.

CURVE	RAD	A	ChB	ChL
C3	(1883.02° R2)	(439.60° R2)	(S 70°06'50" W R2)	(438.60' R2)
C2	(1922.73° R2)	(406.89° R2)	(S 57°21'48" W R2)	(406.13' R2)

Record Curve Table - Parcel 4

CURVE	RAD	A	ChB	ChL
C4	(824.40° R3)	(468.10° R3)	(N 13°40'59" E R3)	(461.83' R3)
C5	(852.83° R3)	(96.25° R3)	(N 00°39'00" E R3)	(96.20' R3)
C6	(261.01° R3)	(185.53° R3)	(N 68°38'12" E R3)	(181.65' R3)

Record Curve Table - Parcel 10b

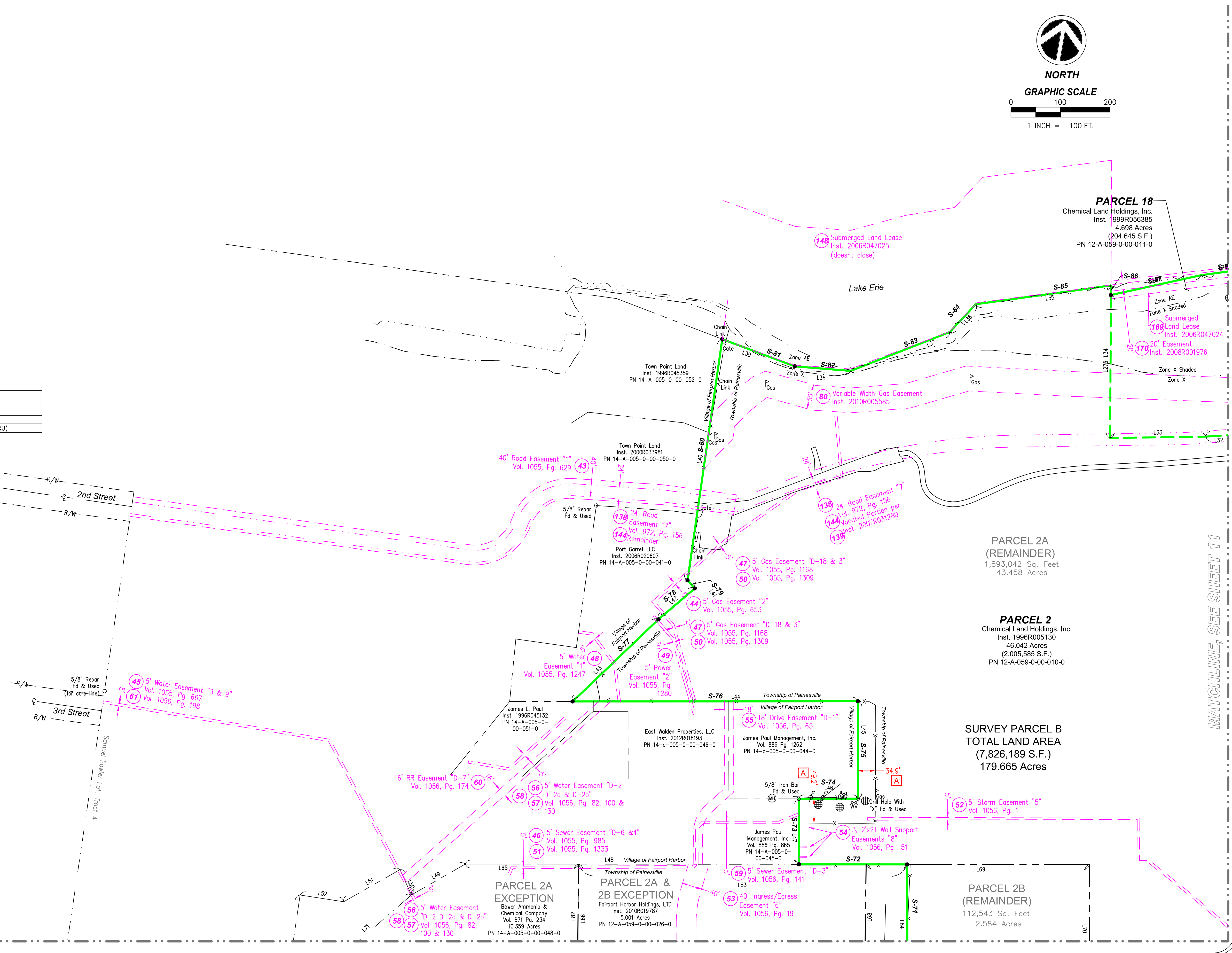
CURVE	RAD	A	ChB	ChL	D
C7	(71.96° RU)	(47.22° RU)	(N 27°06'44" W RU)	(46.38' RU)	(37°35'59" RU)

Record Curve Table - Parcel 14

CURVE	RAD	A	ChB	ChL
C6	(261.08° R12)	(185.57° R12)	(N 69°21'42" E R12)	(181.69' R12)

Record Curve Table - Parcel 16a

CURVE	RAD	A	ChB	ChL
C7	(71.96° R14)	(47.23° R14)	(S 27°06'44" E R14)	(46.38' R14)
C1	(61.16° R14)	(39.56° R14)	(S 27°23'07" E R14)	(38.87' R14)

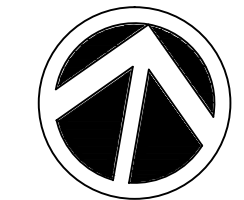


MATCHLINE, SEE SHEET 13

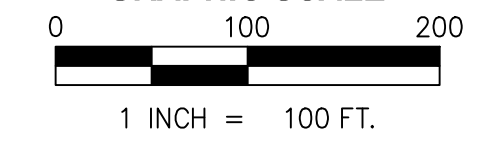
MATCHLINE, SEE SHEET 11



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GRAPHIC SCALE



Lake Erie

PARCEL 18
Chemical Land Holdings, Inc.
Inst. 1999R056385
4.698 Acres
(204,645 S.F.)
PN 12A-059-0-00-011-0

(146) Submerged Land Lease
Inst. 2006R047023

(147) Submerged Land Lease
Inst. 2006R047022

(169) Submerged Land Lease
Inst. 2006R047024

(170) 20' Easement
Inst. 2008R001976

(80) Variable Width Gas Easement
Inst. 2010R005585

24' Road Easement "7"
Vol. 972, Pg. 156
Vocated Portion per
Inst. 2007R031280

PARCEL 10
Diamond Shamrock Chemical Land
Holdings, Inc.
Vol. 1056, Pg. 210
20,304 Acres
(884,455 S.F.)
PN 12A-054-0-00-002-0

PARCEL 10A
570,367 Sq. Feet
13,094 Acres

SURVEY PARCEL B
TOTAL LAND AREA
(7,826,189 S.F.)
179.665 Acres

PARCEL 9
Tierra Solutions, Inc.
Inst. 2005R000681
40,506 Acres
(1,764,453 S.F.)
PN 12-A-053-0-00-003-0
(LAKE INC. survey)

POB P-10a
POB P-10b
POB P-16a Ex. 1
POB P-16a Ex. 2
POB P-16b
POB P-18

PARCEL 10B
314,088 Sq. Feet
7,210 Acres

PARCEL 16
Tierra Solutions, Inc.
Inst. 2004R015705
12,670 Acres
(551,920 S.F.)
PN 12-A-053-0-00-004-0

PARCEL 16A (REMAINDER)
541,061 Sq. Feet
12,421 Acres

PARCEL 16A EXCEPTION 1
10,862 Sq. Feet
0.249 Acres

PARCEL 16B
10,858 Sq. Feet
0.249 Acres

PARCEL 16A EXCEPTION 2
49,657 Sq. Feet
1.140 Acres

PARCEL 1
Tierra Solutions, Inc.
Inst. 2004R022104
11,532 Acres
(502,355 S.F.)
PN 12A-053-0-00-006-0

PARCEL 17
Tierra Solutions, Inc.
Inst. 2005R048789
13,621 Acres
(593,334 S.F.)
PN 12-A-053-0-00-005-0

PARCEL 2
Chemical Land Holdings, Inc.
Inst. 1996R005130
46,042 Acres
(2,005,585 S.F.)
PN 12-A-059-0-00-010-0

(70) Settlement Pond Easement
Inst. 1996R0032576

MATCHLINE, SEE SHEET 10

MATCHLINE, SEE SHEET 12

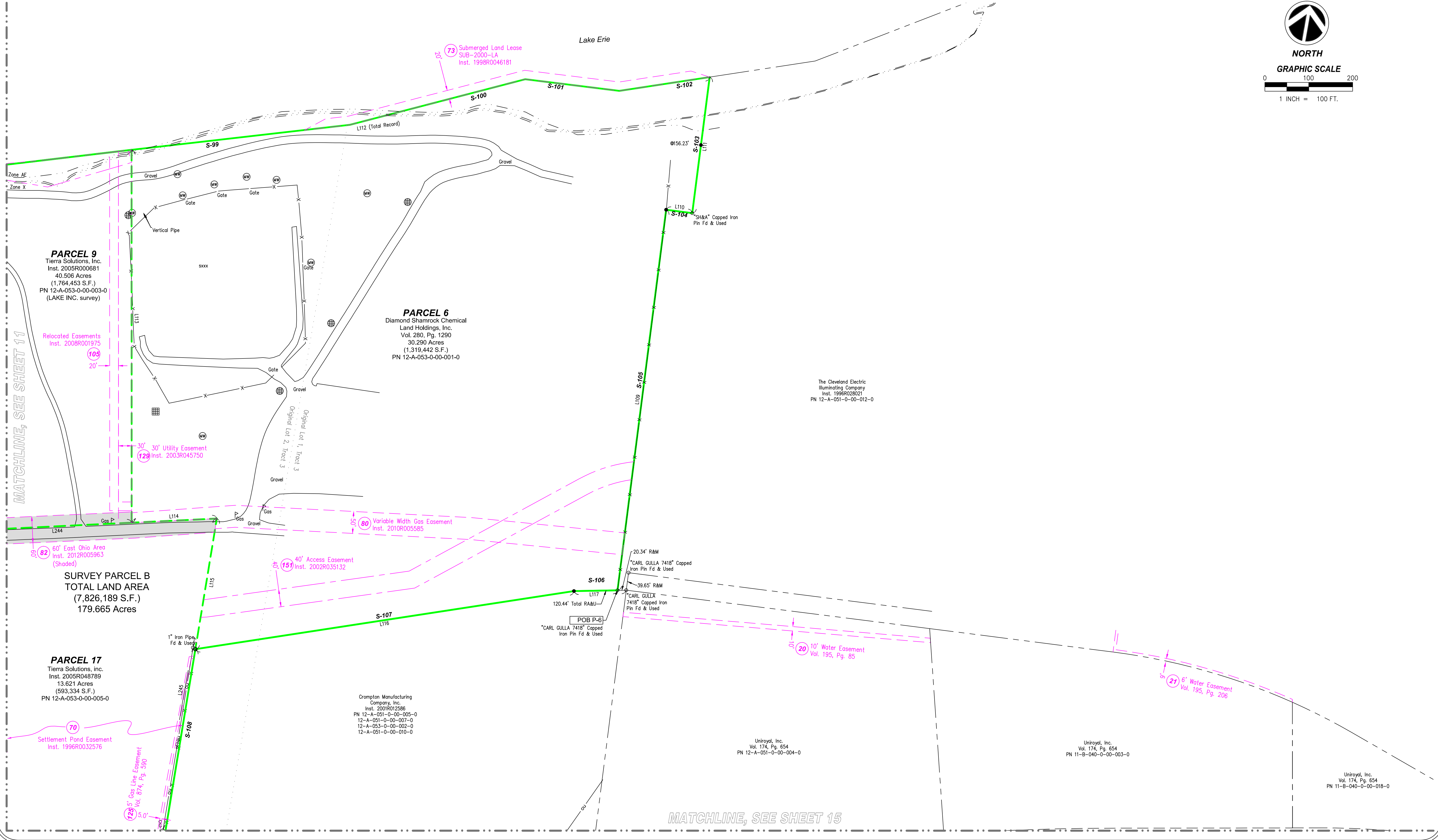
MATCHLINE, SEE SHEET 14



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NORTH
GRAPHIC SCALE
0 100 200
1 INCH = 100 FT.

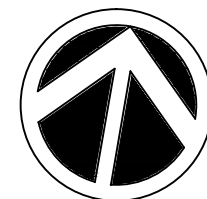


MATCHLINE, SEE SHEET 11

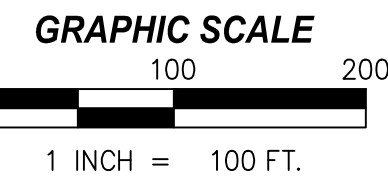
MATCHLINE, SEE SHEET 15



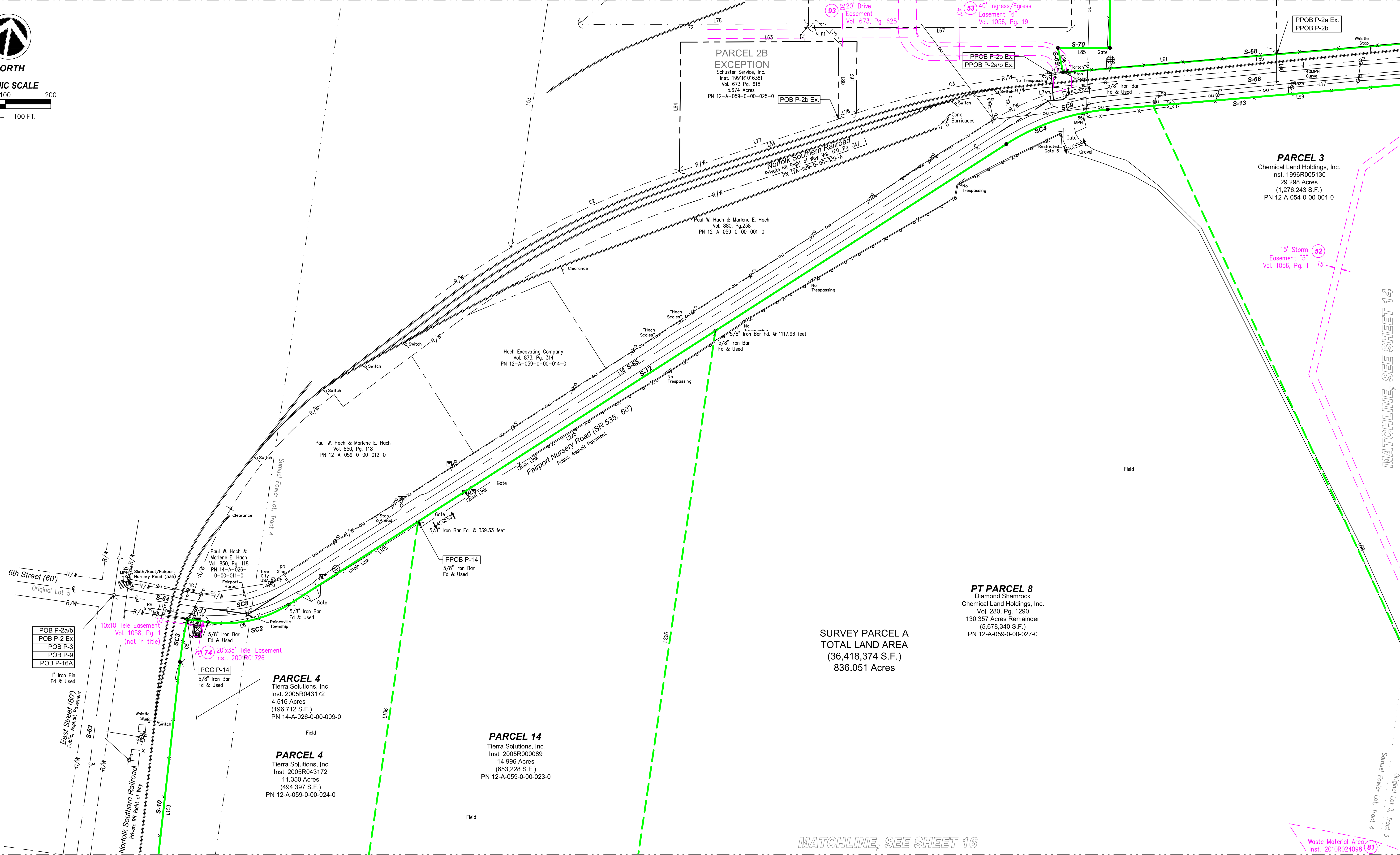
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NORTH



MATCHLINE, SEE SHEET 10



MATCHLINE, SEE SHEET 14

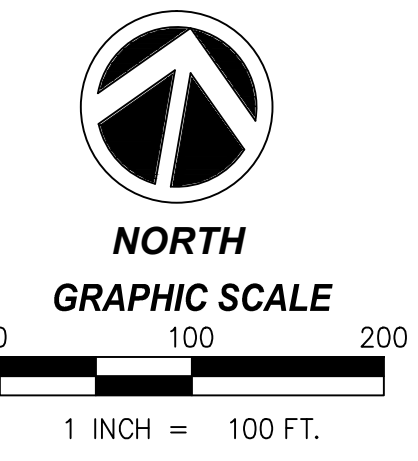
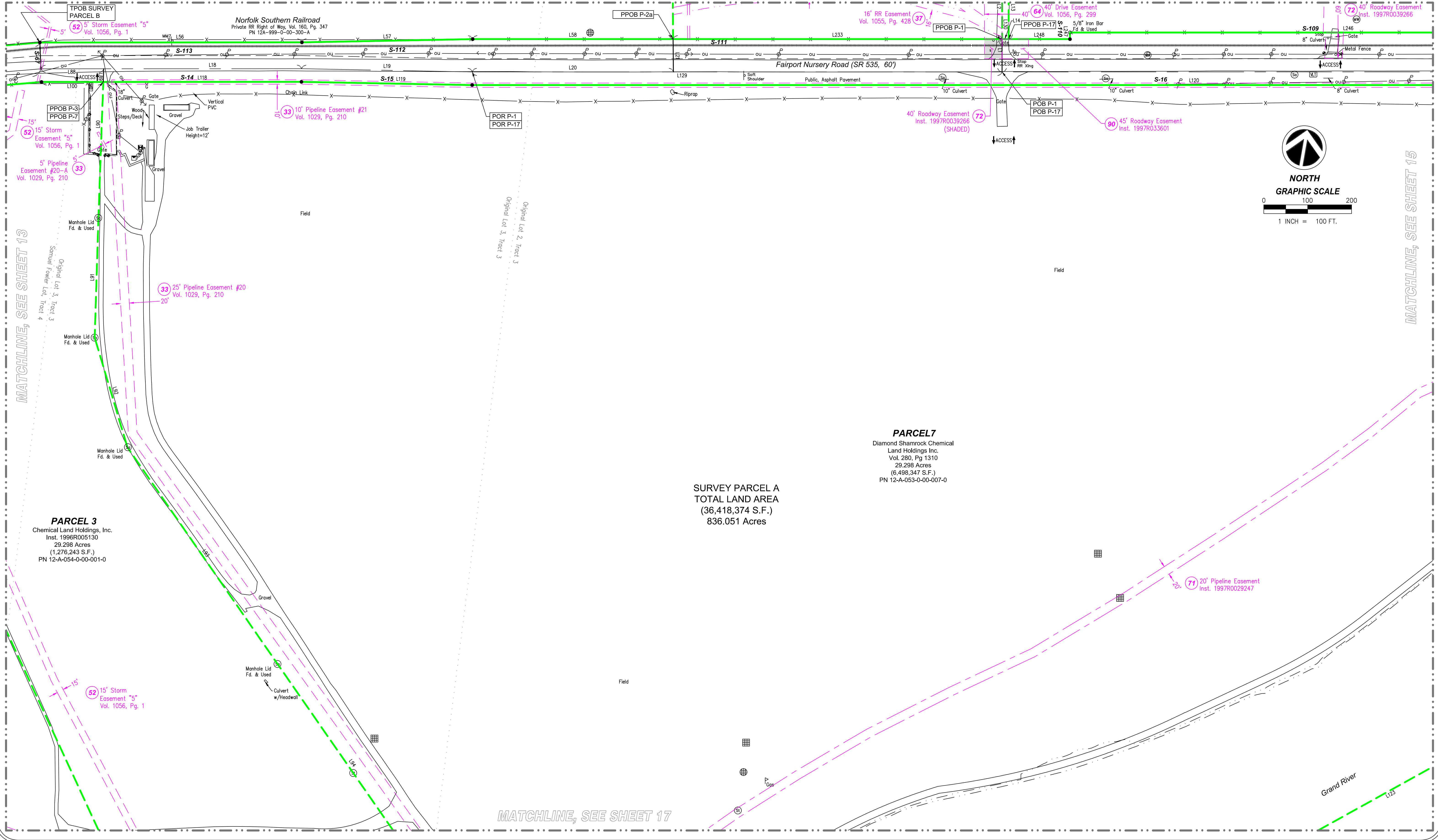
SURVEY PARCEL A
TOTAL LAND AREA
(36,418,374 S.F.)
836.051 Acres

MATCHLINE, SEE SHEET 16



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MATCHLINE, SEE SHEET 11



MATCHLINE, SEE SHEET 13

MATCHLINE, SEE SHEET 15

PARCEL 3
Chemical Land Holdings, Inc.
Inst. 1998R005130
29.298 Acres
(1,276,243 S.F.)
PN 12-A-054-0-00-001-0

SURVEY PARCEL A
TOTAL LAND AREA
(36,418,374 S.F.)
836.051 Acres

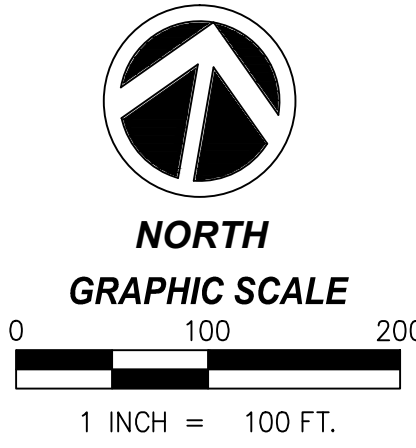
PARCEL 7
Diamond Shamrock Chemical
Land Holdings Inc.
Vol. 280, Pg 1310
29.298 Acres
(6,498,347 S.F.)
PN 12-A-053-0-00-007-0

MATCHLINE, SEE SHEET 17



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MATCHLINE, SEE SHEET 12



MATCHLINE, SEE SHEET 14

PARCEL 7
Diamond Shamrock Chemical
Land Holdings Inc.
Vol. 280, Pg 1310
29,298 Acres
(6,498,347 S.F.)
PN 12-A-053-0-00-007-0

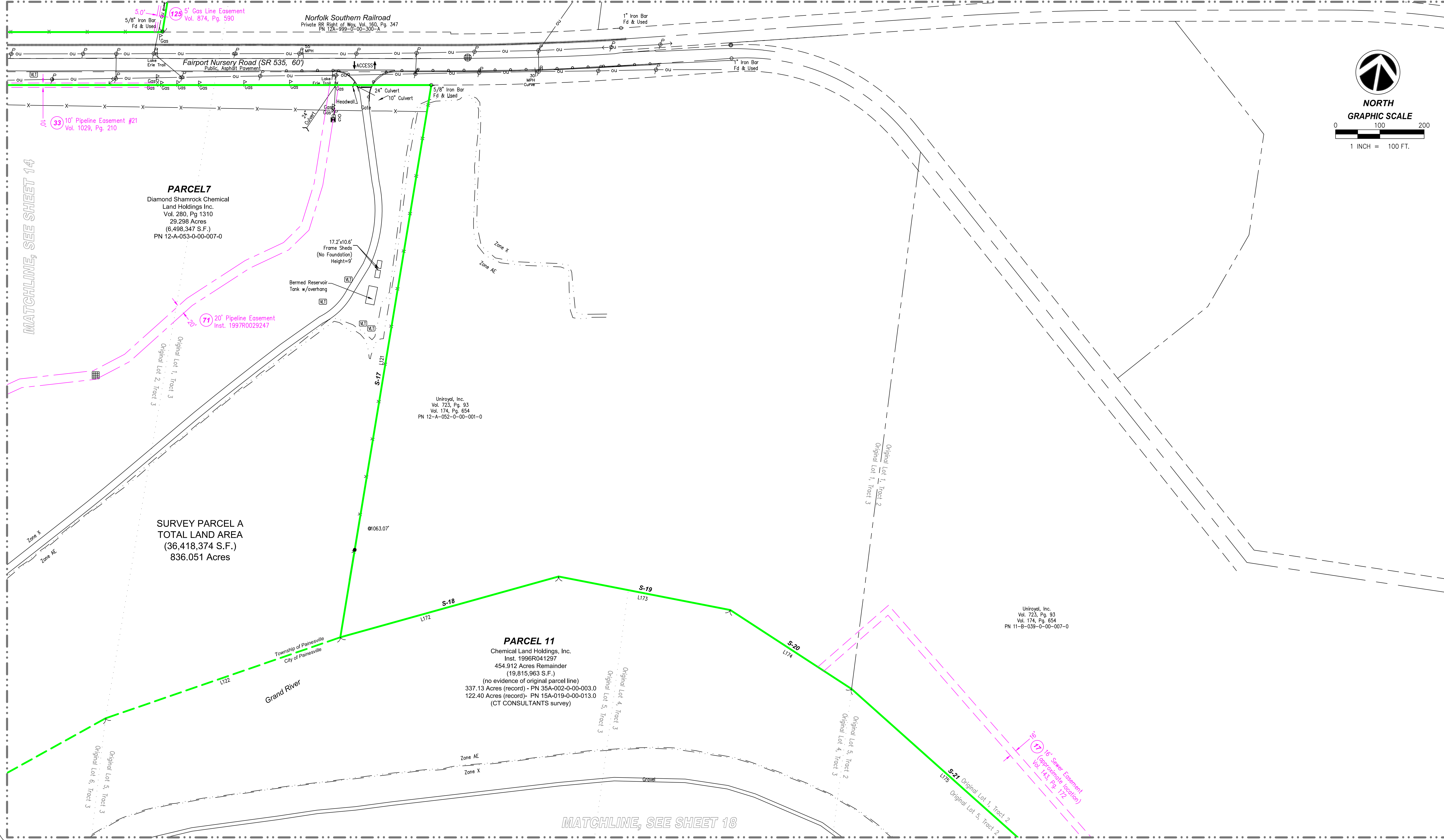
SURVEY PARCEL A
TOTAL LAND AREA
(36,418,374 S.F.)
836.051 Acres

Uniroyl, Inc.
Vol. 723, Pg. 93
Vol. 174, Pg. 654
PN 12-A-052-0-00-001-0

PARCEL 11
Chemical Land Holdings, Inc.
Inst. 1996R041297
454,812 Acres Remainder
(19,815,983 S.F.)
(no evidence of original parcel line)
337.13 Acres (record) - PN 35A-002-0-00-003.0
122.40 Acres (record) - PN 15A-019-0-00-013.0
(CT CONSULTANTS survey)

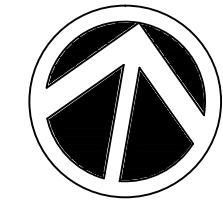
Uniroyl, Inc.
Vol. 723, Pg. 93
Vol. 174, Pg. 654
PN 11-B-039-0-00-007-0

MATCHLINE, SEE SHEET 18





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NORTH

GRAPHIC SCALE

0 100 200

1 INCH = 100 FT.

MATCHLINE, SEE SHEET 13

PARCEL 4
Tierra Solutions, Inc.
Inst. 2005R043172
11.350 Acres
(494,397 S.F.)
PN 12-A-059-0-00-024-0

PARCEL 4
Tierra Solutions, Inc.
Inst. 2005R043172
4.516 Acres
(196,712 S.F.)
PN 14-A-026-0-00-009-0

PT PARCEL 8
Diamond Shamrock
Chemical Land Holdings, Inc.
Vol. 280, Pg. 1290
130.357 Acres Remainder
(5,678,340 S.F.)
PN 12-A-059-0-00-027-0

SURVEY PARCEL A
TOTAL LAND AREA
(36,418,374 S.F.)
836.051 Acres

PARCEL 13
Tierra Solutions, Inc.
Inst. 2006R041577
15.587 Acres
(678,981 S.F.)
PN 35-A-002-0-00-002-0

PARCEL 5
Remainder 2
Diamond Shamrock
Chemical Land Holdings, Inc.
Vol. 280, Pg. 1290
1.114 Acres Remainder
(48,520 S.F.)
PT PN 14-A-025-0-00-003-0

PT PARCEL 8
Diamond Shamrock
Chemical Land Holdings, Inc.
Vol. 280, Pg. 1290
21.737 Acres
(948,852 S.F.)
PN 15-A-020-0-00-007-0

MATCHLINE, SEE SHEET 19

MATCHLINE, SEE SHEET 17

20' Pipeline Easement #19-A-029, Pg. 210

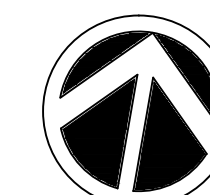
15' Powerline Easement Vol. 870, Pg. 619

Board of Trustees, Painesville Township Vol. 333, Pg. 087 PN 11-B-058-0-00-001-0

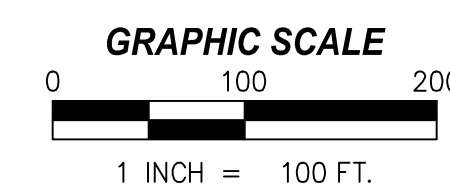
City of Painesville Vol. 287, Pg. 300 PN 15-A-020-0-00-001-0



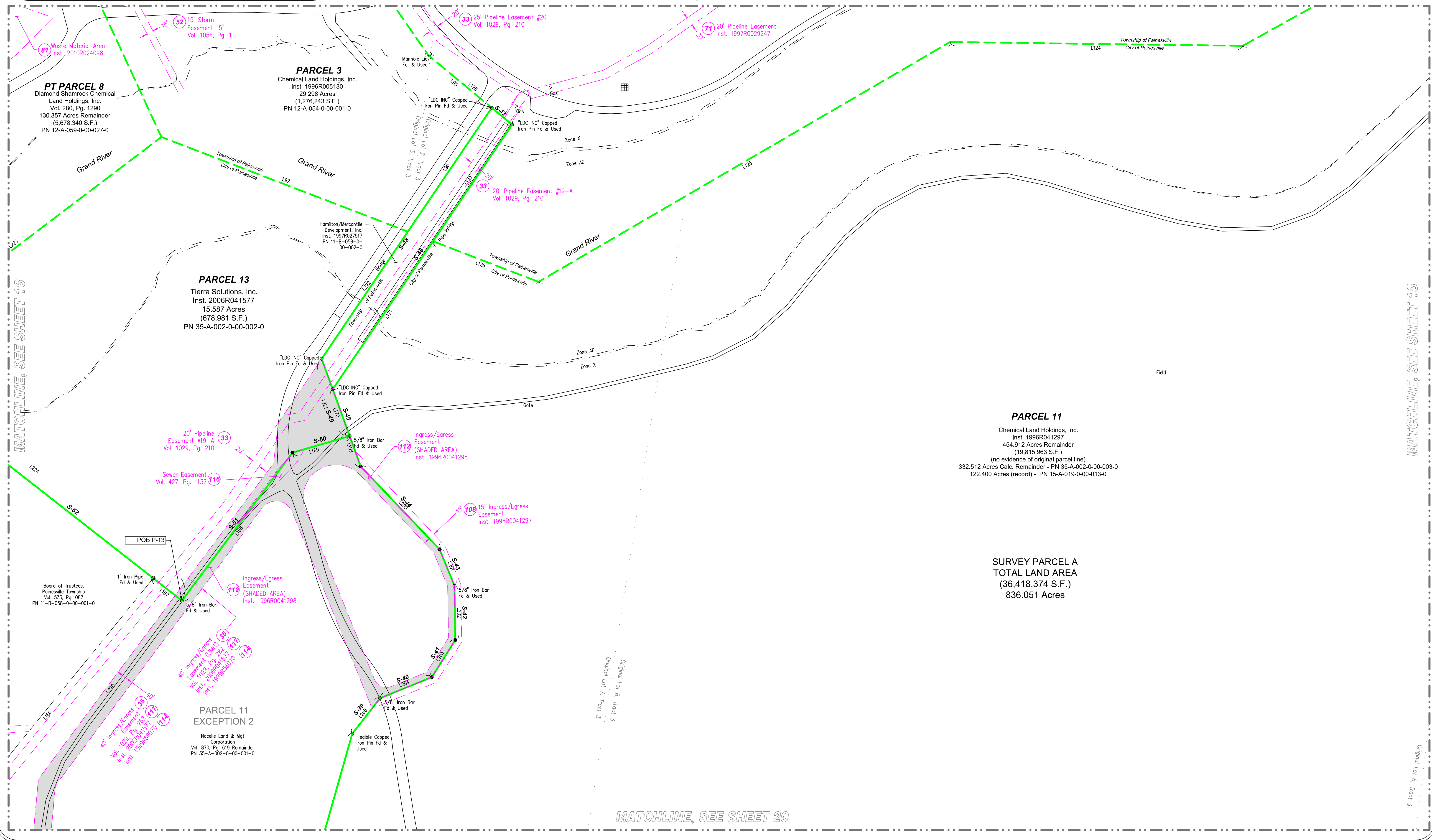
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Due Diligence Management
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Akron, OH 44312
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NORTH



MATCHLINE, SEE SHEET 14



MATCHLINE, SEE SHEET 16

MATCHLINE, SEE SHEET 18

PARCEL 11
Chemical Land Holdings, Inc.
Inst. 1996R041297
454.912 Acres Remainder
(19,815,963 S.F.)
(no evidence of original parcel line)
332.512 Acres Calc. Remainder - PN 35-A-002-0-00-003-0
122.400 Acres (record) - PN 15-A-019-0-00-013-0

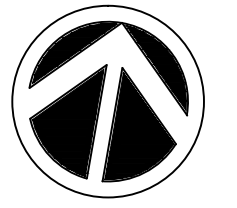
SURVEY PARCEL A
TOTAL LAND AREA
(36,418,374 S.F.)
836.051 Acres

MATCHLINE, SEE SHEET 20



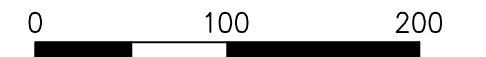
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MATCHLINE, SEE SHEET 15



NORTH

GRAPHIC SCALE



1 INCH = 100 FT.

PARCEL 11
Chemical Land Holdings, Inc.
Inst. 1996R041297
454.912 Acres Remainder
(19,815,963 S.F.)
(no evidence of original parcel line)
332.512 Acres Calc. Remainder - PN 35-A-002-0-00-003-0
122.400 Acres (record) - PN 15-A-019-0-00-013-0

Uniroyd, Inc.
Vol. 723, Pg. 93
Vol. 174, Pg. 654
PN 11-B-039-0-00-007-0

Betty Brown
Inst. 1994R048203
Vol. 1080, Pg. 477
PN 11-B-039-0-00-005-0

Charles J. Atwell &
Susan K. Atwell
Inst. 2012R035594
PN 11-B-040-0-00-002-0

Cuyahoga Concrete Co.
Inst. 2005R016168
PN 11-B-039-0-00-006-0

SURVEY PARCEL A
TOTAL LAND AREA
(36,418,374 S.F.)
836.051 Acres

Marshy
Area

Grand River

S-22
L76

S-23
L77

S-24
L78

Zone X
Zone XE

Original Lot 5, Tract 3
Original Lot 6, Tract 3

MATCHLINE, SEE SHEET 17

Original Lot 5, Tract 3

Original Lot 4, Tract 2
Original Lot 5, Tract 3

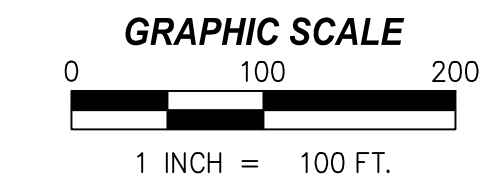
Original Lot 4, Tract 2
Original Lot 5, Tract 3

Original Lot 1, Tract 2
Original Lot 5, Tract 2

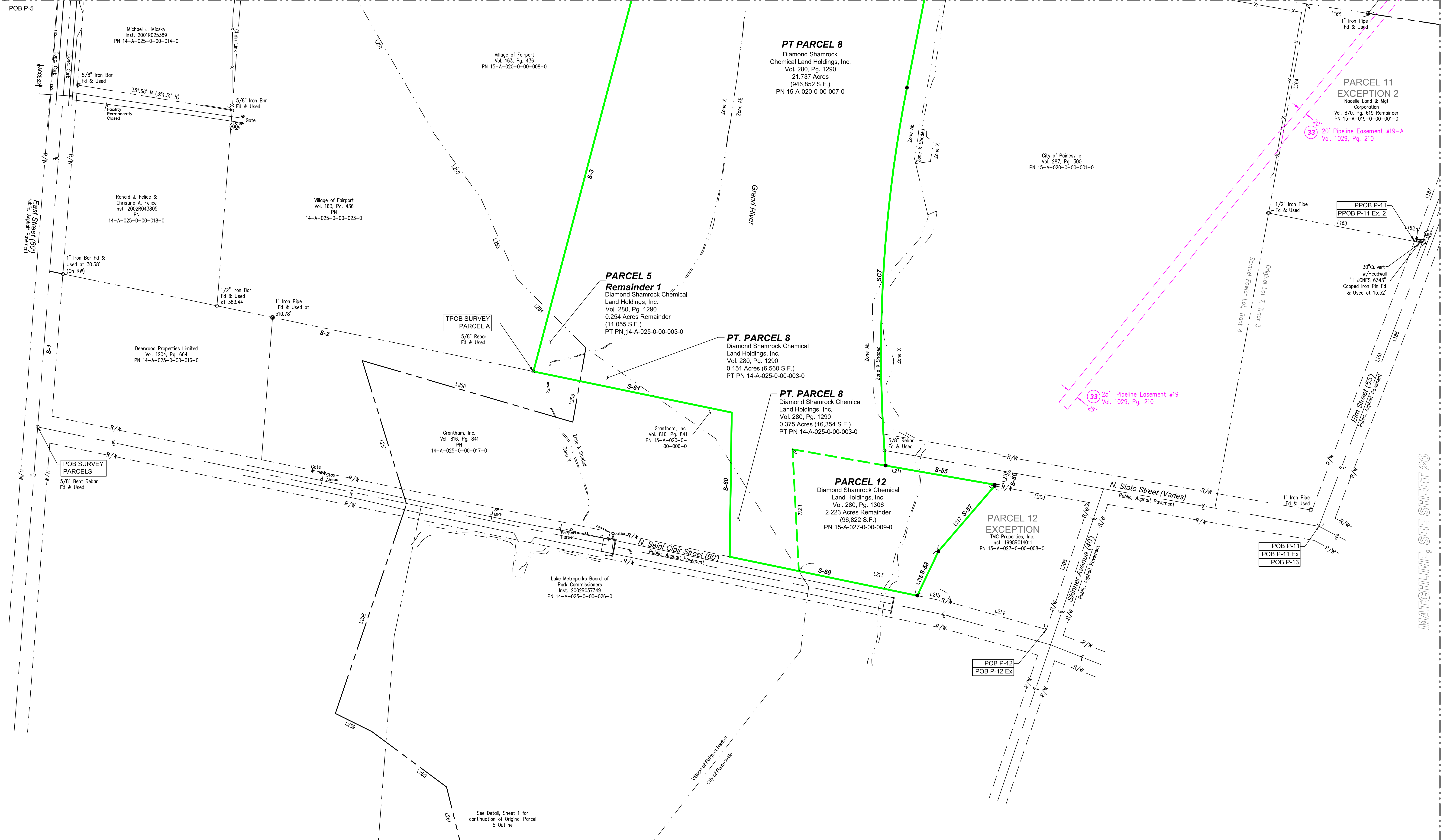
MATCHLINE, SEE SHEET 21



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MATCHLINE, SEE SHEET 16



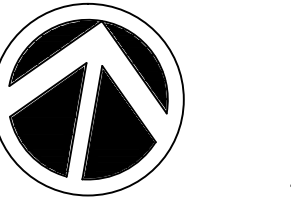
MATCHLINE, SEE SHEET 20

See Detail, Sheet 1 for continuation of Original Parcel 5 Outline



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MATCHLINE, SEE SHEET 17



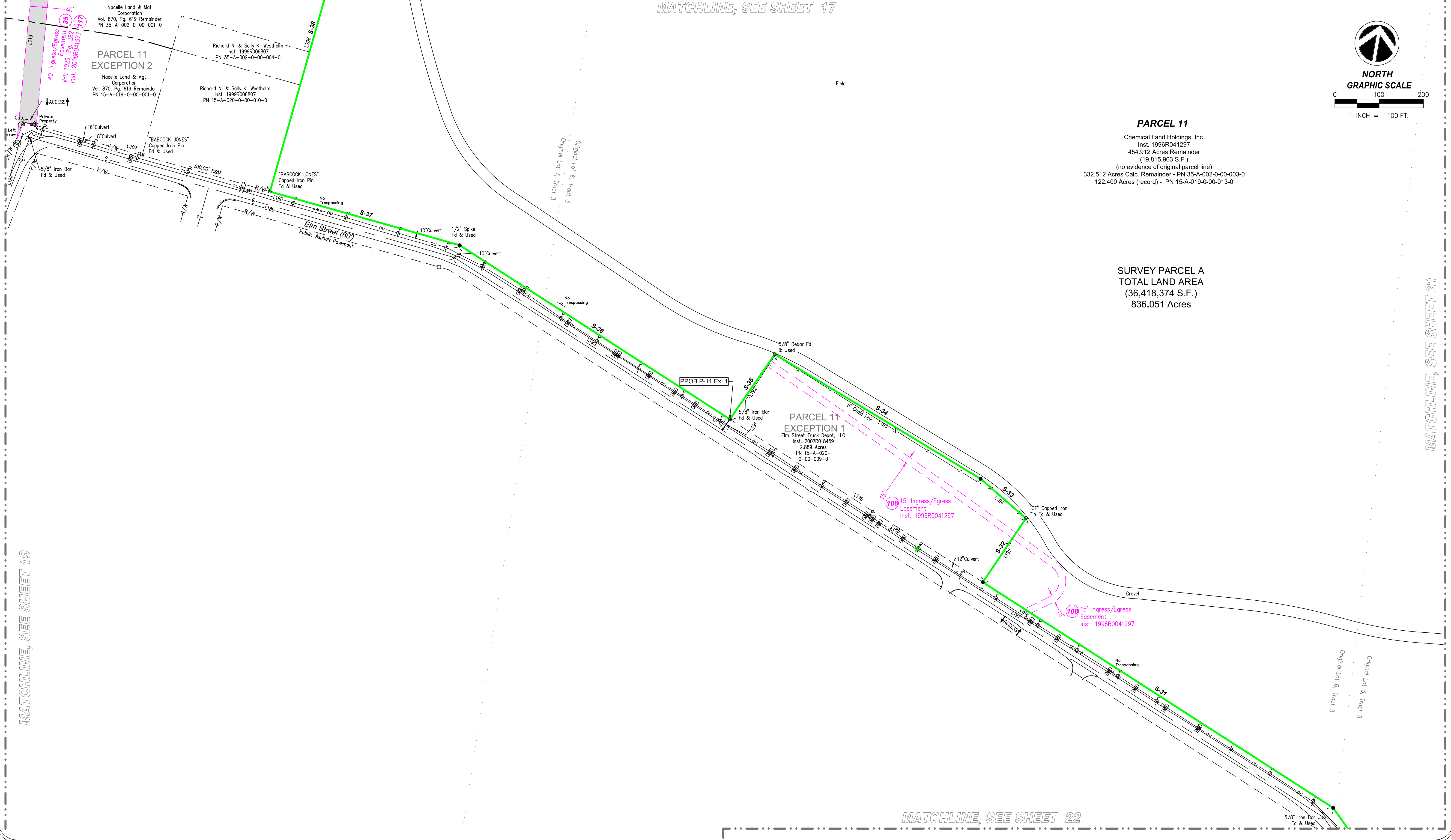
NORTH
GRAPHIC SCALE
0 100 200
1 INCH = 100 FT.

PARCEL 11
Chemical Land Holdings, Inc.
Inst. 1996R041297
454.912 Acres Remainder
(19,815,963 S.F.)
(no evidence of original parcel line)
332.512 Acres Calc. Remainder - PN 35-A-002-0-00-003-0
122.400 Acres (record) - PN 15-A-019-0-00-013-0

SURVEY PARCEL A
TOTAL LAND AREA
(36,418,374 S.F.)
836.051 Acres

MATCHLINE, SEE SHEET 21

MATCHLINE, SEE SHEET 19

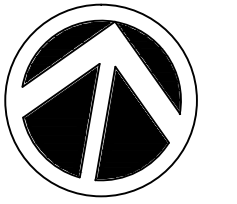


MATCHLINE, SEE SHEET 22



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MATCHLINE, SEE SHEET 18



NORTH

GRAPHIC SCALE



1 INCH = 100 FT.

Cuyahoga Concrete Co.
Inst. 2005R018168
PN 11-B-028-0-00-001-0

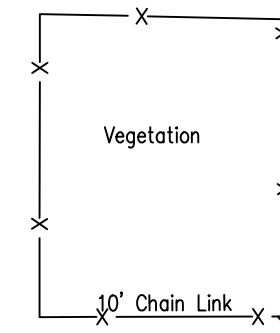
PARCEL 11

Chemical Land Holdings, Inc.
Inst. 1996R041297
454.912 Acres Remainder
(19,815,963 S.F.)
(no evidence of original parcel line)
332.512 Acres Calc. Remainder - PN 35-A-002-0-00-003-0
122.400 Acres (record) - PN 15-A-019-0-00-013-0

SURVEY PARCEL A
TOTAL LAND AREA
(36,418,374 S.F.)
836.051 Acres

MATCHLINE, SEE SHEET 20

Field



Original Lot 5, Tract 3

Original Lot 4, Tract 2
Original Lot 4, Tract 3

Grand River

Township of Parisville
City of Parisville
S-25
L179

Zone X

Jerome T. Osborne, Sr.
Inst. 1990R975017
Vol. 574, Pg. 364
PN 11-B-028-0-00-010-

S-26
L180

Zone X

Grand River

MATCHLINE, SEE SHEET 22



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd. Suite E#183
Akron, OH 44312
866.290.8121
www.annational.net

Legal Description

Situated in the Township of Painesville, County of Lake, State of Ohio, described as follows:

PARCEL 1:

Situated in the Township of Painesville, County of Lake, and State of Ohio, and known as being part of Original Painesville Township Lot 2, Tract 3, and bounded and described as follows:

Beginning at an iron pin set in the centerline of Fairport Nursery Road, 60 feet wide, at its intersection with the Southerly prolongation of the Westerly line of land conveyed to Aluminum Smelting and Refining Co., Inc. by deed recorded in Volume 874, page 590 of Lake County Records, and from which point an iron monument at an angle point in the centerline of Fairport Nursery Road bears South 81 degrees 40 minutes 00 seconds West, 1206.66 feet;

Thence North 8 degrees 20 minutes 00 seconds West along the Southerly prolongation of the Westerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc., 75.00 feet to a railroad spike set at its intersection with the Northerly line of the Fairport Painesville and Eastern Railroad, and the principal place of beginning of the parcel herein described;

Thence North 8 degrees 20 minutes 00 seconds West along the Westerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc., 151.54 feet to a drill hole set at an angle point therein;

Thence North 26 degrees 32 minutes 40 seconds West along the Westerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc., 65.65 feet to its intersection with a Southerly line of said land so conveyed;

Thence South 81 degrees 24 minutes 30 seconds West along said Southerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc., 108.97 feet to its intersection with the Easterly line of Parcel 2 of land conveyed to Pressure Vessel Service of Ohio, Inc., by deed recorded in Volume 64, page 344 of the Official Records of Lake County;

Thence North 8 degrees 25 minutes 30 seconds West along the Easterly line of said land conveyed to Pressure Vessel Service of Ohio, Inc., 273.13 feet to its intersection with a Northerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc.;

Thence North 81 degrees 39 minutes 30 seconds East along said Northerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc., 95.79 feet to its intersection with the Westerly line of land conveyed to Aluminum Smelting and Refining Company, Inc., by deed recorded in Volume 893, page 933 of Lake County Records;

Thence North 8 degrees 20 minutes 30 seconds West along the Westerly line of said land conveyed to Aluminum Smelting and Refining Company, Inc., 271.52 feet to its intersection with the Northerly line of said land so conveyed, and from which point an iron pin found bears North 81 degrees 38 minutes 57 seconds East, 0.10 feet; North 8 degrees 21 minutes 03 seconds West, 0.43 feet;

Thence North 81 degrees 38 minutes 57 seconds East along the Northerly line of said land conveyed to Aluminum Smelting and Refining Company, Inc., and the Northerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc., 336.46 feet to an iron pin set at an angle point therein;

Thence North 82 degrees 35 minutes 27 seconds East along the Northerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc., 300.00 feet to an angle point therein, and from which point an iron pin found bears North 7 degrees 24 minutes 33 seconds West, 0.78 feet;

Thence North 78 degrees 56 minutes 03 seconds East along the Northerly line of said land conveyed to Aluminum Smelting and Refining Co., Inc., 150.47 feet to an iron pin set;

Thence South 6 degrees 43 minutes 00 seconds East, 615.76 feet to an iron pin set;

Thence South 81 degrees 40 minutes 00 seconds West, 720.18 feet to a drill hole set;

Thence South 8 degrees 20 minutes 00 seconds East, 145.00 feet to a nail marker set in the Northerly line of said Fairport, Painesville and Eastern Railroad;

Thence South 81 degrees 40 minutes 00 seconds West along the Northerly line of said Fairport, Painesville, and Eastern Railroad, 15.00 feet to the principal place of beginning, and containing 11.5393 acres of land according to a survey by Donald G. Bohning & Associates, Inc. dated August, 1997.

The courses used in this description are referenced to an assumed meridian and are used to indicate angles only.

PARCEL 2A:

Situated in the Township of Painesville, County of Lake, State of Ohio and known as being part of Lot 3, Tract 3, Samuel Fowler Lots, Tract 4 in said Township and is bounded and described as follows:

Beginning at a point at the intersection of the centerlines of East Street and Fairport-Nursery Road;

Thence along the centerline of Fairport-Nursery Road by the following courses and distances;

Thence North 89 degrees 43 minutes 26 seconds East, a distance of 299.99 feet to a point at an angle point in said centerline;

Thence North 48 degrees 59 minutes 58 seconds East, a distance of 2094.60 feet to a point at an angle point in said centerline;

Thence North 76 degrees 48 minutes 06 seconds East, a distance of 866.25 feet to a point at an angle point in said centerline;

Thence North 81 degrees 40 minutes 33 seconds East, a distance of 594.16 feet to an iron pin in a monument box;

Thence North 82 degrees 44 minutes 40 seconds East, a distance of 388.80 feet to an iron pin in a monument box;

Thence North 81 degrees 40 minutes 00 second East, a distance of 457.92 feet to a point;

Thence North 8 degrees 51 minutes 22 seconds West, a distance of 75.00 feet to a point on the Northerly right-of-way line of property owned by the Fairport-Painesville and Eastern Railroad Company and the principal place of beginning of the premises herein intended to be described;

COURSE 1 Thence continuing North 8 degrees 51 minutes 22 seconds West, a distance of 392.02 feet to a point;

COURSE 1A Thence along the arc of a curve, deflecting to the left, a distance of 39.56 feet, said curve having a radius of 61.16 feet and a chord bearing North 27 degrees 23 minutes 07 seconds West 38.87 feet to a point of tangency;

COURSE 2 Thence North 45 degrees 54 minutes 49 seconds West, a distance of 18.61 feet to a point;

COURSE 3 Thence South 81 degrees 38 minutes 01 second West, a distance of 1204.64 feet to a point;

COURSE 4 Thence North 8 degrees 08 minutes 22 seconds West, a distance of 209.63 feet to a point;

COURSE 5 Thence North 81 degrees 51 minutes 38 seconds East, a distance of 5.00 feet to a point;

COURSE 6 Thence North 8 degrees 0 minute 22 seconds West, a distance of 35.12 feet to a point;

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COURSE 7 Thence North 81 degrees 39 minutes 08 seconds East, a distance of 3.14 feet to a point;

COURSE 8 Thence North 8 degrees 27 minutes 15 seconds West, a distance of 100.43 feet to a point;

COURSE 9 Thence South 81 degrees 36 minutes 12 seconds West, a distance of 262.92 feet to a point;

COURSE 10 Thence North 8 degrees 59 minutes 20 seconds West, a distance of 318.74 feet to a point in the centerline of Lakefront Road;

COURSE 11 Thence along the centerline of Lakefront Road South 77 degrees 40 minutes 00 second West, a distance of 74.57 feet to an angle point in said road;

COURSE 12 Thence continuing along the centerline of Lakefront Road South 80 degrees 50 minutes 00 second West, a distance of 193.29 feet to a point, said point also being the Southwesterly corner of land conveyed to Lake County;

COURSE 13 Thence along the Westerly line of and conveyed to Lake County North 8 degrees 02 minutes 50 seconds West, a distance of 307.59 feet to a point on the waters edge of Lake Erie as of 11-25-77;

COURSE 14 Thence along the waters edge South 73 degrees 46 minutes 35 seconds West, a distance of 275.02 feet to a point;

COURSE 15 Thence continuing along the waters edge South 34 degrees 51 minutes 43 seconds West, a distance of 77.37 feet to a point;

COURSE 16 Thence continuing along the waters edge South 60 degrees 16 minutes 31 seconds West, a distance of 214.38 feet to a point;

COURSE 17 Thence continuing along the waters edge South 86 degrees 22 minutes 28 seconds West, a distance of 112.78 feet to a point;

COURSE 18 Thence continuing along the waters edge North 78 degrees 33 minutes 37 seconds West, a distance of 154.69 feet to a point;

COURSE 19 Thence South 0 degree 09 minutes 07 seconds East, a distance of 491.01 feet to a point;

COURSE 20 Thence South 49 degrees 48 minutes 17 seconds East, a distance of 22.29 feet to a point;

COURSE 21 Thence South 41 degrees 18 minutes 28 seconds West, a distance of 95.92 feet to a point;

COURSE 22 Thence South 37 degrees 56 minutes 36 seconds West, a distance of 239.60 feet to a point;

COURSE 23 Thence North 81 degrees 35 minutes 06 seconds East, a distance of 574.84 feet to a point;

COURSE 24 Thence South 8 degrees 10 minutes 17 seconds East, a distance of 196.48 feet to a point;

COURSE 25 Thence South 81 degrees 39 minutes 13 seconds West, a distance of 119.22 feet to a point;

COURSE 26 Thence South 8 degrees 17 minutes 07 seconds East, a distance of 132.41 feet to a point;

COURSE 27 Thence South 81 degrees 41 minutes 36 seconds West, a distance of 672.26 feet to a point;

COURSE 28 Thence South 52 degrees 37 minutes 43 seconds West, a distance of 125.44 feet to a point;

COURSE 29 Thence North 32 degrees 36 minutes 17 seconds West, a distance of 56.00 feet to a point;

COURSE 30 Thence South 51 degrees 56 minutes 20 seconds West, a distance of 130.54 feet to a point;

COURSE 31 Thence North 89 degrees 37 minutes 10 seconds West, a distance of 89.09 feet to a point, said point also being on the Easterly line of and owned by Fairport-Painesville and Eastern Railroad Company;

COURSE 32 Thence South 0 degree 04 minutes 11 seconds West along the Easterly line of land owned by Fairport-Painesville and Eastern Railroad Company, a distance of 646.51 feet to a point on the Northerly right-of-way line of the Fairport-Painesville and Eastern Railroad Company;

COURSE 33 Thence along the Northerly right-of-way line of the Fairport-Painesville and Eastern Railroad Company, along the arc of a curve deflecting to the right 406.89 feet, said curve having a radius of 1922.73 feet and a chord which bears North 57 degrees 21 minutes 48 seconds East, 406.13 feet to a point of tangency;

COURSE 34 Thence continuing along the Northerly right-of-way line of the Fairport-Painesville and Eastern Railroad Company North 63 degrees 25 minutes 30 seconds East, a distance of 410.52 feet to a point of curve;

COURSE 35 Thence continuing along the Northerly right-of-way line of Fairport-Painesville and Eastern Railroad Company, along the arc of a curve deflecting to the right 439.60 feet, said curve having a radius of 1883.02 feet and a chord which bears North 70 degrees 06 minutes 50 seconds East, 438.60 feet to a point of tangency;

COURSE 36 Thence continuing along the Northerly right-of-way line of Fairport-Painesville and Eastern Railroad Company, North 76 degrees 48 minutes 06 seconds East, a distance of 857.02 feet to an angle point;

COURSE 37 Thence continuing along the Northerly right-of-way line of Fairport-Painesville and Eastern Railroad Company, North 81 degrees 40 minutes 33 seconds East, a distance of 597.06 feet to an angle point;

COURSE 38 Thence continuing along the Northerly right-of-way line of Fairport-Painesville and Eastern Railroad Company, North 80 degrees 32 minutes 07 seconds East, a distance of 389.20 feet to an angle point;

COURSE 39 Thence continuing along the Northerly right-of-way line of Fairport-Painesville and Eastern Railroad Company, North 81 degrees 40 minutes 00 seconds East, a distance of 456.53 feet to a point and the principal place of beginning and containing 58.145 acres of land, be the same more or less.

EXCEPTING THE FOLLOWING:

Situated in the Township of Painesville, now the Village of Fairport, County of Lake and State of Ohio and being part of Samuel Fowler Lots, Tract 4, just East of the Village of Fairport and bounded and described as follows:

Beginning on the centerline of Fairport-Nursery Road (60 feet wide) at its intersection with the centerline of East Street (60 feet wide), thence North 89 degrees 43 minutes 26 seconds East along the centerline of said Fairport-Nursery Road, a distance of 299.99 feet to a point;

Thence North 48 degrees 59 minutes 58 seconds East continuing along the centerline of said Fairport-Nursery Road, a distance of 2094.60 feet to a point;

Thence continuing along the centerline of said Fairport-Nursery Road, North 76 degrees 48 minutes 06 seconds East, a distance of 505.24 feet to a point;

Thence North 8 degrees 18 minutes 24 seconds West, a distance of 60.22 feet to a point and the principal place of beginning of the premises herein intended to be described;

Thence Westerly along the Northerly line of the F.P. & E. Railroad, South 76 degrees 48 minutes 06 seconds West, a distance of 498.94 feet to a point;

Thence continuing Westerly along the Northerly line of said F.P. & E. Railroad on the arc of a curve deflecting to the left (the radius of which is 1883.02 feet and the chord bearing South 70 degrees 06 minutes 50 seconds West which is 438.60 feet long), a distance of 439.60 feet to a point;

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Thence Northerly by a line which bears North 7 degrees 48 minutes 14 seconds West, a distance of 157.48 feet to a point;

Thence Westerly by a line which bears South 81 degrees 31 minutes 16 seconds West, a distance of 388.71 feet to a point;

Thence Southerly by a line which bears South 7 degrees 48 minutes 14 seconds East a distance of 285.00 feet to a point in the Northerly line of the above said F.P. & E. Railroad;

Thence Westerly on the arc of w curve deflecting to the left (the radius of which is 1922.73 feet and the chord bearing South 57 degrees 21 minutes 48 West which is 406.13 feet long), a distance of 406.89 feet to a point;

Thence Northerly by a line which bears North 0 degree 04 minutes 11 seconds East, a distance of 646.51 feet to a point;

Thence Easterly by a line, which bears South 89 degrees 37 minutes 10 seconds East, a distance of 89.09 feet to a point;

Thence by a line which bears North 51 degrees 56 minutes 20 seconds East, a distance of 130.54 feet to a point in the Southwesterly line of land of Robert Urban and Sol Levenson as recorded in Volume 835, page 257 Lake County Record of Deeds;

Thence along the Southerly lines of land of said Urban and Levenson by the following courses and distances: South 32 degrees 36 minutes 17 seconds, East, a distance of 56.00 feet point; North 52 degrees 37 minutes 43 seconds East, a distance of 125.44 feet to a point and North 81 degrees 41 minutes 36 seconds East, a distance of 228.43 feet to a point;

Thence Southerly by a line which bears South 7 degrees 48 minutes 14 seconds East, a distance of 218.05 feet to a point;

Thence Easterly by a line which bears North 81 degrees 31 minutes 16 seconds East, a distance of 580.00 feet to a point;

Thence Northerly by a line which bears North 7 degrees 48 minutes 14 seconds West, a distance of 218.05 feet to a point;

Thence Easterly by a line which bears North 81 degrees 41 minutes 36 seconds East, a distance of 450.00 feet to a point;

Thence Southerly by a line which bears South 8 degrees 18 minutes 24 seconds East, a distance of 278.00 feet to the principal place of beginning and containing 10.359 acres of land as calculated and described by Colpeltzer-Woods Consultants, Inc., Registered Engineers and Surveyors.

PARCEL 2B:

Situated in the Township of Painesville, County of Lake and State of Ohio, and being part of Lot 3, Tract 3, Samuel Fowler Lots, Tract 4 just East of the Village of Fairport and bounded and described as follows:

Beginning on the centerline of Fairport-Nursery Road (60 feet wide) at its intersection with the centerline of East Street (60 feet wide), thence North 89 degrees 43 minutes 26 seconds East along the centerline of said Fairport-Nursery Road, a distance of 299.99 feet to a point;

Thence North 48 degrees 59 minutes 58 seconds East continuing along the centerline of said Fairport-Nursery Road, a distance of 2094.60 feet to a point;

Thence continuing along the centerline of said Fairport-Nursery Road, North 76 degrees 48 minutes 06 seconds East, a distance of 505.24 feet to a point;

Thence North 8 degrees 18 minutes 24 seconds West, a distance of 60.22 feet to a point and the principal place of beginning of the premises herein intended to be described;

Thence Westerly along the Northerly line of the F.P. & E. Railroad, South 76 degrees 48 minutes 06 seconds West, a distance of 498.94 feet to a point;

Thence continuing Westerly along the Northerly line of said F. P. & E. Railroad on the arc of a curve deflecting to the left (the radius of which is 1883.02 feet with a chord bearing South 70 degrees 06 minutes 50 seconds West and is 438.60 feet long), a distance of 439.60 feet to a point;

Thence Northerly by a line which bears North 7 degrees 48 minutes 14 seconds West, a distance of 157.48 feet to a point;

Thence Westerly by a line which bears South 81 degrees 31 minutes 16 seconds West, a distance of 388.71 feet to a point;

Thence Southerly by a line which bears South 7 degrees 48 minutes 14 seconds East, a distance of 285.00 feet to a point in the Northerly line of the above said F. P. & E. Railroad;

Thence Westerly on the arc of a curve deflecting to the left (the radius of which is 1922.73 feet with chord bearing South 57 degrees 21 minutes 48 seconds West and is 406.13 feet long), a distance of 406.89 feet to a point;

Thence Northerly by a line which bears North 0 degree 04 minutes 11 seconds East, a distance of 646.51 feet to a point;

Thence Easterly by a line which bears South 89 degrees 37 minutes 10 seconds East, a distance of 89.09 feet to a point;

Thence by a line which bears North 51 degrees 56 minutes 20 seconds East, a distance of 130.54 feet to a point in the Southwesterly line of land of Robert Urban and Sol Levenson as recorded in Volume 835, page 257 Lake County Record of Deeds;

Thence along the Southwesterly line of land of said Urban & Levenson, South 32 degrees 36 minutes 17 seconds East, a distance of 56.00 feet to a point;

Thence Southwesterly by a line which bears South 40 degrees 39 minutes 50 seconds West, a distance of 227.14 feet to a point;

Thence Easterly by a line which bears North 81 degrees 31 minutes 16 seconds East, a distance of 506.72 feet to a point;

Thence Southerly by a line which bears South 7 degrees 48 minutes 14 seconds East, a distance of 8.00 feet to a point;

Thence Easterly by a line which bears North 81 degrees 31 minutes 16 seconds East, a distance of 580.00 feet to a point;

Thence Northerly by a line which bears North 7 degrees 48 minutes 14 seconds West, a distance of 218.05 feet to a point;

Thence Easterly by a line which bears North 81 degrees 41 minutes 36 seconds East, a distance of 450.00 feet to a point;

Thence Southerly by a line which bears South 8 degrees 18 minutes 24 seconds East, a distance of 278.00 feet to the principal place of beginning and containing 8.520 acres of and as calculated and described by Colpeltzer-Woods Consultants, Inc., Registered Engineers and Surveyors. Part of Parcel 12A-59-10

EXCEPTING THE FOLLOWING:

Situated in the Township of Painesville, County of Lake, State of Ohio and known as being part of Samuel Fowler Lots, Tract 4 in said Township and is further bounded and described as follows:

Beginning on the centerline of East Street (60 feet wide) at the point of intersection of the centerline of Fairport-Nursery Road (60 feet wide);

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Thence along the centerline of Fairport-Nursery Road by the following courses and distances;

Thence North 89 degrees 43 minutes 26 seconds East, a distance of 299.99 feet to an angle point in said centerline;

Thence North 48 degrees 59 minutes 58 seconds East, a distance of 2094.60 feet to an angle point in said centerline;

Thence North 76 degrees 48 minutes 06 seconds East, a distance of 11.31 feet to a point;

Thence North 13 degrees 11 minutes 54 seconds West, perpendicular to said centerline, a distance of 60.01 feet to a point of curve on the Northerly sideline of the land now or formerly owned by Fairport-Painesville and Eastern Railroad Company;

Thence along the arc of said Northerly curved sideline of Fairport-Painesville and Eastern Railroad Company's land, deflecting to the left, 439.60 feet, said curve has a radius of 1883.02 feet and a chord which bears South 70 degrees 05 minutes 50 seconds West, a distance of 438.60 feet to its point of tangency;

Thence South 63 degrees 25 minutes 33 seconds West, continuing along said Northerly sideline of Fairport-Painesville and Eastern Railroad Company's land, a distance of 41.16 feet and the principal place of beginning of the premises herein intended to be described;

COURSE 1 Thence continuing South 63 degrees 25 minutes 33 seconds West along said Northerly side line of Fairport-Painesville and Eastern Railroad Company's land, a distance of 369.36 feet to a point of curve;

COURSE 2 Thence along the arc of said Northerly curved side line of Fairport-Painesville and Eastern Railroad Company's land, deflecting to the left 406.89 feet, said curve having a radius of 1,922.73 feet and a chord which bears South 57 degrees 21 minutes 48 seconds West, a distance of 406.13 feet to a point;

COURSE 3 Thence North 00 degree 04 minutes 11 seconds East along an Easterly side line of said Fairport-Painesville and Eastern Railroad Company's land, a distance of 646.51 feet to a point, said point also being a Southwesterly corner of land now or formerly owned by W. Nyjer and William E. Schuster as recorded in Volume 885, page 1024 of Lake County Deed Records;

COURSE 4 Thence South 89 degrees 37 minutes 10 seconds East along a Southerly line of said Schuster's land, a distance of 89.09 feet to an angle point therein.

COURSE 5 Thence North 51 degrees 56 minutes 20 seconds East continuing along said Southerly line of Schuster's land, a distance of 130.54 feet to a point on the Southwesterly line of land now or formerly owned by Fairport Properties (Urban and Levenson) as recorded in Volume 835, page 257 of Lake County Deed Records;

COURSE 6 Thence South 32 degrees 36 minutes 17 seconds East along said Southwesterly line of Fairport Properties' land a distance of 56.00 feet to the Southwesterly corner thereof, said point also being on the Westerly line of land now or formerly owned by Bower Co. Ammonia & Chemical (1,839 acre parcel) as recorded in Volume 871, pages 228 & 234 of Lake County Deed Records;

COURSE 7 Thence South 40 degrees 39 minutes 50 seconds West along said Westerly line of Bower Co. Ammonia & Chemical's land, a distance of 227.14 feet to the Southwesterly corner thereof;

COURSE 8 Thence North 81 degrees 31 minutes 16 seconds East along the Southerly line of said Bower Co. Ammonia & Chemical's land and its Northeastly prolongation thereof 531.72 feet to an angle point;

COURSE 9 Thence South 53 degrees 37 minutes 04 seconds East a distance of 58.20 feet to an angle point;

COURSE 10 Thence South 8 degrees 27 minutes 17 seconds East a distance of 168.37 feet to the principal place of beginning and containing 5.674 acres of land as described by Lake Inc., Engineers & Surveyors, be the same more or less. Parcel Number 12A-59-25

EXCEPTION FROM PARCELS 2A and 2B:

Situated in the Township of Painesville, County of Lake, State of Ohio and known as being part of Lot 3, Tract 3, Samuel Fowler Lots, Tract 4 in said Township and is bounded and described as follows:

Beginning at a point at the intersection of the centerlines of East Street and Fairport Nursery Road;

Thence along the centerline of Fairport Nursery Road by the following courses and distances;

Thence North 89 degrees 43 minutes 26 seconds East, a distance of 299.99 feet to a point at an angle point in said centerline;

Thence North 48 degrees 59 minutes 58 seconds East, a distance of 2094.59 feet to a point at an angle point in said centerline;

Thence North 76 degrees 48 minutes 06 seconds East, a distance of 11.31 feet to a point;

Thence North 13 degrees 11 minutes 54 seconds West, a distance of 60.01 feet to a point on the Northerly right-of-way line of property owned by the Fairport-Painesville and Eastern Railroad Company and the principal place of beginning of the premises herein intended to be described;

COURSE 1 Thence along the arc of a curve, deflecting to the left, a distance of 439.60 feet, said curve having a radius of 1883.02 feet and a chord bearing South 70 degrees 06 minutes 50 seconds West, 438.60 feet to a point;

COURSE 1a Thence South 63 degrees 25 minutes 33 seconds West a distance of 41.16 feet to a point;

COURSE 2 Thence North 8 degrees 27 minutes 17 seconds West, a distance of 168.37 feet to a point;

COURSE 3 Thence North 53 degrees 37 minutes 04 seconds West, a distance of 58.20 feet to a point;

COURSE 4 Thence South 81 degrees 31 minutes 16 seconds West, a distance of 25.00 feet to a point;

COURSE 5 Thence North 7 degrees 48 minutes 14 seconds West, a distance of 210.05 feet to a point



Commercial Real Estate
Due Diligence Management
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Legal Description

Thence North 81 degrees 40 minutes 33 seconds East along the centerline of said Fairport–Nursery Road, a distance of 143.07 feet to a point;

Thence South 6 degrees 17 minutes 36 seconds East, a distance of 30.02 feet to a point, said point being on the Southerly sideline of said Fairport–Nursery Road and the principal place of beginning of the premises herein intended to be described;

COURSE 1 Thence continuing South 6 degrees 17 minutes 36 seconds East, a distance of 309.40 feet to a point on the centerline of a sanitary manhole;

COURSE 2 Thence South 6 degrees 33 minutes 51 seconds East, a distance of 273.60 feet to a point on the centerline of a sanitary manhole.

COURSE 3 Thence South 24 degrees 57 minutes 59 seconds East, a distance of 260.95 feet to a point on the centerline of a sanitary manhole;

COURSE 4 Thence South 43 degrees 04 minutes 15 seconds East, a distance of 600.10 feet to a point on the centerline of a sanitary manhole;

COURSE 5 Thence South 43 degrees 07 minutes 41 seconds East, a distance of 600.45 feet to a point on the centerline of a sanitary manhole;

COURSE 6 Thence South 58 degrees 40 minutes 14 seconds East, a distance of 187.74 feet to a point;

COURSE 7 Thence South 25 degrees 48 minutes 06 seconds West, a distance of about 342.34 feet to a point on the centerline of the Grand River;

COURSE 8 Thence North 77 degrees 18 minutes 35 seconds West along the centerline of the Grand River about 603.77 feet to a point;

COURSE 9 Thence North 33 degrees 09 minutes 07 seconds West, a distance of about 2150.25 feet to a point on the Southerly side line of said Fairport–Nursery Road;

COURSE 10 Thence North 76 degrees 48 minutes 06 seconds East along the Southerly side line of said Fairport–Nursery Road, a distance of 635.46 feet to a point;

COURSE 11 Thence North 81 degrees 40 minutes 33 seconds East along the Southerly side line of said Fairport–Nursery Road, a distance of 140.73 feet to point, said point being the principal place of beginning, and containing 29.305 acres of land, be the same more or less.

PARCEL 4:

Situated partly in the Village of Fairport Harbor and partly in the Township of Painesville, County of Lake and State of Ohio and known as being a part of the Samuel Fowler Lots in Tract No. 4 and a part of Original Lots Nos. 5 and 6, Tract No. 4 in the Eleventh Township of the Eighth Range of the Connecticut Western Reserve and is bounded and described as follows:

Beginning in the Easterly sideline of East Street, 60 feet in width, at its intersection with the Northerly line of the residual portion of land conveyed to the Board of Education of the Fairport Harbor Exempted Village School District by Instrument dated January 26, 1967 and recorded in Volume 661, page 411 of the Lake County Deed Records, said point of beginning being located North 4 degrees 41 minutes 20 seconds West, a distance of 682.33 feet as measured along said sideline from the Northwesterly corner of land conveyed to said Board of Education by instrument dated December 22, 1971 and recorded in Volume 759, page 900 of the Lake County Deed Records;

COURSE 1 Thence North 4 degrees 41 minutes 20 seconds West, along said sideline, 154.95 feet to Southeastery right–of–way line of the Fairport, Painesville, and Eastern Rail Company, 50 feet in width;

COURSE 2 Thence Northeasterly along said right–of–way line on the arc of a curve which deflects Westery (the radius of which is also 824.40 feet and the chord of which bears North 13 degrees 40 minutes 59 seconds East and is 461.83 feet in length), a distance of 468.10 feet to a point;

COURSE 3 Thence North 2 degrees 35 minutes 00 seconds West, continuing along said right–of–way line, 645.47 feet to a point at the beginning of a curve;

COURSE 4 Thence Northerly and continuing along said right–of–way line on the arc of said curve which deflects Easterly (the radius of which is 852.83 feet and the chord of which bears North 0 degree 39 minutes 00 seconds East and is 96.20 feet in length), a distance of 96.25 feet to the Southerly sideline of the Fairport–Nursery Road, 60 feet in width;

COURSE 5 Thence North 89 degrees 00 minutes 00 seconds East, along said sideline, 46.50 feet to a point at the beginning of a curve;

COURSE 6 Thence Northeasterly and continuing along said sideline on the arc of a curve which deflects Northerly (the radius of which is 261.01 feet and the chord of which bears North 68 degrees 38 minutes 12 seconds East and is 181.65 feet in length), a distance of 185.53 feet to a point;

COURSE 7 Thence North 48 degrees 16 minutes 25 seconds East, continuing along said sideline, 338.79 feet to an iron pin stake found marking the Northwesterly corner of land conveyed to Environmental Brine Services, Inc., by instrument dated April 7, 1985 and recorded in Volume 136, page 814 of the Lake County Official Records;

COURSE 8 Thence South 0 degree 40 minutes 25 seconds East, along the Westery line of said land of Environmental Brine Services, Inc., 856.55 feet to the Southwesterly corner thereof;

COURSE 9 Thence South 1 degree 52 minutes 05 seconds East, 733.69 feet to a point on the Easterly prolongation of the aforesaid Northerly line of the residual portion of land of Board of Education;

COURSE 10 Thence South 85 degrees 18 minutes 40 seconds West, along said prolongation and line of said residual portion of land, 573.00 feet to the point of beginning and containing 15,896 acres of land of which 4.614 acres are contained within the corporate limits of said Village of Fairport Harbor and 11,282 acres are contained within the limits of the Township of Painesville according to a survey performed in December, 1986 by Timothy P. Hadden, Ohio Registered Surveyor No. 6786 of Colpetzer–Thomas, Inc., Registered Engineers and Surveyors, be the same more or less.

PARCEL 5:

Situated in the Township of Painesville, Village of Fairport, County of Lake and State of Ohio, and known as part of Lots 7, 8, 9, and 10 and part of the S. F. lots in Tract 4, and is bounded and described as follows:

Beginning at a stone at the Southwest corner of Lot 92 of C. A. Moody's plat of part of Lots 5 and 6 in Tract 4 as recorded in Portfolio of Plats "A", page 27;

thence South 89 degrees 45 minutes East in the South line of said Moody plat and land owned by C. A. Moody 728.8 feet to the center of Grand River passing through a stone in the East line of East Street and through an iron stake on the West bank of said River;

thence down the river by the following courses: South 28 degrees East 355.9 feet; South 39 degrees 01 minutes East 339.4 feet; South 45 degrees 02 minutes East 178 feet; South 33 degrees 15 minutes East 198.3 feet; South 33 degrees 58 minutes East 219.8 feet;

Legal Description

thence South 0 degrees 53 minutes West 169 feet, to an iron stake in the center of the old Fairport Road, so-called;

thence North 83 degrees 07 minutes West on the center of said Old Road, 495 feet to a stone at the Northwest corner of that part of the H. H. Hine estate lying West of Grand River;

thence along the Westery line of said Hine estate South 26 degrees 56 minutes East 334.6 feet to the center of St. Clair Street;

thence South 9 degrees 36 minutes West 499.2 feet to a stone at the Southwest corner of said Hine estate;

thence South 72 degrees 54 minutes East 91.1 feet to an iron stake;

thence South 62 degrees 42 minutes East 209.1 feet to an iron stake at the margin of the river;

thence South 23 degrees 12 minutes East 160 feet to the center of said river;

thence down said river by the following courses: South 66 degrees 08 minutes West 391 feet, South 36 West 126.6 feet, South 26 degrees 55 minutes West 142.6 feet to the Northeasterly corner of land now or formerly owned by Mary Cosement;

thence North 51 degrees 14 minutes West on said Cosement line, 188 feet to an iron stake at said Casement's North corner;

thence South 47 degrees 50 minutes West 443.85 feet to the center of the Fairport Road at the West corner of land owned by one Corlett;

thence North 40 degrees 41 minutes West on the center of said Fairport Road, 1782.1 feet to the most Southerly corner of land owned by M. C. Mighton and S. J. Merrill;

thence North 0 degree 22 minutes West on said Mighton and Merrill's East line, 1306.13 feet to the Southwest corner of land recently conveyed by the Fairport Land Company to C. L. Flaccus;

thence on said Flaccus' line North 44 degrees 02 minutes East 117.8 feet;

thence South 89 degrees 49 minutes East 628.3 feet to the beginning, containing 95–444/1000 acres of land.

EXCEPT:
Volume 759, page 900; Volume 799, page 1246; Volume 815, page 1332; Volume 884, page 261; Volume 402, page 330; Volume 171, page 499; Volume 756, page 749; Volume 731, page 588; Volume 693, page 471; Volume 618, page 338; Volume 816, page 841;

Also excepting:

Plat W/11 Fairport Industrial Park
Plat 1/20 Grandon Industrial Park

PARCEL 6:

Situated in the Township of Painesville, County of Lake, State of Ohio and known as being a part of Original Painesville Township Lot Nos. 1 and 2, in Tract 3 and being further bounded and described as follows:

Beginning at the most Southwesterly corner of an 83.537 parcel of land conveyed to Mitchell Transport Inc. by deed recorded in Volume 553, page 961 of Lake County Records. Said point also being on the Northerly line of a parcel of land conveyed to Crompton Manufacturing Company, Inc. by Instrument Number 200112586 of Lake County Records;

Thence Northerly along the Westery line of said 83.357 acre parcel of land conveyed to Mitchell Transport Inc. a distance of about 873.95 feet to the Northwesterly corner thereof;

Thence Easterly along the Northerly line of land so conveyed a distance of about 60.00 feet to the Southwesterly corner of a 7.473 acre parcel of land as conveyed to Mitchell Transport Inc. by deed recorded in Volume 553, page 961 of Lake County Records as aforesaid;

Thence Northerly along the Westery line of land so conveyed to Mitchell Transport Inc. a distance of about 312.84 feet to the Southerly line of Lake Erie;

Thence Westery along the Southerly line of Lake Erie to the Northeasterly corner of a parcel of land conveyed to Erie–Coke Properties by Instrument Number 200104402 of Lake County Records;

Thence Southerly along the Easterly line of land so conveyed to Erie–Coke Properties Inc. a distance of about 849.24 feet to the Southeastery corner thereof, said point also being on the Northerly line of land conveyed to Aluminum Smelting & Refining Company by deed recorded in Volume 874, page 590 of Lake County Records;

Thence Easterly along the Northerly line of land so conveyed to Aluminum Smelting & Refining Company to the most Northeasterly corner thereof;

Thence Southerly along the Easterly line of land so conveyed to Aluminum Smelting & Refining Company to the Northwesterly corner of a parcel of land conveyed to Crompton Manufacturing Company by Instrument Number 200112586 of Lake County Records;

Thence continuing along said Northerly line of Crompton Manufacturing Inc. to the place of beginning, intending to describe about 30.33 acres of land as shown on plat of land in the Painesville works for Chemical Land Holdings Inc. dated May, 2001 by C.T. Consultants.

PARCEL 7:

Situated in the Township of Painesville, County of Lake and State of Ohio and known as being part of Lots No. 1, 2 and 3 in Tract No. 3 in said Township and is further bounded and described as follows:

Beginning at the intersection of the Southerly sideline of Fairport Nursery Road (60 feet wide) with the Easterly line of land now or formerly owned by Standard Machine and Equipment Company by deed dated December 29, 1977 and as recorded in Volume 839, page 4 of Lake County Deed Records;

COURSE 1 Thence North 81 degrees 40 minutes 33 seconds East along said Southerly sideline of Fairport Nursery Road, a distance of 451.56 feet to an angle point in said sideline;

COURSE 2 Thence North 82 degrees 44 minutes 40 seconds East, continuing along said Southerly sideline of Fairport Nursery Road, a distance of 388.94 feet to an angle point in said sideline;

COURSE 3 Thence North 81 degrees 40 minutes 00 second East, continuing along said Southerly sideline of Fairport Nursery Road, a distance of 3,146.14 feet to a point on the Westery line of land now or formerly owned by Uniroyal, Inc. by deed dated September 5, 1969 and as recorded in Volume 723, page 93 of Lake County Deed Records;

COURSE 4 Thence South 1 degree 02 minutes 17 seconds West along said Westery line of Uniroyal Inc's land, a distance of 1262.29 feet to a point on the centerline of the Grand River;

COURSE 5 Thence South 62 degrees 36 minutes 35 seconds West along said centerline of the Grand River, a distance of 560.66 feet to an angle point in said river;

COURSE 6 Thence South 52 degrees 37 minutes 39 seconds West, continuing along said centerline of the Grand River, a distance of 742.86 feet to an angle point in said river;

COURSE 7 Thence South 82 degrees 24 minutes 02 seconds West, continuing along said centerline of the Grand River, a distance of 669.47 feet to an angle point in said river;

COURSE 8 Thence South 51 degrees 25 minutes 13 seconds West, continuing along said centerline of the Grand River, a distance of 1,089.77 feet to an angle point in said river;

COURSE 9 Thence North 77 degrees 18 minutes 35 seconds West, continuing along said centerline of the Grand River, a distance of 258.27 feet to a point;

Legal Description

COURSE 10 Thence North 25 degrees 48 minutes 06 seconds East, a distance of 322.58 feet to a point;

COURSE 11 Thence North 58 degrees 40 minutes 14 seconds West along a Southeasterly prolongation and a Northeasterly line of said Standard Machine and Equipment Company's land, a distance of 248.02 feet to an angle point therein, said point also being on the centerline of a sanitary manhole;

COURSE 12 Thence North 43 degrees 07 minutes 41 seconds West, continuing along a Northeasterly line of said Standard Machine and Equipment Company's land, a distance of 600.45 feet to an angle point therein, said point also being on the centerline of a sanitary manhole;

COURSE 13 Thence North 43 degrees 04 minutes 15 seconds West, continuing along a Northeasterly line of said Standard Machine and Equipment Company's land, a distance of 600.10 feet to an angle point therein, said point also being on the centerline of a sanitary manhole;

COURSE 14 Thence North 24 degrees 57 minutes 59 seconds West, continuing along a Northeasterly line of said Standard Machine and Equipment Company's land, a distance of 260.95 feet to an angle point therein, said point also being on the centerline of a sanitary manhole;

COURSE 15 Thence North 6 degrees 33 minutes 51 seconds West, continuing along a Northeasterly line of said Standard Machine and Equipment Company's land, a distance of 273.60 feet to an angle point therein, said point also being on the centerline of a sanitary manhole;

COURSE 16 Thence North 6 degrees 17 minutes 36 seconds West, continuing along a Northeasterly line of said Standard Machine and Equipment Company's land, a distance of 309.40 feet to the Place of Beginning and containing 149.130 acres of land, as described by Lake Inc., Engineers and Surveyors, be the same, more or less.

PARCEL 8A:

Situated in the Township of Painesville, County of Lake and State of Ohio, and known as being in Tracts Nos. 3 and 4 in said Township, bounded as follows:

Beginning in the center of Grand River at the Northeast corner of the Skinner Farm (so called) now or formerly owned by H. H. Hine;

thence with the line of said Skinner Farm, South 52 chains East 15 chains 28 links to the center of the road leading from Skinners by the D. T. French Farm;

thence with the same North 12–1/4 degrees East 3 chains 75 links to the line of land formerly owned by R. W. and A. Skinner;

thence with their line North 23 chains 94 links, North 28 degrees East 1 chain 35 links, North 66–3/4 degrees East 4 chains 25 links, North 34–1/2 degrees East 3 chains 96 links to the center of said River;

thence down the same with the meanderings thereof to the place of beginning, containing 77–84/100 acres by actual survey and is the whole of the Dr. Metthers Farm so-called. Be the same more or less. The above description is listed on the Lake County Tax Duplicate as 65.22 acres in Lot 7, Tract Number 3, Painesville Township and as 12.62 acres in Lot 7, Tract Number 3, Painesville City, Ward 1.

PARCEL 8B:

Situated in the Township of Painesville, County of Lake, and State of Ohio and known as being Tract Four beginning in the center of the Grand River at a point where the North line of the State Street Road if continued would cross the river;

thence East along said line about 1450 links to a stone culvert on the West line of Tract Three;

thence North on said tract line 1023 links to the South line of what was formerly P. F. Mather's Land;

thence West along Mather's South line 992 links to the Southwest corner of land formerly owned by said P. F. Mather;

thence North along the West line of the land formerly owned by said P. F. Mather, 5254 links to the center of Grand River;

thence along and down the center said river Westward and Southerly 8816 links to the place of beginning. Containing approximately 72.96 acres of land, of which 63.09 is in Painesville Township and approximately 9.87 is in Painesville City Ward 1.

PARCEL 9:

Situated in the Township of Painesville, County of Lake, State of Ohio, and known as being a part of Lot 2, Tract 3 in said Township and is bounded and described as follows:

Beginning at a point at the intersection of the centerlines of East Street and Fairport Nursery Road;

Thence along the centerline of Fairport Nursery Road by the following courses and distances;

North 89 degrees 46 minutes East a distance of 299.99 feet to a tangent intersection in said centerline;

North 49 degrees 02 minutes East a distance of 2094.60 feet to a point at a tangent intersection in said centerline;

North 76 degrees 50 minutes 30 seconds East a distance of 866.25 feet to a point at an angle in said centerline;

North 81 degrees 44 minutes 30 seconds East a distance of 594.16 feet to an iron pin in a monument box;

North 87 degrees 44 minutes 30 seconds East a distance of 388.80 feet to an iron pin in a monument box and North 81 degrees East a distance of 1206.66 feet to a point;

Thence North 8 degrees 20 minutes 00 second West a distance of 226.54 feet to a point;

Thence North 26 degrees 32 minutes 40 seconds West a distance of 65.65 feet to an iron pipe stake;

Thence South 81 degrees 24 minutes 30 seconds West a distance of 131.61 feet to a point;

Thence North 8 degrees 25 minutes 30 seconds West a distance of 242.10 feet to a point;

Thence South 81 degrees 43 minutes 30 seconds West a distance of 150.70 feet to a point;

Thence North 8 degrees 25 minutes 30 seconds West a distance of 30.95 feet to an iron pin;

Thence North 8 degrees 20 minutes 30 seconds West a distance of 271.65 feet to a point and the principle place of beginning of the premises herein intended to be described;

COURSE I Thence South 81 degrees 38 minutes 57 seconds West a distance of 844.00 feet to an iron pin;

COURSE II Thence North 8 degrees 21 minutes 03 seconds West, a distance of 591.00 feet to a point at the waters edge of Lake Erie;

COURSE III Thence North 74 degrees 55 minutes 24 seconds East along the waters edge of Lake Erie a distance of 2431.62 feet to a point;

Legal Description

COURSE IV Thence South 8 degrees 21 minutes 03 seconds East a distance of 849.24 feet to an iron pin;

COURSE V Thence South 78 degrees 56 minutes 18 seconds West a distance of 665.72 feet to an iron pin;

COURSE VI Thence South 82 degrees 35 minutes 27 seconds West a distance of 300.00 feet to an iron pin;

COURSE VII Thence South 81 degrees 38 minutes 57 seconds West a distance of 605.94 feet to the principle place of beginning, and containing 40.509 acres of land as surveyed by Lake, Inc., Engineers and Surveyors, be the same more or less.

PARCEL 10A:

Situated in the Township of Painesville, County of Lake, and State of Ohio, and known as being part of Lots 2 and 3, Tract 3, Samuel Fowler Lots, Tract 4 in said Township and bounded and described as follows:

Beginning at the Southwest property corner of a parcel of land owned by Erie Coke and Chemical Company as recorded in Volume 819, page 1309 of the Lake County Deed Records, said corner being the principle place of beginning of the premises herein intended to be described;

COURSE 1

Thence North 8 degrees 21 minutes 03 seconds West along the Westery property line of said Erie Coke and Chemical Company, a distance of 566.7 feet to a point on the waters edge of Lake Erie as of 7–B–78;

COURSE 2

Thence South 77 degrees 17 minutes 31 seconds West, along the waters edge of Lake Erie, a distance of 171.24 feet to an angle point;

COURSE 3

Thence South 76 degrees 10 minutes 36 seconds West, continuing along the waters edge of Lake Erie, a distance of 194.64 feet to an angle point;

COURSE 4

Thence North 85 degrees 17 minutes 12 seconds West, continuing along the waters edge of Lake Erie, a distance of 443.34 feet to a point, said point being on an Easterly property line of land conveyed to Lake County;

COURSE 5

Thence South 46 degrees 10 minutes 30 seconds East, along an Easterly property line of land conveyed to said Lake County, a distance of 313.90 feet to a point, said point being the Southeast corner of a parcel of land conveyed to said Lake County;

COURSE 6

Thence South 75 degrees 59 minutes 00 second West, along a Southerly property line of land conveyed to said Lake County, a distance of 153.30 feet to an angle point;

COURSE 7

Thence South 77 degrees 40 minutes 00 second West, along a Southerly property line of land conveyed to said Lake County, a distance of 336.13 feet to a point, said point being a Northerly property corner of a parcel of land owned by Standard Machine & Equipment Company as recorded in Volume 839, page 1 of Lake County Deed Records;

COURSE 8

Thence South 8 degrees 59 minutes 20 seconds East, along an Easterly property line of and owned by said Standard Machine & Equipment Company a distance of 318.74 feet to an angle point;

COURSE 9

Thence North 81 degrees 36 minutes 12 seconds East along a Northerly property line of land owned by said Standard Machine & Equipment Company, a distance of 262.92 feet to an angle point;

COURSE 10

Thence South 8 degrees 27 minutes 15 seconds East, along an Easterly property line of land owned by said Standard Machine & Equipment Company, a distance of 100.43 feet to a point, said point being on a Northerly property line of land known as the B–1 caustic tract;

COURSE 11

Thence North 81 degrees 39 minutes 08 seconds East, along a Northerly property line of the said B–1 caustic tract, a distance of 203.00 feet to an angle point;

COURSE 12

Thence North 8 degrees 23 minutes 56 seconds West, along a Westery property line of the said B–1 caustic tract, a distance of 100.83 feet to an angle point;

COURSE 13

Thence North 81 degrees 37 minutes 33 seconds East along a Northerly property line of the said B–1 caustic tract, a distance of 333.91 feet to an angle point;

COURSE 14

Thence South 8 degrees 11 minutes 32 seconds East along an Easterly property line of the said B–1 caustic tract, a distance of 100.98 feet to an angle point;

COURSE 15

Thence North 81 degrees 39 minutes 08 seconds East along a Northerly property line of the said B–1 caustic tract, a distance of 586.30 feet to a point, said point being the Northeast property corner of said B–1 caustic tract, and being on a Westery property line of a parcel of land known as the West cement tract;

COURSE 16

Thence North 14 degrees 58 minutes 35 seconds West, along a Westery property line of said West cement tract, a distance of 37.83 feet to an angle point;

COURSE 17

Thence North 8 degrees 21 minutes 03 seconds West, continuing along a Westery property line of said West cement tract, a distance of 32.44 feet to a point, said point being the Northwest property corner of said West cement tract and being on a Southerly property line of said Erie Coke and Chemical Co.;

COURSE 18

Thence South 81 degrees 38 minutes 57 seconds West along a Southerly property line of said Erie Coke and Chemical Company, a distance of 293.40 feet to a point and the principle place of beginning, and containing 13.094 acres of land, be the same more or less.

PARCEL 10B:

Situated in the



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd. Suite E#183
Akron, OH 44312
866.290.8121
www.amnnational.net

Legal Description

Thence South 8 degrees 21 minutes 03 seconds East along a Westerly property line of said West cement tract, a distance of 32.44 feet to a point;

Thence South 14 degrees 58 minutes 35 seconds East continuing along a Westerly property line of said West cement tract a distance of 37.83 feet to a point, and the principal place of beginning of the premises herein intended to be described;

COURSE 1
Thence continuing South 14 degrees 58 minutes 35 seconds East along a Westerly property line of said West cement tract a distance of 25.77 feet to a point;

COURSE 2
Thence South 8 degrees 18 minutes 37 seconds East continuing along a Westerly property line of said West cement tract, a distance of 103.41 feet to a point of curve;

COURSE 3
Thence along the arc of a curve deflecting to the left 47.23 feet, said curve being a Westerly line of said West cement tract and having a radius of 71.96 feet and a chord which bears South 27 degrees 06 minutes 44 seconds East, a distance of 46.36 feet to a point of tangency;

COURSE 4
Thence South 45 degrees 55 minutes 49 seconds East continuing along a Westerly property line of said West cement tract, a distance of 90.09 feet to a point, said point being an Easterly property corner of a parcel of land owned by Standard Machine & Equipment Co. recorded in Volume 639, page 1 of Lake County Records;

COURSE 5
Thence South 81 degrees 38 minutes 01 seconds West along a Northerly property line of said Standard Machine & Equipment Company, a distance of 1204.64 feet to a point;

COURSE 6
Thence North 8 degrees 08 minutes 22 seconds West along an Easterly property line of said Standard Machine & Equipment Company, a distance of 209.63 feet to a point;

COURSE 7
Thence North 81 degrees 51 minutes 38 seconds East along a Northerly property line of said Standard Machine & Equipment Company, a distance of 5.00 feet to a point;

COURSE 8
Thence North 8 degrees 08 minutes 22 seconds West along an Easterly property line of said Standard Machine & Equipment Company, a distance of 35.12 feet to a point;

COURSE 9
Thence North 81 degrees 39 minutes 08 seconds East along a Northerly property line of said Standard Machine & Equipment Company and its extension, a distance of 206.14 feet to a point;

COURSE 10
Thence North 8 degrees 25 minutes 56 seconds West, a distance of 100.83 feet to a point;

COURSE 11
Thence North 81 degrees 37 minutes 33 seconds East, a distance of 333.91 feet to a point;

COURSE 12
Thence South 8 degrees 11 minutes 32 seconds East, a distance of 100.98 feet to a point;

COURSE 13
Thence North 81 degrees 39 minutes 08 seconds East, a distance of 586.30 feet to a point, said point being on a Westerly property line of said West cement tract, and the principle place of beginning, and containing 7.209 acres of land, be the same more or less.

PARCEL 11:

Being 337.13 acres of land out of Permanent Parcel No. 35A-002-0-00-001 and 122.40 acres of land out of Permanent Parcel No. 15A-019-0-00-001 and also being a 459.53 acre portion of lands conveyed to Nacelle Land and Mortgage Corporation by instrument dated January 8, 1980 and recorded in Volume 870, page 619 of the Lake County Deed Records and described as follows:

Situated in the City of Painesville, County of Lake and State of Ohio and known as being a part of Original Painesville Township Lots No. 4, No. 5, No. 6 and No. 7, Tract No. 3 and part of Original Painesville Township Lot No. 5, Tract No. 2, and is further bounded and described as follows:

Beginning at a point on the centerline of Elm Street (55 feet wide), at its intersection with the centerline of State Street (66 feet wide);

Thence North 12 degrees 40 minutes 18 seconds East, along the centerline of said Elm Street, a distance of 679.13 feet to a point, said point being the Northeast property corner of land now or formerly owned by Louise A. and Adelbert A. Abrahamson as recorded in Volume 253, page 260 of the Lake County Deed Records;

Thence North 87 degrees 28 minutes 06 seconds West, along the Northerly property line of land owned by said Louise A. and Adelbert A. Abrahamson, a distance of 27.94 feet to a point, said point being on the Westerly sideline of said Elm Street, and the principal place of beginning of the premises herein intended to be described;

COURSE 1 Thence continuing North 87 degrees 28 minutes 06 seconds West, along the Northerly property line of land owned by said Louise A. and Adelbert A. Abrahamson, a distance of 327.91 feet to a point, said point being on the Easterly property line of land owned by the City of Painesville, as recorded in Volume 287, page 300 of the Lake County Deed Records;

COURSE 2 Thence North 2 degrees 01 minute 19 seconds East, along the Easterly property line of land owned by said City of Painesville, a distance of 509.83 feet to a point, said point being on the corporation line between the City of Painesville and the Township of Painesville, said point also being on a Southerly property line of land owned by the Board of Trustees, Painesville Township, as recorded in Volume 533, page 87 of the Lake County Deed Records;

Legal Description

COURSE 3 Thence South 89 degrees 30 minutes 01 second East, along said corporation line of and the Southerly property line of the Board of Trustees, Painesville Township, a distance of 139.25 feet to a point, said point being the Southeast property corner of land owned by the Board of Trustees, Painesville Township;

COURSE 4 Thence North 30 degrees 43 minutes 32 seconds East, along the Easterly property line of land owned by the Board of Trustees, Painesville Township, a distance of 781.12 feet to a point, said point being the Northeast property corner of the Board of Trustees, Painesville Township, and also being a Southerly property line of a 16.558 acre parcel of land;

COURSE 5 Thence South 60 degrees 21 minutes 16 seconds East, along the Southerly property line of a 16.558 acre parcel of land, a distance of 83.23 feet to a point, said point being the Southeast property corner of a 16.558 acre parcel of land;

COURSE 6 Thence North 28 degrees 24 minutes 07 seconds East, along an Easterly property line of a 16.558 acre parcel of land, a distance of 422.48 feet to a point;

COURSE 7 Thence North 65 degrees 27 minutes 28 seconds East, continuing along an Easterly property line of a 16.558 acre parcel of land, a distance of 136.66 feet to a point;

COURSE 8 Thence North 28 degrees 31 minutes 59 seconds West, continuing along an Easterly property line of a 16.558 acre parcel of land, a distance of 113.61 feet to a point;

COURSE 9 Thence North 25 degrees 48 minutes 06 seconds East, continuing along an Easterly property line of a 16.558 acre parcel of land, a distance of 405.50 feet to a point on the centerline of the Grand River, said point being a Southwest property corner of a parcel of land known as Waste Lake No. 2;

COURSE 10 Thence South 77 degrees 18 minutes 35 seconds East, along the centerline of the Grand River and a Southerly property line of Waste Lake No. 2, a distance of 258.54 feet to a point;

COURSE 11 Thence North 51 degrees 25 minutes 13 seconds East, continuing along the centerline of the Grand River and a Southerly property line of Waste Lake No. 2, a distance of 1089.77 feet to a point;

COURSE 12 Thence North 82 degrees 24 minutes 02 seconds East, continuing along the centerline of the Grand River and a Southerly property line of Waste Lake No. 2, a distance of 669.47 feet to a point;

COURSE 13 Thence North 52 degrees 37 minutes 39 seconds East, continuing along the centerline of the Grand River and Southerly property line of Waste Lake No. 2, a distance of 742.86 feet to a point;

COURSE 14 Thence North 62 degrees 36 minutes 35 seconds East, continuing along the centerline of the Grand River and a Southerly property line of Waste Lake No. 2, a distance of 560.66 feet to a point, said point being the Southeast property corner of Waste Lake No. 2 and the Southwest property corner of a 54.908 acre parcel of land owned by Uniroyal, Inc. as recorded in Volume 723, page 93 of the Lake County Deed Records;

COURSE 15 Thence North 66 degrees 05 minutes 24 seconds East, along the centerline of the Grand River and a Southerly property line of said Uniroyal, Inc., a distance of 511.13 feet to a point;

COURSE 16 Thence South 87 degrees 18 minutes 41 seconds East, continuing along the centerline of the Grand River and a Southerly property line of said Uniroyal, Inc., a distance of 394.85 feet to a point;

COURSE 17 Thence South 65 degrees 17 minutes 47 seconds East, continuing along the centerline of the Grand River and Southerly property line of said Uniroyal, Inc., a distance of 326.59 feet to a point;

COURSE 18 Thence South 56 degrees 33 minutes 33 seconds East, continuing along the centerline of the Grand River and Southerly property line of said Uniroyal, Inc., a distance of 599.64 feet to a point;

COURSE 19 Thence South 34 degrees 54 minutes 58 seconds East, continuing along the centerline of the Grand River and a Southerly property line of said Uniroyal, Inc., a distance of 494.33 feet to a point, said point being a Southerly property corner of said Uniroyal, Inc. and a Northwest property corner of land owned by Morris Splaver and Robert A. Forster as recorded in Volume 631, page 466 of the Lake County Deed Records;

COURSE 20 Thence South 19 degrees 33 minutes 59 seconds East, continuing along the centerline of the Grand River and along the Westerly property lines of Morris Splaver and Robert A. Forster, Diamond Alkali Company as recorded in Volume 265, pages 140 and 141 of the Lake County Deed Records, a distance of 789.64 feet to a point, said point being the Southwest property corner of said Diamond Alkali Company and the Northwest property corner of Northeastern Road Improvement Company as recorded in Volume 638, page 515 of the Lake County Deed Records;

COURSE 21 Thence South 25 degrees 57 minutes 23 seconds East, continuing along the centerline of the Grand River and a Westerly property line of said Northeastern Road Improvement Company, a distance of 290.10 feet to an angle point;

COURSE 22 Thence South 19 degrees 20 minutes 53 seconds East, continuing along the centerline of the Grand River and Westerly property lines of Northeastern Road Improvement Company, Charles L. Mantle as recorded in Volume 611, page 25, Volume 228, page 155, and Volume 278, page 150 of the Lake County Deed Records, a distance of 1058.33 feet to an angle point;

COURSE 23 Thence South 14 degrees 38 minutes 23 seconds East, continuing along the centerline of the Grand River and Westerly property lines of Charles L. Mantle, the Cleveland Electric Illuminating Company as recorded in Volume 648, page 173 of the Lake County Deed Records, a distance of 1249.66 feet to a point, said point being on the corporation line between Painesville Township and the City of Painesville;

COURSE 24 Thence South 34 degrees 18 minutes 57 seconds East, continuing along the centerline of the Grand River, the corporation line, and the Westerly property line of the Cleveland Electric Illuminating Company, a distance of 338.57 feet to a point, said point being the Northeast property corner of land owned by the Cleveland Electric Illuminating Company as recorded in Volume 718, page 251 of the Lake County Deed Records;

COURSE 25 Thence South 79 degrees 00 minutes 05 seconds West, along the Northerly property line of the Cleveland Electric Illuminating Company, a distance of 2908.13 feet to an angle point;

COURSE 26 Thence South 69 degrees 17 minutes 57 seconds West, along the Northerly property line of the Cleveland Illuminating Company, a distance of 256.93 feet to a point, said point being the Northeast property corner of the Cleveland Electric Illuminating Company and also being on a Northeasterly sideline of Elm Street (60 feet wide);

COURSE 27 Thence North 43 degrees 31 minutes 30 seconds West, along a Northeasterly sideline of Elm Street, a distance of 710.33 feet to an angle point;

COURSE 28 Thence North 65 degrees 33 minutes 19 seconds West, along a Northerly sideline of Elm Street, a distance of 2345.66 feet to an angle point;

COURSE 29 Thence North 82 degrees 33 minutes 12 seconds West, continuing along a Northerly sideline of Elm Street, a distance of 1025.04 feet to an angle point;

COURSE 30 Thence South 12 degrees 40 minutes 18 seconds West, along a Westerly sideline of Elm Street (55 feet wide), a distance of 269.96 feet to a point and the principal place of beginning and containing 484.73 acres of land, be the same, more or less.

Legal Description

EXCEPTION 1:

Situated in the City of Painesville, County of Lake and State of Ohio and known as being a part of Original Painesville Township Lot No. 6, Tract No. 3 and is bounded and described as follows:

Beginning in the centerline of Elm Street at an iron pin stake found marking its intersection with the centerline of State Street, 66 feet in width;

Thence North 12 degrees 39 minutes 53 seconds East, along said centerline of Elm Street, 916.68 feet to an iron pin stake found marking an angle therein;

Thence South 82 degrees 33 minutes 12 seconds East, continuing along said centerline of Elm Street, 995.70 feet to an iron pin stake found marking an angle therein;

Thence South 65 degrees 33 minutes 34 seconds East, continuing along said centerline of Elm Street, 720.63 feet to a point located North 65 degrees 33 minutes 34 seconds West, a distance of 1614.83 feet from an iron pin stake found marking an angle in said centerline;

Thence North 24 degrees 26 minutes 26 East, perpendicular to said centerline of Elm Street, 30.00 feet to an iron pin stake set in the Northerly line of same and the principal point of beginning of the following described parcel of land:

COURSE 1 Thence North 26 degrees 23 minutes 31 seconds East, a distance of 178.45 feet to an iron pin stake;

COURSE 2 Thence South 67 degrees 08 minutes 13 seconds East, a distance of 543.25 feet to an iron pin stake;

COURSE 3 Thence South 57 degrees 17 minutes 44 seconds East, a distance of 135.70 feet to an iron pin stake;

COURSE 4 Thence South 25 degrees 42 minutes 52 seconds West, a distance of 173.84 feet to an iron pin stake set in said Northerly line of Elm Street;

COURSE 5 Thence North 65 degrees 33 minutes 34 seconds West, along said Northerly line of Elm Street, 679.55 feet to the principal point of beginning and containing 2.887 acres of land as surveyed and described in October, 1996 by Timothy P. Hadden, Ohio Professional Surveyor No. 6786 of CT Consultants, Inc., be the same, more or less.

Bearings utilized herein are based upon the reported bearing of Elm Street (North 82 degrees 33 minutes 12 seconds West) as contained in deed recorded in Volume 870, page 623 of the Lake County Deed Records and are used to denote angles only.

EXCEPTION 2:

Situated in the City of Painesville, County of Lake and State of Ohio and known as being a part of Original Painesville Township Lot No. 7, Tract No. 3 and is bounded and described as follows:

Beginning in the centerline of Elm Street at an iron pin stake found marking its intersection with the centerline of State Street, 66 feet in width;

Thence North 12 degrees 39 minutes 53 seconds East, along said centerline of Elm Street, 688.54 feet to a point located South 12 degrees 39 minutes 53 seconds West, a distance of 228.14 feet from an iron pin stake found marking an angle therein, said point being the Northeasterly corner of land now or formerly owned by Louise A. and Adelbert A. Abrahamson as conveyed by instrument recorded in Volume 253, page 260 of the Lake County Deed Records;

Thence North 89 degrees 23 minutes 31 seconds West, along the Northerly line of land so conveyed to Abrahamson, 28.12 feet to its intersection with the Westerly line of said Elm Street and the principal point of beginning of the following described parcel of land;

COURSE 1 Thence North 89 degrees 23 minutes 31 seconds West, along said Northerly line of land of Abrahamson, 335.49 feet to the Easterly line of land conveyed to the City of Painesville by instrument recorded in Volume 287, page 300 of the Lake County Deed Records;

COURSE 2 Thence North 2 degrees 01 minute 19 seconds East, along said Easterly line of land of the City of Painesville, 480.47 feet to the Southerly line of land conveyed to the Board of Trustees, Painesville Township, Ohio by instrument recorded in Volume 533, page 87 of the Lake County Deed Records;

COURSE 3 Thence South 89 degrees 29 minutes 01 second East, along said Southerly line of land of the Board of Trustees, Painesville Township, Ohio, 139.25 feet to the Southeasterly corner of the same;

COURSE 4 Thence North 30 degrees 45 minutes 32 seconds East, along the Easterly line of said land of the Board of Trustees, Painesville Township, Ohio, 781.12 feet to an iron pin stake found marking its intersection with the Southerly line of land conveyed to Lake Underground Storage Corporation by instrument recorded in Volume 863, page 1096 of the Lake County Deed Records;

COURSE 5 Thence South 60 degrees 21 minutes 16 seconds East, along said Southerly line of land of Lake Underground Storage Corporation, 83.23 feet to an iron pin stake found marking the Southeasterly corner of the same;

COURSE 6 Thence North 28 degrees 24 minutes 07 seconds East, along the Easterly line of said land of Lake Underground Storage Corporation, 422.48 feet to an iron pin stake found marking an angle therein;

COURSE 7 Thence North 65 degrees 27 minutes 28 seconds East, continuing along said Easterly line of land of Lake Underground Storage Corporation, 136.60 feet to an angle therein;

COURSE 8 Thence South 28 degrees 31 minutes 59 seconds East, 74.00 feet to an iron pin stake;

COURSE 9 Thence South 51 degrees 47 minutes 36 seconds East, 261.72 feet to an iron pin stake;

COURSE 10 Thence South 30 degrees 36 minutes 12 seconds East, 89.23 feet to an iron pin stake;

COURSE 11 Thence South 9 degrees 17 minutes 38 seconds East, 124.74 feet to an iron pin stake;

COURSE 12 Thence South 24 degrees 04 minutes 22 seconds West, 100.53 feet to an iron pin stake;

COURSE 13 Thence South 59 degrees 36 minutes 54 West, 127.61 feet to an iron pin stake;

COURSE 14 Thence South 29 degrees 34 minutes 02 seconds West, 103.27 feet to an iron pin stake set on the Easterly prolongation of the aforesaid Southerly line of land of Lake Underground Storage Corporation, 494.47 feet therefrom;

COURSE 15 Thence South 7 degrees 26 minutes 48 seconds West, by a line which is perpendicular to the Northerly line of Elm Street, 60 feet in width, 694.21 feet to an iron pin stake set therein;

COURSE 16 Thence North 82 degrees 33 minutes 12 seconds West, along said Northerly line of Elm Street, 579.86 feet to an angle therein;

Legal Description

COURSE 17 Thence South 12 degrees 39 minutes 53 seconds West, along the Westerly line of Elm Street, 55 feet in width, 261.63 feet to the principal point of beginning and containing 22.310 acres of land (of which 15.150 acres of land is contained in Parcel No. 35A-002-0-00-001 and 7.160 acres of land is contained in Parcel No. 15A-019-0-00-001) as surveyed and described in October, 1996 by Timothy P. Hadden, Ohio Professional Surveyor No. 6786 of CT Consultants, Inc., be the same, more or less.

Bearings utilized herein are based upon the reported bearing of Elm Street (North 82 degrees 33 minutes 12 seconds West) as contained in deed recorded in Volume 870, page 623 of the Lake County Deed Records and are used to denote angles only.

PARCEL 12:

Situated in the City of Painesville, County of Lake and State of Ohio:

And known as being a part of Tract 4 in said City, is further bounded and described as follows:

Beginning at an iron pipe stake at the intersection of the West line of Skinner Avenue with the North line of North St. Clair Street;

Thence along the West line of said Skinner Avenue North 11 degrees 19 minutes 30 seconds East a distance of 300.80 feet to an iron pipe stake at the intersection of the West line of said Skinner Avenue with the South line of North State Street (66 feet in width);

Thence along the South line of said North State Street North 87 degrees 19 minutes 30 seconds West a distance 216.10 feet;

Thence by a line which bears North 2 degrees 40 minutes 30 seconds East a distance of 3.00 feet to a stone monument in the South line of said North State Street (60 feet in width);

Thence continuing along the South line of said North State Street North 87 degrees 19 minutes 30 seconds West a distance of 460.95 feet to the East line of land owned by the Diamond Alkali Co.;

Thence along the East line of land of said Diamond Alkali Co. South 10 degrees 12 minutes 30 seconds East a distance of 275.96 feet to the North line of said North St. Clair Street;

Thence along the North line of said North St. Clair Street South 85 degrees 35 minutes 30 seconds East a distance of 349.86 feet to an iron pipe stake at an angle in said street;

Thence continuing along the North line of said North St. Clair Street South 81 degrees 55 minutes East a distance of 221.55 feet to the place of beginning. Containing 4.002 acres of land as surveyed and described by Victor H. Kerr, licensed Surveyor No. 1514.

EXCEPT:

Situated in the City of Painesville, County of Lake and State of Ohio: And known as being a part of Tract 4, in said City and is further bounded and described as follows:

Beginning at an iron pipe stake at the intersection of the West line of Skinner Avenue with the North line of North St. Clair Street, North 81 degrees 27 minutes 30 seconds West, a distance of 221.38 feet to an iron pipe stake at an angle in said street line;

Thence continuing along the North Line of North St. Clair Street, North 85 degrees 33 minutes 20 seconds West, a distance of 78.30 feet to an iron pipe stake;

Thence by a line which bears North 18 degrees 13 minutes 20 seconds East, a distance of 110.27 feet to an iron pipe stake;

Thence by a line which bears North 33 degrees 13 minutes 10 seconds East, a distance of 192.99 feet to an iron pipe stake in the Southerly line of North State Street (88 feet in width);

Thence along the South line of North State Street, South 87 degrees 19 minutes 30 seconds East, a distance of 216.10 feet to an iron pipe stake at the intersection of the South line of North State Street with the West line of Skinner Avenue;

Thence along the West line of Skinner Avenue, South 11 degrees 19 minutes 30 seconds West, a distance of 300.90 feet to the place of beginning and containing 1.757 Acres of land as surveyed and described by Fullerton and Kerr, Registered Engineers and Surveyors, be the same more or less.

PARCEL 13:

Situated in the City of Painesville, County of Lake, and State of Ohio and known as being a part of Original Painesville Township Lot No. 7 in Tract No. 3 and part of The Samuel Fowler Lot in Tract No. 4 and is bounded and described as follows:

Beginning in the center line of Elm Street (60 feet in width) at an iron pipe stake found marking its intersection with the centerline of State Street (66 feet in width);

Thence North 12 degrees 00 minute 10 seconds East, along said centerline of Elm Street, 916.77 feet to an iron pipe stake found marking an angle therein;

Thence North 77 degrees 59 minutes 50 seconds West, by a line perpendicular to said centerline of Elm Street, 10.00 feet to a point;

Thence North 3 degrees 32 minutes 10 seconds West, 434.35 feet to a point;

Thence North 27 degrees 41 minutes 55 seconds East, 517.31 feet to an iron pin stake found marking an angle in the Westerly line of lands conveyed to Nacelle Land and Mortgage Corporation by instrument recorded in Volume 870, page 619 of the Lake County Deed Records and the principal point of beginning of the following described parcel of land;

COURSE 1 Thence North 27 degrees 41 minutes 55 seconds East, along said line of land of Nacelle Land and Mortgage Corporation, 422.48 feet to an iron pin stake found marking an angle therein;

COURSE 2 Thence North 64 degrees 45 minutes 30 seconds East, continuing along said line of Nacelle Land and Mortgage Corporation, 136.52 feet to an iron pin stake found marking an angle therein;

COURSE 3 Thence North 29 degrees 08 minutes 15 seconds West, continuing along said line of land of Nacelle Land and Mortgage Corporation, and the prolongation thereof, 187.50 feet to an iron pin stake;

COURSE 4 Thence North 25 degrees 05 minutes 50 seconds East, parallel with a Westerly line of said land of Nacelle Land and Mortgage Company and 60.00 feet Northwesterly by normal measure therefrom, 351.62 feet to a point in the center line of the Grand River;

COURSE 5 Thence North 78 degrees 00 minute 25 seconds West, down the center of said river, 604.73 feet to a point;

COURSE 6 Thence South 43 degrees 43 minutes 38 seconds West, continuing down the center of said river, 834.66 feet to a point;



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd. Suite E#183
Akron, OH 44312
866.290.8121
www.amnnational.net

Legal Description

COURSE 7 Thence South 61 degrees 04 minutes 28 seconds East, along the Northeastly line of said land of The Board of Trustees of Painesville Township and the prolongation thereof and along the aforesaid Westerly line of lands conveyed to Nacelle Land and Mortgage Corporation, 903.47 feet to the point of beginning and containing 15.953 acres of land as surveyed in May, 1987 and described in February, 1988 by Richard J. Biski, Ohio Professional Surveyor No. 5244 of Colpetzer-Thomas, Inc. be the same more or less.

PARCEL 14:

Situated in the Township of Painesville, County of Lake, and State of Ohio, and known as being part of Samuel Fowler Lot, Township 11 North, Range 8 West, Tract No. 4 in said Township and is bounded and described as follows:

Commencing at the intersection point between the Southerly line of Fairport Nursery Road and the Easterly line of the Fairport Painesville and Erie R.R. Co.;

Thence along the Southerly line of said Fairport Nursery Road North 89 degrees 43 minutes 26 seconds East a distance of 42.02 feet to a point at the beginning of curve;

Thence on the arc of said curve deflecting to the left (the radius of which is 261.08 feet and the chord bearing North 69 degrees 21 minutes 42 seconds East 181.69 feet long) a distance of 185.57 feet to a point of tangency;

Thence continuing along the Southerly line of said Fairport Nursery Road North 48 degrees 59 minutes 58 seconds East a distance of 338.90 feet to a point which is the principal place of beginning of this description;

Thence continuing along the Southerly line of said Fairport Nursery Road North 48 degrees 59 minutes 58 seconds East a distance of 778.84 feet to an iron pin set;

Thence by a line bearing South 00 degree 03 minutes 00 seconds West a distance of 1368.21 feet to an iron pin stake;

Thence by a line bearing North 89 degrees 57 minutes 00 seconds West a distance of 587.35 feet to an iron pin stake;

Thence by a line bearing North 00 degree 03 minutes 00 seconds East a distance of 856.72 feet to the place of beginning and containing 15,000 acres of land as surveyed and described by Elio Lafelice, Ohio Registered Surveyor No. 4785.

PARCEL 16A:

Situated in the Township of Painesville, County of Lake and State of Ohio and known as being a part of Lot 2, Tract 3 in said Township and is bounded and described as follows:

Beginning at a point at the intersection of the centerlines of East Street and Fairport Nursery Road; thence along the centerline of Fairport Nursery Road by the following courses and distances;

Thence North 89 degrees 46 minutes 00 seconds East a distance of 299.99 feet to a point at a tangent intersection in said centerline;

Thence North 49 degrees 02 minutes 00 seconds East a distance of 2094.60 feet to a point at a tangent intersection in said centerline;

Thence North 76 degrees 50 minutes 30 seconds East a distance of 866.25 feet to a point at an angle in said centerline;

Thence North 81 degrees 44 minutes 30 seconds East a distance of 594.16 feet to an iron pin in a monument box;

Thence North 82 degrees 44 minutes 30 seconds East a distance of 388.80 feet to an iron pin in a monument box;

Thence North 81 degrees 40 minutes 00 seconds East a distance of 1206.66 feet to a point;

Thence North 8 degrees 20 minutes 00 seconds West at right angles to said centerline a distance of 75.00 feet to a point on the Northerly property line of the Fairport, Painesville and Eastern Railroad Company and the principle place of beginning;

Course 1: thence continuing North 8 degrees 20 minutes 00 seconds West a distance of 151.54 feet to a point;

Course 2: thence North 26 degrees 32 minutes 40 seconds West a distance of 65.65 feet to a point;

Course 3: thence South 81 degrees 24 minutes 30 seconds West a distance of 131.61 feet to a point;

Course 4: thence North 8 degrees 25 minutes 30 seconds West a distance of 242.10 feet to a point;

Course 5: thence South 81 degrees 43 minutes 30 seconds West a distance of 150.70 feet to a point;

Course 6: thence North 8 degrees 25 minutes 30 seconds West a distance of 30.95 feet to a point;

Course 7: thence North 81 degrees 39 minutes 30 seconds East a distance of 492.01 feet to a point;

Course 8: thence North 8 degrees 20 minutes 30 seconds West a distance of 271.55 feet to a point;

Course 9: thence South 81 degrees 38 minutes 57 seconds West a distance of 1042.95 feet to a point;

Course 10: thence South 8 degrees 21 minutes 03 seconds East a distance of 32.44 feet to a point;

Course 11: thence South 14 degrees 58 minutes 35 seconds East a distance of 63.60 feet to a point;

Course 12: thence South 8 degrees 18 minutes 37 seconds East a distance of 103.41 feet to a point of curve;

Course 13: thence along the arc of a curve deflecting to the left 47.23 feet, said curve having a radius of 71.96 feet and a chord which bears South 27 degrees 06 minutes 44 seconds East 46.38 feet to a point of tangency;

Course 14: thence South 45 degrees 54 minutes 49 seconds East a distance of 108.70 feet to a point of curve;

Course 15: thence along the arc of a curve deflecting to the right 39.56 feet, said curve having a radius of 61.16 feet and a chord which bears South 27 degrees 23 minutes 07 seconds East 38.87 feet to a point of tangency;

Legal Description

Course 16: thence South 8 degrees 51 minutes 22 seconds East a distance of 392.02 feet to a point on the Northerly property line of the Fairport, Painesville and Eastern Railroad Company;

Course 17: thence North 81 degrees 40 minutes 00 seconds East along the Northerly property line of the Fairport, Painesville and Eastern Railroad Company a distance of 749.42 feet to a point and the principle place of beginning; and containing 12.942 acres of land be the same more or less.

EXCEPTION 1:

Situated in the Township of Painesville, County of Lake, and State of Ohio and known as being part of Lot 2, Tract 3 and being further described as follows:

Beginning at the Southwesterly corner of a parcel of land owned by Erie Coke and Chemical Company as recorded in Volume 819, page 1309 of Lake County Records;

Thence North 81 degrees 38 minutes 57 seconds East along a Southerly property line of said Erie Coke and Chemical Company, 1,296.36 feet to the principal place of beginning;

Thence continuing North 81 degrees 38 minutes 57 seconds East, 40.0 feet to a point;

Thence South 8 degrees 20 minutes 30 seconds East, 271.55 feet to a point;

Thence South 81 degrees 39 minutes 30 seconds West along a Northerly property line of Louisville Cement Company, 40.0 feet to a point;

Thence North 8 degrees 20 minutes 30 seconds West, 271.55 feet to the principal place of beginning, containing 0.25 acres of land, be the same, more or less.

EXCEPTION 2:

Situated in the Township of Painesville, County of Lake, and State of Ohio and known as being part of Lot 2, Tract 3 and being further described as follows:

Beginning at the Southwesterly corner of a parcel of land owned by Erie Coke and Chemical Company as recorded in Volume 819, page 1309 of Lake County Deed Records;

Thence North 81 degrees 38 minutes 57 seconds East along a Southerly property line of said Erie Coke and Chemical Company, 1113.48 feet to the principal place of beginning;

Thence continuing North 81 degrees 38 minutes 57 seconds East, 182.88 feet to a point;

Thence South 8 degrees 20 minutes 30 seconds East, 271.55 feet to a point;

Thence South 81 degrees 39 minutes 30 seconds West, 182.88 feet to a point;

Thence North 8 degrees 20 minutes 30 seconds West, 271.52 feet to the principal place of beginning, containing 1,1400 acres of land, be the same, more or less.

PARCEL 16B:

Situated in the Township of Painesville, County of Lake, and State of Ohio and known as being part of Lot 2, Tract 3 and being further described as follows:

Beginning at the Southwesterly corner of a parcel of land owned by Erie Coke and Chemical Company as recorded in Volume 819, page 1309 of Lake County Deed Records;

Thence North 81 degrees 38 minutes 57 seconds East along a Southerly property line of said Erie Coke and Chemical Company, 1,296.36 feet to a point;

Thence South 8 degrees 20 minutes 30 seconds East, 271.55 feet to a point;

Thence South 81 degrees 39 minutes 30 seconds West along a Northerly property line of Louisville Cement Company, 278.67 feet to the principal place of beginning;

Thence continuing South 81 degrees 39 minutes 30 seconds West, 173.34 feet to a point;

Thence South 8 degrees 25 minutes 30 seconds East, 30.95 feet to point;

Thence North 81 degrees 43 minutes 30 seconds East, 150.70 feet to point;

Thence South 8 degrees 25 minutes 30 seconds East, 242.10 feet to a point;

Thence North 81 degrees 24 minutes 30 seconds East, 22.64 feet to point;

Thence North 8 degrees 25 minutes 30 minutes West, 273.13 feet to the principal place of beginning, containing 0.25 acres of land, be the same, more or less.

PARCEL 17:

Situated in the Township of Painesville, County of Lake, and State of Ohio, and known as being part of Original Painesville Township Lot 2, Tract 3, and bounded and described as follows:

Beginning at an iron pin set in the centerline of Fairport Nursery Road, 60 feet wide, at its intersection with the Southerly prolongation of the Westerly line of land conveyed to Tierra Solutions, Inc. Parcel No. 12A-53-6, by deed recorded in Document Number 2004R022104, and from which point an iron monument at an angle point in the centerline of Fairport Nursery Road bears South 81 degrees 40 minutes 00 second West, 1206.66 feet;

Thence North 8 degrees 20 minutes 00 second West along the Southerly prolongation of the Westerly line of said land conveyed to Tierra Solutions, Inc. 75.00 feet to a railroad spike set at its intersection with the Northerly line of Fairport, Painesville and Eastern Railroad;

Thence North 81 degrees 40 minutes 00 second East along the Northerly line of said Fairport, Painesville and Eastern Railroad, 15.00 feet to a 1 inch nail marker set, and the principal place of beginning of the parcel herein described;

Thence North 8 degrees 20 minutes 00 second West, along an Easterly line of a parcel of land conveyed to Tierra Solutions, Inc. by deed recorded as Document Number 2004R022104 of Lake County Records, 145.00 feet to a drill hole set at its intersection with a Southerly line of said land so conveyed;

Thence North 81 degrees 40 minutes 00 second East, along said Southerly line of said land conveyed to Tierra Solutions, Inc., 720.18 feet to an iron pin set at its intersection with the Easterly line of said land so conveyed;

Thence North 6 degrees 43 minutes 00 second West along the Easterly line of said land conveyed to Tierra Solutions, Inc., 615.76 feet to an iron pin set at its intersection with the

Southerly line of a parcel of land conveyed to Tierra Solutions, Inc. by deed recorded as Document Number 2005R000681 of Lake County Records; Parcel Number 12A-53-3;

Legal Description

Thence North 78 degrees 56 minutes 03 seconds East along the Southerly line of said land conveyed to Tierra Solutions, Inc. and Chemical Land Holdings, Parcel Number 12A-53-1 by deed recorded in Volume 243, Page 137 of the Official Records of Lake County, 709.46 feet to its intersection with the Easterly line of a parcel of land conveyed to Aluminum Smelting and Refining Co, Inc., by deed recorded in Volume 874, Page 590 of Lake County Records, and from which point a 5/8 inch diameter iron pin found bears North 78 degrees 56 minutes 03 seconds East, 0.30 feet; North 11 degrees 03 minutes 57 seconds West, 0.76 feet;

Thence South 1 degree 03 minutes 28 seconds West along the Westerly line of said land conveyed to Chemical Land Holdings and Crompton Manufacturing Co., Inc., Parcel Number 12-A-53-2, recorded as Document Number 200112586, 789.92 feet to its intersection with the Northeastly line of said Fairport, Painesville and Eastern Railroad, and from which point a 5/8 inch diameter iron pin found bears North 81 degrees 40 minutes 00 second East 0.27 feet; North 8 degrees 20 minutes 00 second West, 0.62 feet;

Thence South 81 degrees 40 minutes 00 second West along the Northerly line of said Fairport, Painesville and Eastern Railroad, 1177.66 feet to an iron pin set at an angle point therein;

Thence South 8 degrees 20 minutes 00 second East along the Northerly line of said Fairport, Painesville and Eastern Railroad, 15.00 feet to an iron pin set at an angle point therein;

Thence South 81 degrees 40 minutes 00 second West along the Northerly line of said Fairport, Painesville and Eastern Railroad, 139.84 feet to the principal place of beginning, and containing 13.6222 acres of land, all of which lie within Parcel 12A-053-0-00-005-0 according to a survey by Donald G. Bohning & Associates, Inc. dated August, 1997, and revised in September, 2005.

The courses used in this description are referenced to an assumed meridian and are used to indicate angles only. All iron pins set are 5/8 inch diameter X 30 inch rebar with identification "D.G. Bohning Assoc."

Being the same property described as Parcels 1-14 & 16-17 in Schedule A of First American Title Insurance Company, Title Commitment No. EAM1144880H with an effective date of May 19, 2017.

PARCEL 18:

Situated in the Township of Painesville, County of Lake, and State of Ohio, and known as being part of Lot 3, Tract 3 and Samuel Fowler Lots, Tract 4 in said Township and is bounded and described as follows:

Beginning at the Southwesterly corner of land owned by Erie Coke and Chemical in Volume 819, page 1309;

Thence North 8 degrees 21 minutes 03 seconds West along the Westerly line of land conveyed to said Erie, Coke and Chemical Company, a distance of 432.28 feet to a point;

Thence South 74 degrees 56 minutes 57 seconds West, a distance of 71.50 feet to a point; Thence South 79 degrees 03 minutes 27 seconds West, a distance of 274.00 feet to a point;

Thence South 75 degrees 59 minutes 00 seconds West, a distance of 260.00 feet to a point and the Principle Place of Beginning of the premises herein intended to be described;

COURSE I Thence continuing South 75 degrees 59 minutes 00 second West, a distance of 153.30 feet to a point;

COURSE II Thence South 77 degrees 40 minutes 00 second West, a distance of 410.70 feet to a point;

COURSE III Thence South 10 degrees 50 minutes 00 second West, a distance of 193.29 feet to a point;

COURSE IV Thence North 8 degrees 02 minutes 50 seconds West, passing through an iron pin set at 30.01 feet, a distance of 307.59 feet to a point in the water's edge of Lake Erie as of August 30, 1976;

COURSE V Thence North 74 degrees 05 minutes 59 seconds East along the water's edge of Lake Erie, a distance 504.09 feet to a point;

COURSE VI Thence South 46 degrees 10 minutes 30 second East, a distance of 414.42 feet, passing through an iron pin at 378.98 feet to the principle place of beginning, and containing approximately 4.838 acres of land, as surveyed by Lake, Inc., Engineers and Surveyors, be the same more or less.

and more accurately described as:

Situated in the Township of Painesville, County of Lake and State of Ohio and known as being a part of Lot No. 3, Tract No. 2 and Samuel Fowler Lots, Tract No. 4 in said City and being further bounded and described as follows;

Beginning at the Southwesterly corner of land conveyed to Erie Coke and Chemical Company by deed recorded in Volume 819, page 1309 of Lake County Deed Records;

Thence North 8 degrees 21 minutes 03 seconds West along the Westerly line of Erie Coke and Chemical Company a distance of 432.28 feet to a point;

Thence South 74 degrees 56 minutes 57 seconds West a distance of 71.50 feet to a point;

Thence South 79 degrees 03 minutes 27 seconds West a distance of 274.00 feet to a point;

Thence South 75 degrees 59 minutes 00 seconds West a distance of 260.00 feet to a point and the Principal Place of Beginning;

COURSE I: Thence continuing South 75 degrees 59 minutes 00 second West a distance of 153.30 feet to a point;

COURSE II: Thence South 77 degrees 40 minutes 00 second West a distance of 410.70 feet to a point;

COURSE III: Thence South 80 degrees 50 minutes 00 second West a distance of 193.29 feet to a point;

COURSE IV: Thence North 8 degrees 02 minutes 50 seconds West passing thru an iron pin set at 30.01 feet a distance of 288.28 feet to a point at the waters edge of Lake Erie and the edge of a steel pier as of December, 1999;

COURSE V: Thence North 69 degrees 14 minutes 23 seconds East along the edge of steel pier a distance of 186.23 feet to a point;

COURSE VI: Thence North 73 degrees 50 minutes 19 seconds East along the edge of steel pier a distance of 99.44 feet to a point;

COURSE VII: Thence South 51 degrees 50 minutes 24 seconds East along the edge of steel pier a distance of 47.97 feet to a point;

COURSE VIII: Thence North 56 degrees 53 minutes 09 seconds East along the edge of steel pier a distance of 133.64 feet to a point;

COURSE IX: Thence North 75 degrees 54 minutes 09 seconds East along the edge of steel pier a distance of 60.88 feet to a point;

COURSE X: Thence South 58 degrees 00 minute 45 seconds East along the edge of steel pier a distance of 31.43 feet to a point;

COURSE XI: Thence South 46 degrees 10 minutes 30 seconds East a distance of 347.30 feet, passing thru an iron pin at 378.98 feet to the principal place beginning and containing 4.898 acres of land, as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343 in December, 1999.

Survey Line Table

LINE	BEARING	DISTANCE
S-1	N 05°29'00" W	350.76' M
S-2	S 88°11'06" E	1108.66' M
S-3	N 04°53'54" E	940.90' R
S-4	S 75°30'23" W	839.26' R
S-5	N 05°29'00" W	239.56' R
S-6	S 89°28'00" W	60.22' R
S-7	N 05°29'00" W	807.89'
S-8	S 84°29'28" W	350.34'
S-9	N 05°29'00" W	155.53'
S-10	N 03°30'41" W	645.47'
S-11	N 88°10'27" E	46.40'
S-12	N 47°25'45" E	1879.91'
S-13	N 75°15'48" E	735.67'
S-14	N 80°04'45" E	592.26'
S-15	N 81°01'45" E	368.94'
S-16	N 80°06'05" E	3148.23'
S-17	S 00°32'43" E	1283.07'
S-18	N 64°32'23" E	511.13'
S-19	S 88°51'42" E	394.85'
S-20	S 66°50'48" E	326.59'
S-21	S 58°06'34" E	699.64'
S-22	S 36°27'59" E	494.33'
S-23	S 21°07'00" E	789.64'
S-24	S 27°30'24" E	290.10'
S-25	S 20°53'54" E	1058.33'
S-26	S 16°11'21" E	1249.66'
S-27	S 39°32'35" E	319.47'
S-28	S 77°26'55" W	2908.13'
S-29	S 67°44'47" W	257.02'
S-30	N 45°04'13" W	710.83'
S-31	N 67°06'20" W	940.98'
S-32	N 24°09'22" E	174.01'
S-33	N 58°51'14" W	135.70'
S-34	N 68°41'43" W	543.25'
S-35	S 24°50'01" W	178.48'
S-36	N 67°06'20" W	725.14'
S-37	N 84°06'47" W	445.47'
S-38	N 05°55'32" E	694.43'
S-39	N 28°15'03" E	103.27'
S-40	N 58°00'40" E	127.61'
S-41	N 22°28'08" E	100.53'
S-42	N 105°35'52" W	124.74'
S-43	N 32°12'28" W	89.23'
S-44	N 53°26'46" W	261.85'
S-45	N 29°52'00" W	187.89'
S-46	N 24°13'43" E	731.51'
S-47	N 60°18'29" W	60.33'
S-48	S 24°13'18" W	693.83'
S-49	S 29°52'00" E	187.92'
S-50	S 63°54'48" W	136.50'
S-51	S 26°51'11" W	422.48'
S-52	N 61°52'21" W	650.38'
S-53	S 64°12'08" W	36.50'
S-54	S 01°15'06" W	450.00'
S-55	S 89°59'29" E	248.80'
S-56	S 00°00'31" W	3.00'
S-57	S 30°47'21" W	193.37'
S-58	S 15°38'57" W	110.36'
S-59	N 88°11'06" W	429.99'
S-60	N 09°04'19" W	323.74'
S-61	N 88°11'06" W	454.69'
S-62	N 05°29'00" W	2819.91'
S-63	N 01°48'53" W	612.46'
S-64	N 88°10'27" E	214.21'
S-65	N 47°25'45" E	1879.91'
S-66	N 75°15'48" E	736.93'
S-67	N 12°19'44" W	60.05'
S-68	S 75°15'48" W	830.79'
S-69	N 21°51'49" W	55.04'
S-70	N 80°02'18" E	115.00'
S-71	N 09°57'42" W	



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd. Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

Surveyor's Legal Description - PARCEL A

Situated in the City of Painesville, Township of Painesville and Village of Fairport Harbor, County of Lake and State of Ohio, being part of Original Painesville Township Lot 5, Tract 2, part of Original Painesville Township Lots 2, 3, 4, 5, 6, 7, Tract 3, part of Sam Fowler Lot and part of Fairport Harbor Village Original Lots 5 and 6, also being part of the same parcels as conveyed to Chemical Land Holdings, Inc. in Inst. 1996R005130 (PN 12-A-054-0-00-001-0), Terra Solutions, Inc. in Inst. 2005R043172 (PN 12-A-059-0-00-024-0 & 14-A-028-0-00-009-0), Diamond Shamrock Chemical Land Holdings, Inc. in Vol. 280, Pg. 1266 (PN 14-A-025-0-00-003-0), Diamond Shamrock Chemical Land Holdings, Inc. in Vol. 280, Pg. 1310 (PN 12-A-053-0-00-007-0), Diamond Shamrock Chemical Land Holdings, Inc. in Vol. 280, Pg. 1290 (PN 12-A-059-0-00-027-0 & 15-A-020-0-00-007-0 & 14-A-025-0-00-003-0), Chemical Land Holdings, Inc. in Inst. 1998R041297 (PN 35-A-002-0-00-001-0 & 15-A-019-0-00-001-0), Diamond Shamrock Chemical Land Holdings, Inc. in Vol. 280, Pg. 1306 (PN 15-A-027-0-00-009-0), Terra Solutions, Inc. in Inst. 2006R041577 (PN 35-A-002-0-00-002-0) and Terra Solutions, Inc. in Inst. 2005R000089 (PN 12-A-059-0-00-023-0) of the Lake County Records and being more particularly described as follows (Note, Diamond Shamrock Chemical Land Holdings, Inc. & Chemical Land Holdings Inc. are now in the name of Terra Solutions per Inst. 1999R027517):

Beginning at a 5/8" bent rebar found at the intersection of the centerline of East Street (60') and the centerline of North St. Clair Street (60'), Thence along the centerline of said East Street, N 0529'00" W, a distance of 350.76 feet to the intersection of said centerline of East Street with the extended northerly line of a parcel conveyed to Deerwood Properties Limited in Vol. 1204, Pg. 664 (PN 14-A-025-0-00-016-0) of said County Records; Thence along the northerly line of said Deerwood properties parcel and the northerly line of a parcel conveyed to Grantham, Inc. in Vol. 816, Pg. 841 (PN 14-A-025-0-00-017-0 & PN 15-A-020-0-00-006-0) of said County Records, S 8811'06" E, a distance of 1108.66 feet to a 5/8" rebar found at the southeast corner of a parcel conveyed to Village of Fairport, in Vol. 183, Pg. 436 (PN 15-A-020-0-00-008-0), of said County Records, and passing on line a 1" iron bar found at 30.38 feet, a 1/2" iron bar found at 383.44 feet, a 1" iron pipe at 510.78 feet;

Course No. 1: Thence along the easterly line of said Village of Fairport parcel, N 0453'54" E, a distance of 940.90 feet to an iron pin set at the northeast corner of said Village of Fairport parcel; Course No. 2: Thence along the northerly line of said Village of Fairport parcel, S 7530'23" W, a distance of 839.26 feet to an iron pin set; Course No. 3: Thence continuing along the northerly line of said Village of Fairport parcel, N 0529'00" W, a distance of 239.56 feet to an iron pin set;

Course No. 4: Thence along the northerly line of said Village of Fairport parcel, S 8928'00" W, a distance of 60.22 feet to an iron pin set on the easterly line of a parcel conveyed to Fairport Board of Education in Vol. 661, Pg. 411 (PN 14-A-026-0-00-008-0, PN 12-A-059-0-00-006-0 & PN 14-A-025-0-00-013-0) of said County Records;

Course No. 5: Thence along the easterly line of said Fairport Board of Education parcel, N 0529'00" W, a distance of 807.69 feet to a 5/8" rebar found at the northeast corner of said Fairport Board of Education parcel;

Course No. 6: Thence along the northerly line of said Fairport Board of Education parcel, S 8429'28" W, a distance of 350.34 feet to a BABCOCK JONES' 5/8" capped iron pin found on the easterly right of way of said East Street;

Course No. 7: Thence along the easterly right of way of said East Street, N 0529'00" W, a distance of 155.53 feet to an iron pin set at the intersection of the easterly right of way of said East Street with the easterly right of way of the Norfolk Southern Railroad (Varies);

Course No. 8: Thence along the easterly right of way of said Norfolk Southern Railroad, 467.48 feet along the arc of a non-tangent curve to the left, said curve having a radius of 824.40 feet, a delta angle of 32°29'24", being subtended by a chord bearing N 12°44'02" E, a chord length of 461.24 feet to an iron pin set;

Course No. 9: Thence continuing along the easterly right of way of said Norfolk Southern Railroad, N 0330'41" W, a distance of 645.47 feet to an iron pin set;

Course No. 10: Thence continuing along the easterly right of way of said Norfolk Southern Railroad, 95.89 feet along the arc of a tangent curve to the right, said curve having a radius of 852.83 feet, a delta angle of 06°26'31", being subtended by a chord bearing N 0017'25" W, a chord length of 95.84 feet to a 5/8" iron bar found at the intersection of the easterly right of way of said Norfolk Southern Railroad with the southerly right of way of Fairport Nursery Road (State Route 535, 60');

Course No. 11: Thence along the southerly right of way of said Fairport Nursery Road, N 8810'27" E, a distance of 46.40 feet to a 5/8" iron bar found;

Course No. 12: Thence continuing along the southerly right of way of said Fairport Nursery Road, 185.45 feet along the arc of a non-tangent curve to the left on an arc of 185.45 feet, said curve having a radius of 261.08 feet, a delta angle of 40°41'50", being subtended by a chord bearing N 67°51'46" E, a chord length of 181.57 feet to a 5/8" iron bar found;

Course No. 13: Thence continuing along the southerly right of way of said Fairport Nursery Road, N 4725'45" E, a distance of 1879.91 feet to an iron pin set, and passing on line a 5/8" iron bar found at 339.33 feet and a 5/6" iron pin found at 1117.96 feet;

Course No. 14: Thence continuing along the southerly right of way of said Fairport Nursery Road, 238.52 feet along the arc of a tangent curve to the right, said curve having a radius of 490.98 feet, a delta angle of 27°50'03", being subtended by a chord bearing N 61°20'47" E, a chord length of 236.18 feet to an iron pin set;

Course No. 15: Thence continuing along the southerly right of way of said Fairport Nursery Road, N 7915'48" E, a distance of 735.67 feet to an iron pin set;

Course No. 16: Thence continuing along the southerly right of way of said Fairport Nursery Road, N 8004'45" E, a distance of 592.26 feet to an iron pin set;

Course No. 17: Thence continuing along the southerly right of way of said Fairport Nursery Road, N 8110'45" E, a distance of 388.94 feet to an iron pin set;

Course No. 18: Thence continuing along the southerly right of way of said Fairport Nursery Road, N 8006'05" E, a distance of 3146.23 feet to a 5/8" iron bar found at the northwest corner of a parcel conveyed to Uniroyl, Inc. in Vol. 723, Pg. 93 (PN 12-A-052-0-00-001-0 & PN 11-B-039-0-00-007-0) of said County Records;

Course No. 19: Thence along the westerly line of said Uniroyl parcel, S 0032'43" E, a distance of 1263.07 feet to a point and the southwest corner of said Uniroyl parcel, the same being the centerline of Grand River as described in prior deed, and passing on line an iron pin set at 1063.07 feet;

Course No. 20: Thence along the southerly line of said Uniroyl parcel and the centerline of said Grand River, N 6432'23" E, a distance of 511.13 feet to a point;

Course No. 21: Thence continuing along the southerly line of said Uniroyl parcel and the centerline of said Grand River, S 8851'42" E, a distance of 394.85 feet to a point;

Course No. 22: Thence continuing along the southerly line of said Uniroyl parcel and the centerline of said Grand River, S 6650'48" E, a distance of 326.59 feet to a point;

Course No. 23: Thence continuing along the southerly line of said Uniroyl parcel and the centerline of said Grand River, S 5806'34" E, a distance of 599.64 feet to a point;

Course No. 24: Thence continuing along the southerly line of said Uniroyl parcel and the centerline of said Grand River, S 3627'59" E, a distance of 494.33 feet to a point and the westerly line of a parcel conveyed to Betty Brown in Inst. 1994R048203 (PN 11-B-039-0-00-005-0) of said County Records;

Course No. 25: Thence along the westerly line of said Brown parcel, the westerly line of a parcel conveyed to Charles J. Atwell and Susan K. Atwell in Inst. 2012R035694 (PN 11-B-040-0-00-002-0) of said County Records and continuing along centerline of said Grand River, S 2107'00" E, a distance of 789.64 feet to a point and the northwest corner of a parcel conveyed to Cuyahoga Concrete Co. in Inst. 2005R0180168 (PN 11-B-039-0-00-006-0 & PN 11-B-028-0-00-001-0) of said County Records;

Surveyor's Legal Description - PARCEL A

Course No. 26: Thence along the westerly line of said Cuyahoga Concrete Co. parcel and continuing along centerline of said Grand River, S 2730'24" E, a distance of 290.10 feet to a point;

Course No. 27: Thence continuing along the westerly line of said Cuyahoga Concrete Co. parcel, the westerly line of a parcel conveyed to Jerome T. Osborne, Sr. in Inst. 1990R975017 (PN 11-B-028-0-00-010-0) of said County Records and continuing along centerline of said Grand River, S 2053'54" E, a distance of 1058.33 feet to a point;

Course No. 28: Thence continuing along the westerly line of said Osborne parcel, the westerly line of a parcel conveyed to Cleveland Electric Illuminating Company in Vol. 648, Pg. 173 (PN 11-B-888-0-00-100-0) of said County Records and continuing along centerline of said Grand River, S 1611'24" E, a distance of 1429.66 feet to a point;

Course No. 29: Thence continuing along the westerly line of said Cleveland Electric Illuminating Company parcel and the centerline of said Grand River, S 3932'35" E, a distance of 319.47 feet to a point and the west corner of a parcel conveyed to Cleveland Electric Illuminating Company in Vol. 718, Pg. 251 (PN 15-0-888-0-02-100-0) of said County Records;

Course No. 30: Thence along the northerly line of said Cleveland Electric Illuminating Company parcel, S 7726'55" W, a distance of 2908.13 feet to a 1" iron pipe found, and passing on line an iron pin set at the top of bank of the Grand River at 250.00 feet;

Course No. 31: Thence continuing along the northerly line of said Cleveland Electric Illuminating Company parcel, S 6744'47" W, a distance of 257.02 feet to a 5/8" iron bar found on the northerly right of way of Elm Street (60');

Course No. 32: Thence along the northerly right of way of said Elm Street, N 4504'13" W, a distance of 710.83 feet to an iron pin set;

Course No. 33: Thence continuing along the northerly right of way of said Elm Street, N 6706'20" W, a distance of 940.98 feet to an iron pin set at the southeast corner of a parcel conveyed to Elm Street Truck Depot, LLC in Inst. 2007R018549 (PN 15-A-020-0-00-009-0) of said County Records;

Course No. 34: Thence along the easterly line of said Elm Street Truck Depot parcel, N 2409'22" E, a distance of 174.01 feet to a CT' 5/8" capped iron pin found at the northeast corner of said Elm Street Truck Depot parcel;

Course No. 35: Thence along the northerly line of said Elm Street Truck Depot parcel, N 5851'14" W, a distance of 135.70 feet to an iron pin set;

Course No. 36: Thence continuing along the northerly line of said Elm Street Truck Depot parcel, N 6841'45" W, a distance of 543.25 feet to a 5/8" rebar found at the northwest corner of said Elm Street Depot parcel;

Course No. 37: Thence along the westerly line of said Elm Street Truck Depot parcel, S 2450'01" W, a distance of 178.48 feet to a 5/8" iron bar found on the northerly right of way of said Elm Street;

Course No. 38: Thence along the northerly line of said Elm Street, N 6706'20" W, a distance of 725.14 feet to an iron pin set;

Course No. 39: Thence continuing along the northerly line of said Elm Street, N 8406'26" W, a distance of 445.47 feet to a BABCOCK JONES' 5/8" capped iron pin found at the southeast corner of a parcel conveyed to Richard N. and Sally K. Westholm in Inst. 1999R006807 (PN 15-A-020-0-00-010-0 & PN 35-A-002-0-00-004-0) of said County Records;

Course No. 40: Thence along the easterly line of said Westholm parcel and the easterly line of the remainder of a parcel conveyed to Nacelle Land & Mgt Corporation in Vol. 870, Pg. 619 (PN 35-A-002-0-00-001-0) of said County Records, N 0555'32" E, a distance of 694.43 feet to a 5/8" illegal capped iron pin found;

Course No. 41: Thence continuing along the easterly line of said Nacelle parcel, N 2815'03" E, a distance of 103.27 feet to a 5/8" iron bar found;

Course No. 42: Thence continuing along the easterly line of said Nacelle parcel, N 5800'40" E, a distance of 127.61 feet to an iron pin set;

Course No. 43: Thence continuing along the easterly line of said Nacelle parcel, N 2228'08" E, a distance of 100.53 feet to an iron pin set at the northeast corner of said Nacelle parcel;

Course No. 44: Thence along the northerly line of said Nacelle parcel, N 1053'52" W, a distance of 124.74 feet to a 5/8" iron bar found;

Course No. 45: Thence continuing along the northerly line of said Nacelle parcel, N 3212'26" W, a distance of 89.23 feet to an iron pin set;

Course No. 46: Thence continuing along the northerly line of said Nacelle parcel, N 5326'46" W, a distance of 261.85 feet to an iron pin set;

Course No. 47: Thence continuing along the northerly line of said Nacelle parcel, and along an existing parcel as conveyed to said Terra Solutions, Inc. in Inst. 2006R041577 (PN 35-A-002-0-00-002-0) of said County Records, N 2952'00" W, a distance of 187.89 feet to an LDC INC' 5/8" capped iron pin found at the southeast corner of a parcel conveyed to Hamilton/Mercantile Development, Inc. in Inst. 1997R027517 (PN 11-B-058-0-00-002-0) of said County Records, and passing on line a 5/8" iron pin found at the northwest corner of said Nacelle parcel at 74.00 feet;

Course No. 48: Thence along the easterly line of said Hamilton/Mercantile parcel, N 2413'43" E, a distance of 731.51 feet to an LDC INC' 5/8" capped iron pin found at the northeast corner of said Hamilton/Mercantile parcel;

Course No. 49: Thence along the northerly line of said Hamilton/Mercantile parcel, N 6018'29" W, a distance of 60.33 feet to an LDC INC' 5/8" capped iron pin found at the northwest corner of said Hamilton/Mercantile parcel;

Course No. 50: Thence along the westerly line of said Hamilton/Mercantile parcel, S 2413'16" W, a distance of 693.83 feet to an LDC INC' 5/8" capped iron pin found at the southwest corner of said Hamilton/Mercantile parcel;

Course No. 51: Thence along the southerly line of said Hamilton/Mercantile parcel and an existing parcel as conveyed to said Terra Solutions, Inc., S 2952'00" E, a distance of 187.92 feet to a 5/8" iron bar found at the northwest corner of said Nacelle remainder parcel, and passing on line a LDC INC' 5/8" capped iron pin found at the southeast corner of said Hamilton/Mercantile parcel 74.03 feet;

Course No. 52: Thence along the westerly line of said Nacelle parcel, S 6354'48" W, a distance of 136.50 feet to an iron pin set;

Course No. 53: Thence continuing along the westerly line of said Nacelle parcel, S 2651'11" W, a distance of 422.48 feet to a 5/8" iron bar found;

Course No. 54: Thence continuing along the westerly line of said Nacelle parcel and along the northerly line of a parcel conveyed to Board of Trustees, Painesville Township in Vol. 533, Pg. 87 (PN 11-B-058-0-00-001-0) of said County Records, N 6152'21" W, a distance of 650.38 feet to an iron pin set 200' east of the centerline of said Grand River, and passing on line a 1" iron pin found at the northeast corner of said Board of Trustees parcel at 83.20 feet;

Course No. 55: Thence along the westerly line of said Board of Trustees parcel and 200' parallel to and easterly of the centerline of said Grand River, per deed, 656.10 feet along the arc of a non-tangent curve to the right, said curve having a radius of 518.22 feet, a delta angle of 62°56'58", being subtended by a chord bearing S 32°43'38" W, a chord length of 539.06 feet to an iron pin set;

Course No. 56: Thence continuing along the westerly line of said Board of Trustees parcel and 200' parallel to and easterly of the centerline of said Grand River, S 0115'06" W, a distance of 450.00 feet to an iron pin set;

Course No. 57: Thence continuing along the westerly line of said Board of Trustees parcel, 200' parallel to and easterly of the centerline of said Grand River, S 6716'16" W, a distance of 239.60 feet to an iron pin set;

Course No. 58: Thence continuing along the westerly line of said Board of Trustees parcel and 200' parallel to and easterly of the centerline of said Grand River, S 0115'06" W, a distance of 450.00 feet to an iron pin set;

Course No. 59: Thence continuing along the westerly line of said Board of Trustees parcel, 200' parallel to and easterly of the centerline of said Grand River and along the westerly right of way of North State Street (Varies), 852.48 feet along the arc of a tangent curve to the left, said curve having a radius of 3081.60 feet, a delta angle of 15°51'00", being subtended by a chord bearing S 06°40'25" E, a chord length of 849.76 feet to an iron pin set at the southwest corner of said North State Street Right of way, and passing on line a 5/8" rebar found at the centerline of said North State Street at an arc distance of 818.42 feet;

Course No. 60: Thence along the southerly right of way of said North State Street, S 8959'29" W, a distance of 248.80 feet to an iron pin set at the northwest corner of a parcel conveyed to TMC Properties, Inc. in Inst. 1998R014011 (PN 15-A-027-0-00-008-0) of said County Records;

Surveyor's Legal Description - PARCEL A

Course No. 61: Thence along the westerly line of said TMC parcel, S 0000'31" W, a distance of 3.00 feet to an iron pin set;

Course No. 62: Thence continuing along the westerly line of said TMC parcel, S 3047'21" W, a distance of 193.37 feet to an iron pin set;

Course No. 63: Thence continuing along the westerly line of said TMC parcel, S 1538'57" W, a distance of 110.36 feet to an iron pin set on the northerly right of way of said North St. Clair Street;

Course No. 64: Thence along the northerly right of way of said North St. Clair Street, N 8811'06" W, a distance of 429.99 feet to a point and the southeast corner of said Grantham parcel, the same being in said Grand River;

Course No. 65: Thence along the easterly line of said Grantham parcel and in said Grand River, N 0904'19" W, a distance of 323.74 feet to a point and the northeast corner of said Grantham parcel;

Course No. 66: Thence along the northerly line of said Grantham parcel, N 8811'06" W, a distance of 454.69 feet to the Point of Beginning, containing 836.051 acres (36,461,142 square feet, more or less, as surveyed by Alois J. Krejci, P.S. # S-8625 in April 2017, subject to any easements, restrictions, leases and/or right of ways of record. Iron pins set are 5/8" x 30" rebar with pink plastic caps stamped "KREJCI S-8625"

Course No. 67: Thence continuing along the northerly line of said Grantham parcel, the same being in said Grand River;

Course No. 68: Thence continuing along the northerly line of said Grantham parcel, the same being in said Grand River;

Course No. 69: Thence continuing along the northerly line of said Grantham parcel, the same being in said Grand River;

Course No. 70: Thence continuing along the northerly line of said Grantham parcel, the same being in said Grand River;

Course No. 71: Thence continuing along the northerly line of said Grantham parcel, the same being in said Grand River;

Surveyor's Legal Description - PARCEL B

Situated in the Township of Painesville, County of Lake and State of Ohio, being part of Original Painesville Township Lots 1, 2, 3, Tract 3 and part of Sam Fowler Lot, also being part of the same parcels as conveyed to Chemical Land Holdings, Inc. in Inst. 1998R05385 (PN 12-A-053-0-00-006-0),

Chemical Land Holdings, Inc. in Inst. 1996R005130 (PN 12-A-059-0-00-010-0), Diamond Shamrock Chemical Land Holdings, Inc. in Vol. 280, Pg. 1290 (PN 12-A-053-0-00-001-0), Terra Solutions, Inc. in Inst. 2005R000681 (PN 12-A-053-0-00-003-0), Diamond Shamrock Chemical Land Holdings, Inc. in Vol. 280, Pg. 1315 (PN 12-A-054-0-00-002-0), Terra Solutions, Inc. in Inst. 2004R015705 (PN 12-A-053-0-00-004-0) and Terra Solutions, Inc. in Inst. 2005R048789 (PN 12-A-053-0-00-005-0) of the Lake County Records and being more particularly described as follows (Note, Diamond Shamrock Chemical Land Holdings, Inc. & Chemical Land Holdings Inc. are now in the name of Terra Solutions per Inst. 2007R023709):

Beginning at a 5/8" bent rebar found at the intersection of the centerline of East Street (60') and the centerline of North St. Clair Street (60'), Thence along the centerline of said East Street, N 0529'00" W, a distance of 2819.91 feet to a 1" iron pin found at the intersection of the centerline of said East Street with the centerline of 7th Street (60');

Course No. 1: Thence continuing along the centerline of said East Street with the centerline of said East Street N 0146'53" W, a distance of 612.46 feet to a 1" iron pin found; at the intersection of said East Street with the centerline of Fairport Nursery Road (State Route 535, 60'); Thence along the centerline of said Fairport Nursery Road, N 8810'27" E, a distance of 214.21 feet to a point; Thence continuing along the centerline of said Fairport Nursery Road, 164.09 feet along the arc of a tangent curve to the left, said curve having a radius of 231.08 feet, a delta angle of 40°41'10", being subtended by a chord bearing N 67°52'05" E, a chord length of 160.67 feet to a point; Thence continuing along the centerline of said Fairport Nursery Road, N 4725'45" E, a distance of 1879.91 feet to a point; Thence continuing along the centerline of said Fairport Nursery Road, 253.09 feet along the arc of a tangent curve to the right, said curve having a radius of 520.98 feet, a delta angle of 27°50'03", being subtended by a chord bearing N 61°20'47" E, a chord length of 250.61 feet to a point; Thence continuing along the centerline of said Fairport Nursery Road, N 7515'48" W, a distance of 736.93 feet to a point; Thence leaving said centerline, N 1219'44" W, a distance of 60.05 feet to the northerly right of way of said Norfolk Southern Railroad (Varies), per Vol. 160, Pg. 347 of said County Records (PN 12A-999-0-00-300-A) and the True Place of Beginning of the parcel herein described;

Course No. 1: Thence along the northerly right of way of said Norfolk Southern Railroad, S 7515'48" W, a distance of 830.79 feet to an iron pin set at the southeast corner of a parcel conveyed to Fairport Harbor Holdings, LTD in Inst. 2010R019787 (PN 12-A-059-0-00-026-0) of said County Records;

Course No. 2: Thence along the easterly line of said Fairport Harbor Holdings parcel, N 2151'49" W, a distance of 55.04 feet to an iron pin set;

Course No. 3: Thence continuing along the easterly line of said Fairport Harbor Holdings parcel, N 8002'18" E, a distance of 115.00 feet to an iron pin set;

Course No. 4: Thence continuing along the easterly line of said Fairport Harbor Holdings parcel, N 0957'42" W, a distance of 262.03 feet to an iron pin set at the northeast corner of said Fairport Harbor Holdings parcel;

Course No. 5: Thence along the northerly line of said Fairport Harbor Holdings parcel, S 8009'19" W, a distance of 218.30 feet to an iron pin set at the southeast corner of a parcel conveyed to James Paul Management, Inc. in Vol. 886, Pg. 865 (PN 14-A-005-0-00-045-0) of said County Records, the same being the easterly corporation line of the Village of Fairport Harbor;

Course No. 6: Thence along the easterly line of said James Paul Management parcel and continuing along the easterly corporation line of the Village of Fairport Harbor, N 1006'11" W, a distance of 132.17 feet to a 5/8" iron bar found on the southerly line of a parcel conveyed to James Paul Management, Inc. in Vol. 886, Pg. 1262 (PN 14-A-005-0-00-044-0) of said County Records;

Course No. 7: Thence along the southerly line of said James Paul Management parcel and continuing along the easterly corporation line of the Village of Fairport Harbor, N 7959'56" E, a distance of 119.22 feet to a drill hole with X found at the southeast corner of said James Paul Management parcel;

Course No. 8: Thence along the easterly line of said James Paul Management parcel and continuing along the easterly corporation line of the Village of Fairport Harbor, N 0949'34" W, a distance of 196.48 feet to an iron pin set at the northeast corner of said James Paul Management parcel;

Course No. 9: Thence along the northerly line of said James Paul Management parcel, the northerly line of a parcel conveyed to East Wadden Properties, LLC in Inst. 2012R018193 (PN 14-A-005-0-00-046-0) of said County Records, the northerly line of a parcel conveyed to James L. Paul in Inst. 1996R045132 (PN 14-A-005-0-00-051-0) of said County Records and continuing along the easterly corporation line of the Village of Fairport Harbor, S 8003'48" W, a distance of 575.36 feet to an iron pin set at the southeast corner of a parcel conveyed to Port Garret LLC in Inst. 2006R020607 (PN 14-A-005-0-00-041-0) of said County Records;

Course No. 10: Thence along the easterly line of said Port Garret parcel and continuing along the easterly corporation line of the Village of Fairport Harbor, N 3621'59" E, a distance of 239.60 feet to an iron pin set;

Course No. 11: Thence continuing along the easterly line of said Port Garret parcel and the easterly corporation line of the Village of Fairport Harbor, N 3943'51" E, a distance of 95.9



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- 14 Lease and the terms, covenants and conditions thereof between Diamond Alkali Company, a corporation, as Lessor and The Fairport, Painesville and Eastern Railroad Company, a corporation, as Lessee, recorded June 1, 1927, in Volume G, page 523. DOES NOT AFFECT
- 15 Terms and conditions contained in Agreement recorded December 30, 1983 in Volume 56, page 161. ASSIGNS INTEREST IN THE FOLLOWING: 171/533(BI-19), 972/93, 972/102, 972/113(BI-145), 972/124, 972/140, 972/148, 972/156(BI-138&144), 972/167, 1001/478, 1055/1232, 1056/130(BI-58), 1056/198(BI-61) & 1056/226(BI-62)
- 16 Easement granted to Diamond Shamrock Chemicals Company, a Delaware corporation, recorded on March 30, 1984 in Volume 67, page 825, as to Parcel 9. (ENCUMBRANCE TERMINATED IN INST. 2007R014430)
- 17 Right of way easement in favor of Defense Plant Corporation, corporation Dated: March 20, 1944, recorded in Volume 143, page 172 on April 1, 1944. . DOES NOT APPEAR TO AFFECT FROM APPROXIMATED LOCATION - PLOTTED AND SHOWN FOR REFERENCE
- 18 Oil and Gas Lease between The Northeastern Road Improvement Co., as lessor, and Diamond Shamrock Chemicals Company, as lessee, recorded July 25, 1985, in volume 157, page 300, and any subsequent instruments pertinent thereto DOES NOT AFFECT SUBJECT PARCELS (LIES WITHIN CUY. CONC PARCELS TO EAST)
- 19 Terms and conditions contained in Agreement and Grant of Private Way recorded April 29, 1948 in Volume 171, page 533. SPECIFIC AFFECT UNKNOWN, SKETCH WITHIN DOCUMENT ILLEGIBLE - CONTAINS NO PLOTTABLE ITEMS
- 20 Easement disclosed by instrument recorded in Volume 195, page 85 on November 4, 1948. DOES NOT AFFECT - PLOTTED AND SHOWN FOR REFERENCE
- 21 Easement disclosed by instrument recorded in Volume 195, page 206 on April 20, 1949. DOES NOT AFFECT - PLOTTED AND SHOWN FOR REFERENCE
- 22 Terms and conditions contained in Agreement and Grant of Private Way recorded October 27, 1949 in Volume 195, page 425. DOES NOT AFFECT, LIES WITHIN LOT 1, LOT 2 (EAST OF SURVEYED PARCELS)
- 23 Right of way easement in favor of The East Ohio Gas Company, a corporation of Cleveland, Ohio Dated: November 19, 1986, recorded in Volume 267, page 57 on December 10, 1986. AFFECTS PARCEL 17, BLANKET IN NATURE
- 24 Right of way easement in favor of The East Ohio Gas Company, a corporation of Cleveland, Ohio Dated: March 5, 1987, recorded in Volume 290, page 746 on March 16, 1987. Subject to the terms and conditions thereof, as to Parcel 16. AFFECTS PARCEL 16, BLANKET IN NATURE
- 25 Grant and Acceptance of Temporary Easement disclosed by instrument recorded in Volume 378, page 70 on April 7, 1988. NO LONGER AFFECTS, PER DOCUMENT, EASEMENT EXPIRED ON 12.31.1999
- 26 Easement for Channel Purposes granted to the State of Ohio disclosed by instrument recorded in Volume 599, page 476 on July 11, 1964. DOES NOT AFFECT - PLOTTED AND SHOWN FOR REFERENCE
- 27 Agreement as to 48-Inch Storm Sewer disclosed by instrument recorded in Volume 627, page 334 on December 17, 1963. DOES NOT AFFECT, LIES WITHIN 5 ACRE TRACT IN LOT 1, LOT 2 (EAST OF SURVEYED PARCELS)
- 28 Easement disclosed by instrument recorded in Volume 778, page 502 on July 29, 1969. DOES NOT AFFECT, LIES WITHIN LOT 18, TRACT 4 (TO THE SOUTHWEST OF SURVEYED PARCELS)
- 29 Easement (E) disclosed by instrument recorded in Volume 972, page 60 DOCUMENT NOT PROVIDED on December 23, 1977 and Assignment recorded on May 28, 1980 in Volume 1056, page 226. NO SPECIFIC AREA MENTIONED, CONTAINS NO PLOTTABLE ITEMS (DUPLICATE OF BI ITEM 62)
- 30 Easement (F) disclosed by instrument recorded in Volume 972, page 71 on December 23, 1977. RELOCATED IN INST. 2008R001975 SHOWN (DUPLICATE OF BI ITEM 135)
- 33 Easement disclosed by instrument recorded in Volume 1029, page 210 on August 1, 1979. AFFECTS PARCEL 13, PLOTTED AND SHOWN
- 34 Terms and conditions contained in Assignment of Easements and Rights-of-Way recorded August 1, 1979 in Volume 1029, page 277. CONTAINS NO PLOTTABLE ITEMS
- 35 Roadway Easement disclosed by instrument recorded in Volume 1029, page 282 on August 1, 1979. AFFECTS PARCEL 13, PLOTTED AND SHOWN
- 36 Easement No. D-1 disclosed by instrument recorded in Volume 1055, page 409 on May 23, 1980. AFFECTS PARCEL 16, PLOTTED AND SHOWN
- 37 Easement No. D-2 disclosed by instrument recorded in Volume 1055, page 428 on May 23, 1980. AFFECTS PARCEL 16, PLOTTED AND SHOWN (DUPLICATE OF BI ITEM 153)
- 38 Easement No. D-3 disclosed by instrument recorded in Volume 1055, page 446 on May 23, 1980. AFFECTS PARCEL 16, PLOTTED AND SHOWN
- 39 Easement No. D-4 disclosed by instrument recorded in Volume 1055, page 463 on May 23, 1980. AFFECTS PARCEL 16, PLOTTED AND SHOWN
- 40 Easement No. D-8 disclosed by instrument recorded in Volume 1055, page 523 on May 23, 1980. AFFECTS PARCEL 16, PLOTTED AND SHOWN
- 41 Easement No. D-9 disclosed by instrument recorded in Volume 1055, page 533 on May 23, 1980. AFFECTS PARCELS 2 & 10, PLOTTED AND SHOWN
- 42 Easement No. D-10 disclosed by instrument recorded in Volume 1055, page 550 on May 23, 1980. AFFECTS PARCELS 16, 2 & 10, PLOTTED AND SHOWN
- 43 Easement No. 1 disclosed by instrument recorded in Volume 1055, page 629 on May 23, 1980. AFFECTS, PLOTTED AND SHOWN
- 44 Easement No. 2 disclosed by instrument recorded in Volume 1055, page 653 on May 23, 1980. AFFECTS, PLOTTED AND SHOWN
- 45 Easement No. 3 disclosed by instrument recorded in Volume 1055, page 667 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 46 Easement No. D-6 disclosed by instrument recorded in Volume 1055, page 985 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 47 Easement No. D-18 disclosed by instrument recorded in Volume 1055, page 1168 on May 23, 1980. AFFECTS PARCEL 2, PLOTTED AND SHOWN
- 48 Easement No. 1 disclosed by instrument recorded in Volume 1055, page 1247 on May 23, 1980. AFFECTS PARCEL 2, PLOTTED AND SHOWN
- 49 Easement No. 2 disclosed by instrument recorded in Volume 1055, page 1280 on May 23, 1980. AFFECTS PARCEL 2, PLOTTED AND SHOWN

Notes Corresponding to Schedule B

- 50 Easement No. 3 disclosed by instrument recorded in Volume 1055, page 1309 on May 23, 1980. AFFECTS PARCEL 2, PLOTTED AND SHOWN
- 51 Easement No. 4 disclosed by instrument recorded in Volume 1055, page 1333 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 52 Easement No. 5 disclosed by instrument recorded in Volume 1056, page 1 on May 23, 1980. AFFECTS PARCEL 2, PLOTTED AND SHOWN
- 53 Easement No. 6 disclosed by instrument recorded in Volume 1056, page 19 on May 23, 1980. AFFECTS PARCEL 2, PLOTTED AND SHOWN
- 54 Easement No. 8 disclosed by instrument recorded in Volume 1056, page 51 on May 23, 1980. AFFECTS PARCEL 2, PLOTTED AND SHOWN
- 55 Easement No. D-1 disclosed by instrument recorded in Volume 1056, page 65 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 56 Easement No. D-2 disclosed by instrument recorded in Volume 1056, page 82 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 57 Easement No. D-2 (A) disclosed by instrument recorded in Volume 1056, page 100 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 58 Easement No. D-2 (C) disclosed by instrument recorded in Volume 1056, page 130 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 59 Easement No. D-3 disclosed by instrument recorded in Volume 1056, page 141 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 60 Easement No. D-7 disclosed by instrument recorded in Volume 1056, page 174 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 61 Easement No. 9 disclosed by instrument recorded in Volume 1056, page 198 on May 23, 1980. DOES NOT AFFECT, PLOTTED AND SHOWN
- 62 Assignment disclosed by instrument recorded in Volume 1056, page 226 on May 28, 1980. NO SPECIFIC AREA MENTIONED, CONTAINS NO PLOTTABLE ITEMS (DUPLICATE OF BI ITEM 29)
- 63 Terms and conditions contained in License Agreement for Utilities recorded June 2, 1980 in Volume 1056, page 286. AFFECTS PARCELS 1 & 17, CONTAINS NO PLOTTABLE ITEMS
- 64 Grant of Easement - Roadway disclosed by instrument recorded in Volume 1056, page 299 AFFECTS PARCEL 16, PLOTTED AND SHOWN on June 2, 1980 and Assignment of Easement and Reservation of Rights recorded September 15, 1997 as Instrument No. 970032837. NO SPECIFIC AREA MENTIONED, CONTAINS NO PLOTTABLE ITEMS
- 65 Grant of Easement - Railroad disclosed by instrument recorded in Volume 1056, page 316 on June 2, 1980, as to Parcel 17. AFFECT UNKNOWN - UNABLE TO PLOT, TRACKS NOT SPECIFICALLY DESCRIBED AND NO LONGER EXIST ON SAID PARCELS
- 66 Right of way easement in favor of The East Ohio Gas Company Dated: February 16, 1981, recorded in Volume 1057, page 75 on March 10, 1981. . AFFECTS PARCEL 17, BLANKET IN NATURE
- 67 Grant of Easement-Sanitary Sewer disclosed by instrument recorded in Volume 1058, page 242 on April 28, 1982. AFFECTS PARCEL 16, PLOTTED AND SHOWN
- 70 Easement Agreement disclosed by instrument recorded in Instrument No. 960032576 on August 27, 1996. AFFECTS PARCEL 17, PLOTTED AND SHOWN
- 71 Right of Way and Easement disclosed by instrument recorded in Instrument No. 970027555 on August 6, 1997 and re-recorded on August 20, 1997, in Instrument No. 970029247. AFFECTS PARCEL 7, PLOTTED AND SHOWN
- 72 Terms and conditions contained in Deed of Easement recorded October 29, 1997 in Instrument No. 970039266. APPEARS TO BENEFIT PARCEL 16, PLOTTED AND SHOWN
- 73 Lease and the terms, covenants and conditions thereof between the State of Ohio, acting through the Director, Ohio Department of Natural Resources, as Lessor and Chemical Land Holdings, Inc., as Lessee, recorded October 8, 1998, in instrument No. 980046181. AFFECTS PARCEL 6, PLOTTED AND SHOWN
- 74 Ameritech Exclusive Easement disclosed by instrument recorded in Instrument No. 200101726 on January 17, 2001. AFFECTS PARCEL 4, PLOTTED AND SHOWN
- 76 Temporary Access Easement Agreement disclosed by instrument recorded in Instrument No. 2002R034402 on July 11, 2002, as to Parcel 17. NO LONGER AFFECTS, TEMPORARY EASEMENT TERMINATES AFTER 3 YEARS.
- 77 Terms and conditions contained in Termination Declaration recorded April 26, 2007 in Document No. 2007R014430. ENCUMBRANCES TERMINATED AS NOTED
- 80 First Amendment to Pipe Line Right of Way Grant in favor of The East Ohio Gas Company, an Ohio corporation Dated: January 25, 2010, recorded in Instrument No. 2010R05585 on March 19, 2010. AFFECTS PARCELS 2, 10 & 18, PLOTTED AND SHOWN
- 81 Terms and conditions contained in Affidavit of Fact recorded October 21, 2010 in Document No. 2010R024098. AFFECTS PARCEL 8, PLOTTED AND SHOWN
- 82 Terms and conditions contained in Amended and Restated Environment Covenant For Operable Unit 2 recorded March 7, 2012 in Document No. 2012R005963. AFFECTS PARCELS 1, 9, 16 & 17, PLOTTED AND SHOWN (SEE DETAIL ON SHEET 1)
- 83 Terms and conditions contained in PCS Site Agreement recorded July 26, 2001 in Document No. 200132166, as to Parcel 4. AFFECTS PARCEL 4, BLANKET IN NATURE
- 84 Terms and conditions contained in Environmental Covenant for OU2 recorded August 1, 2006 in Document No. 2006R031076. AFFECTS PARCELS 1, 16 & 17, PLOTTED AND SHOWN (SEE DETAIL SHEET 1)
- 85 Pipe Line Right of Way Grant in favor of The East Ohio Gas Company, an Ohio corporation, recorded in Instrument No. 2007R018034 on May 24, 2007. AFFECTS PARCELS 6, 9, 16, 17, 1, 2 & 3, NOT PLOTTABLE, RELOCATION NOT SPECIFICALLY DESCRIBED. (DUPLICATE OF BI ITEM 140)
- 87 Easements for ingress and egress disclosed by instrument recorded in Instrument No. 970032199 on September 10, 1997. (ENCUMBRANCE TERMINATED IN INST. 2007R014430)
- 89 Terms and conditions contained in Assignment of Easement and Reservation of Rights recorded September 15, 1997 in Document No. 970032837. AFFECTS PARCEL 1, 17, UNABLE TO PLOT, DOCUMENT ILLEGIBLE
- 90 Terms and conditions contained in Assignment of Easement and Reservation of Rights recorded September 19, 1997 in Document No. 970033601. AFFECTS PARCEL 17, PLOTTED AND SHOWN

Notes Corresponding to Schedule B

- 91 Easement granted to Chemical Land Holdings, Inc., a Delaware Corporation, recorded on February 16, 1996 in Instrument No. 960005130. AFFECTS PARCELS 2 & 3, BLANKET IN NATURE
- 92 Reservation set forth in Warranty Deed, recorded December 29, 1977, in Volume 839, page 1 of Lake County Records. AFFECTS PARCELS 2 & 3, BLANKET IN NATURE
- 93 Declaration of Easement disclosed by instrument recorded in Volume 673, page 625 on December 17, 1991. AFFECTS PARCEL 2, PLOTTED AND SHOWN
- 95 Terms and conditions contained in Affidavit of Fact recorded July 9, 2007 in Document No. 2007R023711. RELEASES EASEMENT IN VOL. 1055, PG. 923
- 96 Reservation recorded December 27, 1988, in Volume 436, page 747 of Lake County Records. AFFECTS PARCEL 4, BLANKET IN NATURE
- 97 Reservation recorded October 19, 1983, in Volume 44, page 327 of Lake County Records. AFFECTS PARCEL 7, BLANKET IN NATURE
- 98 Terms and conditions contained in Warranty Deed recorded September 11, 1986 in Volume 243, page 81. AFFECTS PARCEL 7, CONTAINS NO PLOTTABLE ITEMS
- 99 Terms and conditions contained in Affidavit recorded June 19, 1997 in Document No. 970020906. AFFECTS PARCEL 7, CONTAINS NO PLOTTABLE ITEMS
- 100 Reservation recorded December 30, 1983, in Volume 56, page 156 of Lake County Records. AFFECTS PARCEL 9, BLANKET IN NATURE
- 101 Reservation recorded May 28, 1980, in Volume 874, page 434 of Lake County Records. AFFECTS PARCEL 9, BLANKET IN NATURE
- 102 Reservation recorded October 1, 1976, in Volume 819, page 1309 of Lake County Records. AFFECTS PARCEL 9, BLANKET IN NATURE
- 103 Easement disclosed by instrument recorded in Instrument No. 200126777 on June 25, 2001. AFFECTS PARCEL 9, BLANKET IN NATURE
- 104 Easement Agreement disclosed by instrument recorded in Instrument No. 200149641 on November 6, 2001, as to Parcel 9. AFFECTS PARCEL 9, CONTAINS NO PLOTTABLE ITEMS
- 105 Declaration of Relocation of Easement Area disclosed by instrument recorded in Instrument No. 2007R031278, re-recorded in Instrument No. 2008R001236, re-recorded in Instrument No. 2008R001975 on January 23, 2008. AFFECTS PARCEL 9, PLOTTED AND SHOWN
- 106 Terms and conditions contained in Environmental Covenant for OU6 recorded August 1, 2006 in Document No. 2006R031077. AFFECTS PARCEL 9, PLOTTED AND SHOWN (SEE DETAIL SHEET 1)
- 107 Terms and conditions contained in Amended and Restated Environmental Covenant for Operable Unit 6 recorded March 7, 2012 in Document No. 2012R005962. AFFECTS PARCEL 9, PLOTTED AND SHOWN (SEE DETAIL SHEET 1)
- 108 Reservation of Easements in Deed; Grantor: Nacelle Land & MGT. Corporation, an Ohio Corporation Grantee: Chemical Land Holdings, Inc., a Delaware Corporation Dated: September 18, 1996 Recorded: October 24, 1996 Instrument No.: 960041297. AFFECTS AND POSSIBLY BENEFITS PARCEL 11, PLOTTED AND SHOWN
- 109 Reservation of Easements in Deed; Grantor: Diamond Shamrock Corporation, a Delaware corporation Grantee: Nacelle Land & Mgt. Corporation, an Ohio corporation Dated: December 1, 1979 Recorded: January 3, 1980 Volume: 870, page 619, as to Parcel 11. DOES NOT AFFECT, PLOTTED AND SHOWN
- 110 Restrictions and any other terms, covenants and conditions disclosed by instrument recorded in Volume 321, page 109 on June 30, 1987 and any subsequent instruments pertinent thereto. AFFECTS PARCEL 11, BLANKET IN NATURE
- 111 Terms and conditions contained in Petition for Annexation recorded January 31, 1990 in Volume 520, page 379. AFFECTS PARCEL 11, BLANKET IN NATURE
- 112 Easement disclosed by instrument recorded in Instrument No. 960041298 on October 24, 1996. APPEARS TO BENEFIT PARCEL 11 & 13, PLOTTED AND SHOWN
- 113 Temporary Easement Agreement disclosed by instrument recorded in Instrument No. 2008R003582 on February 7, 2008 and Amendment to Temporary Easement Agreement recorded on November 4, 2010 in Instrument No. 2010R025547. TEMPORARY EASEMENT EXPIRES 2014
- 114 Easement disclosed by instrument recorded in Instrument No. 199956070 on December 13, 1999. APPEARS TO BENEFIT PARCEL 13, PLOTTED AND SHOWN
- 115 Terms and conditions contained in Warranty Deed recorded August 1, 1979 in Volume 863, page 1058. DOES NOT AFFECT
- 116 Sanitary Sewer Easement Agreement granted to Chemical Land Holdings, Inc., a Delaware corporation disclosed by instrument recorded in Volume 427, page 1132 on November 16, 1988, as to Parcel 13. AFFECTS PARCEL 13, PLOTTED AND SHOWN
- 117 Easement disclosed by instrument recorded in Instrument No. 2006R041577 on October 11, 2006, as to Parcel 13. APPEARS TO BENEFIT PARCEL 13, PLOTTED AND SHOWN
- 118 Reservation of Easements in Deed; Grantor: Diamond Shamrock Corporation, now by change of name, Diamond Chemicals Company, now by change of name, Diamond Shamrock Chemicals Company, a Delaware corporation Grantee: Petro Evaluation Services, Inc., Environmental Brine Services, Inc., an Ohio corporation Dated: March 29, 1985 Recorded: April 4, 1985 Volume: 136, page 814 re-recorded January 15, 1986 in Volume 188, page 692. AFFECTS PARCEL 14, BLANKET IN NATURE

Notes Corresponding to Schedule B

- 123 Reservation of Easements in Deed; Grantor: Diamond Shamrock Corporation, a Delaware corporation Grantee: Pressure Vessel Service of Ohio, Inc., an Ohio corporation Dated: December 29, 1977 Recorded: May 19, 1978 Volume: 843, page 1338. AFFECTS PARCEL 16A, BLANKET IN NATURE
- 124 Terms and conditions, including but not limited to a reverter clause, as contained in Limited Warranty Deed recorded November 4, 2005 in Document No. 2005R048789, as to Parcel 17. AFFECTS PARCEL 17, CONTAINS NO PLOTTABLE ITEMS
- 125 Reservation of Easements in Deed; Grantor: Diamond Shamrock Corporation, a Delaware corporation Grantee: Aluminum Smelting and Refining Co., Inc. Dated: May 27, 1980 Recorded: June 2, 1980 Volume: 874, page 590. AFFECTS PARCEL 17, ROADWAY EASEMENTS TERMINATED IN 378.068 BELOW, GAS LINE EASEMENT PLOTTED AND SHOWN
- 126 Terms and conditions contained in Termination of Easement recorded April 7, 1988 in Volume 378, page 68. TERMINATES ROADWAY EASEMENTS CONTAINED IN 874.590
- 127 Terms and conditions contained in Affidavit of Fact recorded July 9, 2007 in Document No. 2007R023710. AFFECTS PARCEL 17, CONTAINS NO PLOTTABLE ITEMS
- 129 30 Foot Wide Utility Easement disclosed by instrument recorded in Instrument No. 2003R045750 on July 24, 2003. AFFECTS PARCEL 9, PLOTTED AND SHOWN
- 131 Easement disclosed by instrument recorded in Volume 972, page 8 on December 23, 1977. RELOCATED IN INST. 2008R001975
- 132 Easement disclosed by instrument recorded in Volume 972, page 39 on December 23, 1977. RELOCATED IN INST. 2008R001975
- 133 Easement disclosed by instrument recorded in Volume 972, page 50 on December 23, 1977. RELOCATED IN INST. 2008R001975
- 134 Easement disclosed by instrument recorded in Volume 972, page 60 on December 23, 1977. RELOCATED IN INST. 2008R001975
- 135 Easement disclosed by instrument recorded in Volume 972, page 71 on December 23, 1977. RELOCATED IN INST. 2008R001975 (DUPLICATE OF BI ITEM 30)
- 136 Easement disclosed by instrument recorded in Volume 972, page 81 on December 23, 1977. RELOCATED IN INST. 2008R001975
- 137 Easement disclosed by instrument recorded in Volume 838, page 1370 on December 29, 1977. RELOCATED IN BI 170, INST. 2008R001976
- 138 Easement disclosed by instrument recorded in Volume 972, page 156 on December 23, 1977. AFFECTS PARCELS 2 & 10, APPEARS TO BENEFITS PARCEL 9, PLOTTED AND SHOWN (DUPLICATE OF BI ITEM 144)
- 139 Terms and conditions contained in Partial Termination Declaration recorded September 6, 2007 in Document No. 2007R031280. VACATES PORTION OF VOLUME 972, PAGE 156 LYING WITHIN SUBJECT PARCELS, PLOTTED AND SHOWN
- 140 Terms and conditions contained in Pipe Line Right of Way Grant recorded May 24, 2007 in Document No. 2007R018034. AFFECTS, NOT PLOTTABLE, RELOCATION NOT SPECIFICALLY DESCRIBED. (DUPLICATE OF BI ITEM 85)
- 141 Easement disclosed by instrument recorded in Volume 896, page 366. RELOCATED IN 2010R05585
- 142 Easement disclosed by instrument recorded in Volume 337, page 333 on August 31, 1987. UNABLE TO DETERMINE LOCATION FROM DESCRIPTION
- 143 Easement disclosed by instrument recorded in Volume 337, page 339 on August 31, 1987. UNABLE TO DETERMINE LOCATION FROM DESCRIPTION
- 144 Easement disclosed by instrument recorded in Volume 972, page 156 on December 23, 1977. AFFECTS PARCELS 2 & 10, APPEARS TO BENEFITS PARCEL 9, PLOTTED AND SHOWN (DUPLICATE OF BI ITEM 138)
- 145 Easement disclosed by instrument recorded in Volume 972, page 113 on December 23, 1977. (ENCUMBRANCE TERMINATED IN INST. 2007R014430)
- 146 Lease and the terms, covenants and conditions thereof between State of Ohio, acting through the Director, Ohio Department of Natural Resources, as Lessor and Tierra Solutions, Inc., as Lessee, recorded on November 20, 2006 in Document No. 2006R047023, as to Parcel 9. AFFECTS PARCEL 9, PLOTTED AND SHOWN
- 147 Lease and the terms, covenants and conditions thereof between State of Ohio, acting through the Director, Ohio Department of Natural Resources, as Lessor and Tierra Solutions, Inc., as Lessee, recorded November 20, 2006 in Document No. 2006R047022, as to Parcel 11. AFFECTS PARCEL 10, PLOTTED AND SHOWN
- 148 Lease and the terms, covenants and conditions thereof between State of Ohio, acting through the Director, Ohio Department of Natural Resources, as Lessor and Tierra Solutions, Inc., as Lessee, recorded November 20, 2006 in Document No. 2006R047025, as to Parcel 2 AFFECTS PARCEL 2, PLOTTED AND SHOWN
- 149 Terms and conditions contained in Environmental Covenant For OU2 recorded August 1, 2006 in Document No. 2006R031076. AFFECTS PARCELS 1, 16 & 17, PLOTTED AND SHOWN(SEE DETAIL SHEET 1)
- 150 Terms and conditions contained in Notice recorded February 27, 2004 in Document No. 2004R008077, as to Parcel 16. AFFECTS PARCEL 16, CONTAINS NO PLOTTABLE ITEMS
- 151 Terms and conditions contained in Access Easement Agreement recorded July 16, 2002 in Document No. 2002R035132. AFFECTS PARCEL 6, PLOTTED AND SHOWN
- 152 Terms and conditions contained in Covenant Not to Sue recorded October 28, 2005 in Document No. 2005R047413. AFFECTS PARCEL 6 & 17, CONTAINS NO PLOTTABLE ITEMS
- 153 Easement disclosed by instrument recorded in Volume 1055, page 428 on May 23, 1980 - see herein AFFECTS PARCEL 16, PLOTTED AND SHOWN (DUPLICATE OF BI ITEM 37)
- 154 Easement disclosed by instrument recorded in Volume 972, page 231 on December 23, 1977. RELOCATED IN 2010R05585
- 159 State of Ohio Lake Erie Submerged Land Lease and the terms, covenants and conditions thereof between State of Ohio, acting through the Director, Ohio Department of Natural Resources, as Lessor and Tierra Solutions, Inc., as Lessee, recorded November 20, 2006, in Instrument No. 2006R047024. AFFECTS PARCEL 18, PLOTTED AND SHOWN
- 170 Easement granted to Tierra Solutions, Inc., a Delaware corporation, formerly known as Chemical Land Holdings, Inc., a Delaware corporation, recorded in Instrument No. 2007R031279, Re-Recorded in Instrument No. 2008R001237 on January 15, 2008 and Re-recorded in Instrument No. 2008R001976 on January 23, 2008. AFFECTS PARCEL 18, PLOTTED AND SHOWN (RELOCATES BI ITEM 137, VOL. 838, PG. 1370)



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Record Line Table - Parcel 1

LINE	BEARING	DISTANCE
L129	(N 81°40'00" E R1)	(1206.66' R1)
L1	(N 08°20'00" W R1)	(75.00' R1)
L2	(N 08°20'00" W R1)	(151.54' R1)
L3	(N 26°32'40" W R1)	(65.65' R1)
L4	(S 81°24'30" W R1)	(108.97' R1)
L5	(N 08°25'30" W R1)	(273.13' R1)
L6	(N 81°39'30" E R1)	(93.79' R1)
L7	(N 08°20'30" W R1)	(271.52' R1)
L8	(N 81°38'57" E R1)	(336.46' R1)
L9	(N 82°35'27" E R1)	(300.00' R1)
L10	(N 78°56'03" E R1)	(150.47' R1)
L11	(S 06°43'00" E R1)	(615.76' R1)
L12	(S 81°40'00" W R1)	(720.18' R1)
L13	(S 08°20'00" E R1)	(145.00' R1)
L14	(S 81°40'00" W R1)	(15.00' R1)

Record Line Table - Parcel 2a

LINE	BEARING	DISTANCE
L15	(N 89°43'26" E R2)	(299.99' R2)
L16	(N 48°59'58" E R2)	(2094.60' R2)
L17	(N 76°48'06" E R2)	(866.25' R2)
L18	(N 81°40'33" E R2)	(594.16' R2)
L19	(N 82°44'40" E R2)	(388.80' R2)
L20	(N 81°40'00" E R2)	(457.92' R2)
L21	(N 08°51'22" W R2)	(75.00' R2)
L22	(N 08°51'22" W R2)	(392.02' R2)
L23	(N 45°54'49" W R2)	(18.61' R2)
L24	(S 81°38'01" W R2)	(1204.64' R2)
L25	(N 08°08'22" W R2)	(209.63' R2)
L26	(N 81°51'38" E R2)	(5.00' R2)
L27	(N 08°08'22" W R2)	(35.12' R2)
L28	(N 81°39'08" E R2)	(51.4' R2)
L29	(N 08°27'15" W R2)	(100.43' R2)
L30	(S 81°56'12" W R2)	(262.92' R2)
L31	(N 08°59'20" W R2)	(318.74' R2)
L32	(S 77°40'00" W R2)	(74.57' R2)
L33	(S 80°50'00" W R2)	(193.29' R2)
L34	(N 08°02'50" W R2)	(307.59' R2)
L35	(S 73°46'35" W R2)	(275.02' R2)
L36	(S 34°51'43" W R2)	(77.37' R2)
L37	(S 60°16'31" W R2)	(214.38' R2)
L38	(S 86°21'28" W R2)	(112.78' R2)
L39	(N 78°53'57" W R2)	(154.89' R2)
L40	(S 00°09'07" E R2)	(491.01' R2)
L41	(S 49°48'17" E R2)	(22.29' R2)
L42	(S 41°18'28" W R2)	(95.92' R2)
L43	(S 37°56'36" W R2)	(239.60' R2)
L44	(N 81°35'06" E R2)	(574.84' R2)
L45	(S 08°10'17" E R2)	(196.48' R2)
L46	(S 81°39'13" W R2)	(119.22' R2)
L47	(S 08°17'07" E R2)	(132.41' R2)
L48	(S 81°41'36" W R2)	(672.26' R2)
L49	(S 52°37'43" W R2)	(125.44' R2)
L50	(N 32°36'17" W R2)	(56.00' R2)
L51	(S 51°56'20" W R2)	(130.54' R2)
L52	(N 89°37'10" W R2)	(89.09' R2)
L53	(S 00°04'11" W R2)	(646.51' R2)
L54	(N 63°25'33" E R2)	(410.52' R2)
L55	(S 76°48'06" W R2)	(857.02' R2)
L56	(N 81°40'33" E R2)	(597.06' R2)
L57	(N 80°32'07" E R2)	(389.20' R2)
L58	(N 81°40'00" E R2)	(456.53' R2)

Record Line Table - Parcel 2a Exc.

LINE	BEARING	DISTANCE
L15	(N 89°43'26" E R2)	(299.99' R2)
L16	(N 48°59'58" E R2)	(2094.60' R2)
L17	(N 76°48'06" E R2)	(866.25' R2)
L18	(N 81°40'33" E R2)	(594.16' R2)
L19	(N 82°44'40" E R2)	(388.80' R2)
L20	(N 81°40'00" E R2)	(457.92' R2)
L21	(N 08°51'22" W R2)	(75.00' R2)
L22	(N 08°51'22" W R2)	(392.02' R2)
L23	(N 45°54'49" W R2)	(18.61' R2)
L24	(S 81°38'01" W R2)	(1204.64' R2)
L25	(N 08°08'22" W R2)	(209.63' R2)
L26	(N 81°51'38" E R2)	(5.00' R2)
L27	(N 08°08'22" W R2)	(35.12' R2)
L28	(N 81°39'08" E R2)	(51.4' R2)
L29	(N 08°27'15" W R2)	(100.43' R2)
L30	(S 81°56'12" W R2)	(262.92' R2)
L31	(N 08°59'20" W R2)	(318.74' R2)
L32	(S 77°40'00" W R2)	(74.57' R2)
L33	(S 80°50'00" W R2)	(193.29' R2)
L34	(N 08°02'50" W R2)	(307.59' R2)
L35	(S 73°46'35" W R2)	(275.02' R2)
L36	(S 34°51'43" W R2)	(77.37' R2)
L37	(S 60°16'31" W R2)	(214.38' R2)
L38	(S 86°21'28" W R2)	(112.78' R2)
L39	(N 78°53'57" W R2)	(154.89' R2)
L40	(S 00°09'07" E R2)	(491.01' R2)
L41	(S 49°48'17" E R2)	(22.29' R2)
L42	(S 41°18'28" W R2)	(95.92' R2)
L43	(S 37°56'36" W R2)	(239.60' R2)
L44	(N 81°35'06" E R2)	(574.84' R2)
L45	(S 08°10'17" E R2)	(196.48' R2)
L46	(S 81°39'13" W R2)	(119.22' R2)
L47	(S 08°17'07" E R2)	(132.41' R2)
L48	(S 81°41'36" W R2)	(672.26' R2)
L49	(S 52°37'43" W R2)	(125.44' R2)
L50	(N 32°36'17" W R2)	(56.00' R2)
L51	(S 51°56'20" W R2)	(130.54' R2)
L52	(N 89°37'10" W R2)	(89.09' R2)
L53	(S 00°04'11" W R2)	(646.51' R2)
L54	(N 63°25'33" E R2)	(410.52' R2)
L55	(S 76°48'06" W R2)	(857.02' R2)
L56	(N 81°40'33" E R2)	(597.06' R2)
L57	(N 80°32'07" E R2)	(389.20' R2)
L58	(N 81°40'00" E R2)	(456.53' R2)

Record Line Table - Parcel 2b

LINE	BEARING	DISTANCE
L15	(N 89°43'26" E R2)	(299.99' R2)
L16	(N 48°59'58" E R2)	(2094.60' R2)
L17	(N 76°48'06" E R2)	(866.25' R2)
L18	(N 81°40'33" E R2)	(594.16' R2)
L19	(N 82°44'40" E R2)	(388.80' R2)
L20	(N 81°40'00" E R2)	(457.92' R2)
L21	(N 08°51'22" W R2)	(75.00' R2)
L22	(N 08°51'22" W R2)	(392.02' R2)
L23	(N 45°54'49" W R2)	(18.61' R2)
L24	(S 81°38'01" W R2)	(1204.64' R2)
L25	(N 08°08'22" W R2)	(209.63' R2)
L26	(N 81°51'38" E R2)	(5.00' R2)
L27	(N 08°08'22" W R2)	(35.12' R2)
L28	(N 81°39'08" E R2)	(51.4' R2)
L29	(N 08°27'15" W R2)	(100.43' R2)
L30	(S 81°56'12" W R2)	(262.92' R2)
L31	(N 08°59'20" W R2)	(318.74' R2)
L32	(S 77°40'00" W R2)	(74.57' R2)
L33	(S 80°50'00" W R2)	(193.29' R2)
L34	(N 08°02'50" W R2)	(307.59' R2)
L35	(S 73°46'35" W R2)	(275.02' R2)
L36	(S 34°51'43" W R2)	(77.37' R2)
L37	(S 60°16'31" W R2)	(214.38' R2)
L38	(S 86°21'28" W R2)	(112.78' R2)
L39	(N 78°53'57" W R2)	(154.89' R2)
L40	(S 00°09'07" E R2)	(491.01' R2)
L41	(S 49°48'17" E R2)	(22.29' R2)
L42	(S 41°18'28" W R2)	(95.92' R2)
L43	(S 37°56'36" W R2)	(239.60' R2)
L44	(N 81°35'06" E R2)	(574.84' R2)
L45	(S 08°10'17" E R2)	(196.48' R2)
L46	(S 81°39'13" W R2)	(119.22' R2)
L47	(S 08°17'07" E R2)	(132.41' R2)
L48	(S 81°41'36" W R2)	(672.26' R2)
L49	(S 52°37'43" W R2)	(125.44' R2)
L50	(N 32°36'17" W R2)	(56.00' R2)
L51	(S 51°56'20" W R2)	(130.54' R2)
L52	(N 89°37'10" W R2)	(89.09' R2)
L53	(S 00°04'11" W R2)	(646.51' R2)
L54	(N 63°25'33" E R2)	(410.52' R2)
L55	(S 76°48'06" W R2)	(857.02' R2)
L56	(N 81°40'33" E R2)	(597.06' R2)
L57	(N 80°32'07" E R2)	(389.20' R2)
L58	(N 81°40'00" E R2)	(456.53' R2)

Record Line Table - Parcel 2b Exc.

LINE	BEARING	DISTANCE
L15	(N 89°43'26" E R2)	(299.99' R2)
L16	(N 48°59'58" E R2)	(2094.60' R2)
L17	(N 76°48'06" E R2)	(866.25' R2)
L18	(N 81°40'33" E R2)	(594.16' R2)
L19	(N 82°44'40" E R2)	(388.80' R2)
L20	(N 81°40'00" E R2)	(457.92' R2)
L21	(N 08°51'22" W R2)	(75.00' R2)
L22	(N 08°51'22" W R2)	(392.02' R2)
L23	(N 45°54'49" W R2)	(18.61' R2)
L24	(S 81°38'01" W R2)	(1204.64' R2)
L25	(N 08°08'22" W R2)	(209.63' R2)
L26	(N 81°51'38" E R2)	(5.00' R2)
L27	(N 08°08'22" W R2)	(35.12' R2)
L28	(N 81°39'08" E R2)	(51.4' R2)
L29	(N 08°27'15" W R2)	(100.43' R2)
L30	(S 81°56'12" W R2)	(262.92' R2)
L31	(N 08°59'20" W R2)	(318.74' R2)
L32	(S 77°40'00" W R2)	(74.57' R2)
L33	(S 80°50'00" W R2)	(193.29' R2)
L34	(N 08°02'50" W R2)	(307.59' R2)
L35	(S 73°46'35" W R2)	(275.02' R2)
L36	(S 34°51'43" W R2)	(77.37' R2)
L37	(S 60°16'31" W R2)	(214.38' R2)
L38	(S 86°21'28" W R2)	(112.78' R2)
L39	(N 78°53'57" W R2)	(154.89' R2)
L40	(S 00°09'07" E R2)	(491.01' R2)
L41	(S 49°48'17" E R2)	(22.29' R2)
L42	(S 41°18'28" W R2)	(95.92' R2)
L43	(S 37°56'36" W R2)	(239.60' R2)
L44	(N 81°35'06" E R2)	(574.84' R2)
L45	(S 08°10'17" E R2)	(196.48' R2)
L46	(S 81°39'13" W R2)	(119.22' R2)
L47	(S 08°17'07" E R2)	(132.41' R2)
L48	(S 81°41'36" W R2)	(672.26' R2)
L49	(S 52°37'43" W R2)	(125.44' R2)
L50	(N 32°36'17" W R2)	(56.00' R2)
L51	(S 51°56'20" W R2)	(130.54' R2)
L52	(N 89°37'10" W R2)	(89.09' R2)
L53	(S 00°04'11" W R2)	(646.51' R2)
L54	(N 63°25'33" E R2)	(410.52' R2)
L55	(S 76°48'06" W R2)	(857.02' R2)
L56	(N 81°40'33" E R2)	(597.06' R2)
L57	(N 80°32'07" E R2)	(389.20' R2)
L58	(N 81°40'00" E R2)	(456.53' R2)

Record Line Table - Parcel 2b

LINE	BEARING	DISTANCE
L71	(S 40°39'50" W R2)	(227.14' R2)
L72	(N 81°31'16" E R2)	(506.72' R2)
L73	(S 07°48'14" E R2)	(8.00' R2)
L67	(N 81°31'16" E R2)	(580.00' R2)
L68	(N 07°48'14" W R2)	(218.05' R2)
L69	(N 81°41'36" E R2)	(450.00' R2)
L70	(S 08°18'24" E R2)	(276.00' R2)

Record Line Table - Parcel 2b Exc.

LINE	BEARING	DISTANCE
L15	(N 89°43'26" E R2)	(299.99' R2)
L16	(N 48°59'58" E R2)	(2094.60' R2)
L74	(N 76°48'06" E R2)	(11.31' R2)
L75	(N 13°11'54" W R2)	(60.01' R2)
L76	(S 63°25'33" W R2)	(41.16' R2)
L77	(S 63°25'33" W R2)	(369.36' R2)
L53	(N 00°04'11" W R2)	(646.51' R2)
L52	(S 89°37'10" E R2)	(89.09' R2)
L51	(N 51°56'20" E R2)	(130.54' R2)
L50	(S 32°36'17" E R2)	(56.00' R2)
L71	(S 40°39'50" W R2)	(227.14' R2)
L78	(N 81°31'16" E R2)	(531.72' R2)
L79	(S 53°37'04" E R2)	(58.20' R2)
L80	(S 08°27'17" E R2)	(168.37' R2)

Record Line Table - Parcel 2a/2b Exc.

LINE	BEARING	DISTANCE
L15	(N 89°43'26" E R2)	(299.99' R2)
L16	(N 48°59'58" E R2)	(2094.60' R2)
L74	(N 76°48'06" E R2)	(11.31' R2)
L75	(N 13°11'54" W R2)	(60.01' R2)
L76	(S 63°25'33" W R2)	(41.16' R2)
L77	(S 63°25'33" W R2)	(369.36' R2)
L80	(N 08°27'17" W R2)	(168.37' R2)
L79	(N 53°37'04" W R2)	(58.20' R2)
L81	(S 81°31'16" W R2)	(25.00' R2)
L82	(N 07°48'14" W R2)	(210.05' R2)
L83	(N 81°41'36" E R2)	(662.73' R2)
L84	(N 08°25'24" W R2)	(262.03' R2)
L85	(S 81°34'36" W R2)	(115.00' R2)
L86	(S 20°19'31" E R2)	(55.04' R2)
L87	(S 76°48'06" W R2)	(26.09' R2)

Record Line Table - Parcel 3

LINE	BEARING	DISTANCE
L15	(N 89°43'26" E R2)	(299.99' R2)
L16	(N 48°59'58" E R2)	(2094.60' R2)
L74	(N 76°48'06" E R2)	(865.98' R2)
L88	(N 81°40'33" E R2)	(140.73' R2)
L89	(S 08°17'36" E R2)	(30.02' R2)
L90	(S 08°17'36" E R2)	(309.40' R2)
L91	(S 08°33'51" E R2)	(273.60' R2)
L92	(S 24°57'59" E R2)	(260.95' R2)
L93	(S 43°04'15" E R2)	(600.10' R2)
L94	(S 43°07'42" E R2)	(600.45' R2)
L95	(S 58°25'56" W R2)	(187.74' R2)
L96	(S 25°48'06" W R2)	(342.34' R2)
L97	(N 77°18'35" E R2)	(603.77' R2)
L98	(N 33°09'07" W R2)	(210.25' R2)
L99	(N 76°48'06" E R2)	(635.46' R2)
L100	(N 81°40'33" E R2)	(140.73' R2)

Record Line Table - Parcel 4

LINE	BEARING	DISTANCE
L101	(N 41°41'20" W R3)	(682.33' R3)
L102	(N 0	



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Record Curve Table - Parcel 2a

CURVE	RAD	A	ChB	ChL
C1	(61.16° R2)	(39.56° R2)	(N 27°23'07" W R2)	(38.87° R2)
C2	(1922.73° R2)	(406.89° R2)	(N 57°21'48" E R2)	(406.13° R2)
C3	(1883.02° R2)	(439.60° R2)	(N 70°06'50" E R2)	(438.60° R2)

Record Curve Table - Parcel 2a Exc.

CURVE	RAD	A	ChB	ChL
C3	(1883.02° R2)	(439.60° R2)	(S 70°06'50" W R2)	(438.60° R2)
C2	(1922.73° R2)	(406.89° R2)	(S 57°21'48" W R2)	(406.13° R2)

Record Curve Table - Parcel 2b

CURVE	RAD	A	ChB	ChL
C3	(1883.02° R2)	(439.60° R2)	(S 70°06'50" W R2)	(438.60° R2)
C2	(1922.73° R2)	(406.89° R2)	(S 57°21'48" W R2)	(406.13° R2)

Record Curve Table - Parcel 2b Exc.

CURVE	RAD	A	ChB	ChL
C3	(1883.02° R2)	(439.60° R2)	(S 70°06'50" W R2)	(438.60° R2)
C2	(1922.73° R2)	(406.89° R2)	(S 57°21'48" W R2)	(406.13° R2)

Record Curve Table - Parcel 2a/2b Exc.

CURVE	RAD	A	ChB	ChL
C3	(1883.02° R2)	(439.60° R2)	(S 70°06'50" W R2)	(438.60° R2)
C2	(1922.73° R2)	(406.89° R2)	(S 57°21'48" W R2)	(406.13° R2)

Record Curve Table - Parcel 4

CURVE	RAD	A	ChB	ChL
C4	(824.40° R3)	(468.10° R3)	(N 13°40'59" E R3)	(461.83° R3)
C5	(852.83° R3)	(96.25° R3)	(N 00°39'00" E R3)	(96.20° R3)
C6	(261.01° R3)	(185.53° R3)	(N 68°38'12" E R3)	(181.65° R3)

Record Curve Table - Parcel 10b

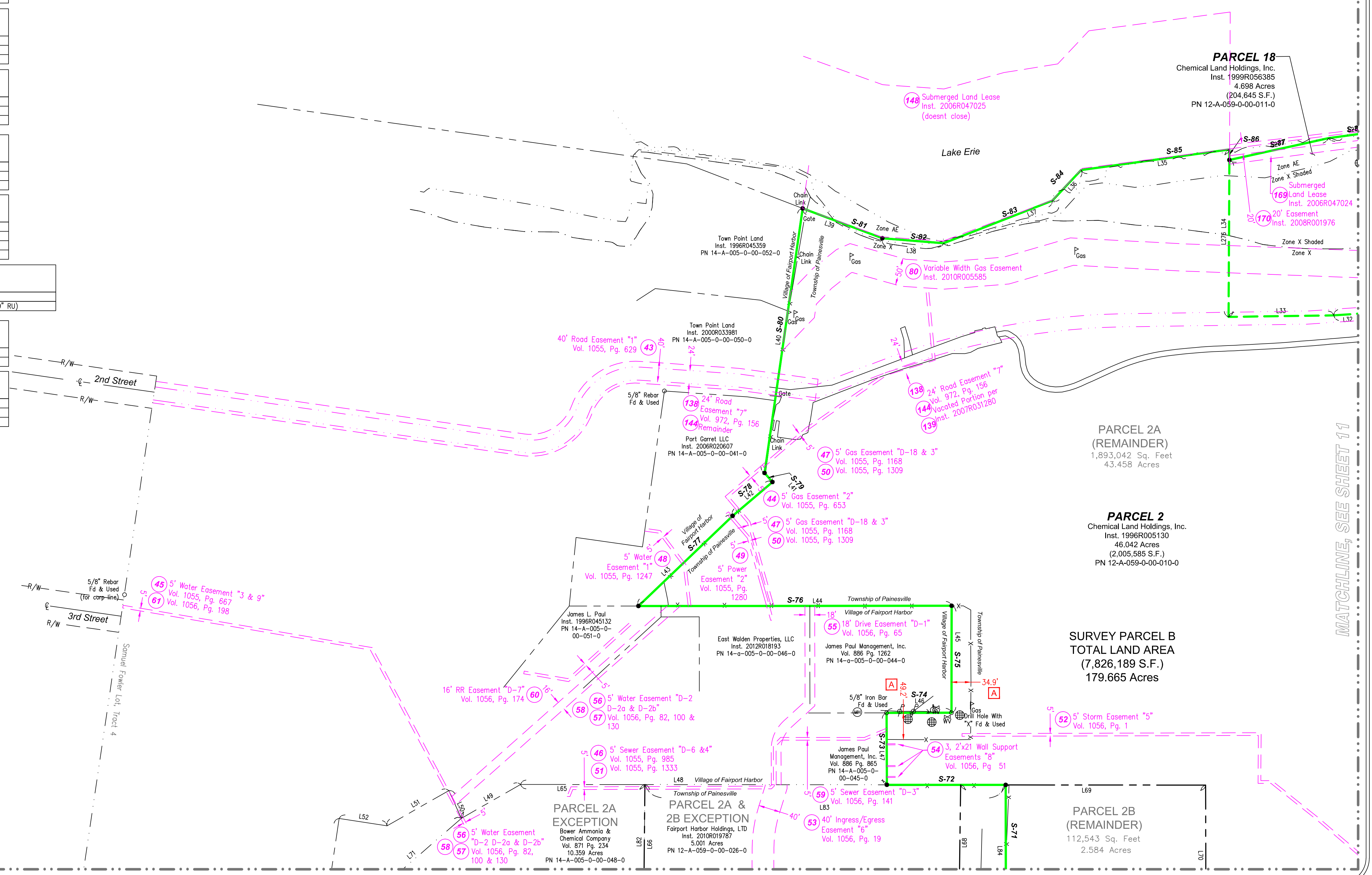
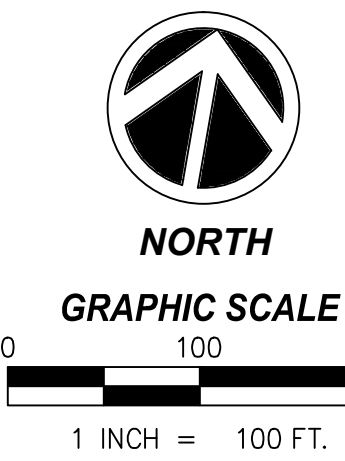
CURVE	RAD	A	ChB	ChL	D
C7	(71.96° RU)	(47.22° RU)	(N 27°06'44" W RU)	(46.38° RU)	(37°35'59" RU)

Record Curve Table - Parcel 14

CURVE	RAD	A	ChB	ChL
C6	(261.08° R12)	(185.57° R12)	(N 69°21'42" E R12)	(181.69° R12)

Record Curve Table - Parcel 16a

CURVE	RAD	A	ChB	ChL
C7	(71.96° R14)	(47.23° R14)	(S 27°06'44" E R14)	(46.38° R14)
C1	(61.16° R14)	(39.56° R14)	(S 27°23'07" E R14)	(38.87° R14)

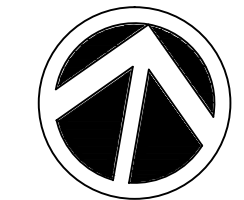


MATCHLINE, SEE SHEET 13

MATCHLINE, SEE SHEET 11



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NORTH
GRAPHIC SCALE
0 100 200
1 INCH = 100 FT.

Lake Erie

PARCEL 18
Chemical Land Holdings, Inc.
Inst. 1999R056385
4.698 Acres
(204,645 S.F.)
PN 12A-059-0-00-011-0

(147) Submerged Land Lease
Inst. 2006R047022

(146) Submerged Land Lease
Inst. 2006R047023

(169) Submerged Land Lease
Inst. 2006R047024

(170) 20' Easement
Inst. 2008R001976
(80) Variable Width Gas Easement
Inst. 2010R005585

24' Road Easement "7"
Vol. 972, Pg. 156
Vocated Portion per
Inst. 2007R031280

PARCEL 10
Diamond Shamrock Chemical Land
Holdings, Inc.
Vol. 1056, Pg. 210
20,304 Acres
(884,455 S.F.)
PN 12A-054-0-00-002-0

PARCEL 10A
570,367 Sq. Feet
13,094 Acres

SURVEY PARCEL B
TOTAL LAND AREA
(7,826,189 S.F.)
179.665 Acres

PARCEL 9
Tierra Solutions, Inc.
Inst. 2005R000681
40,506 Acres
(1,764,453 S.F.)
PN 12A-053-0-00-003-0
(LAKE INC. survey)

POB P-10a
POB P-10b
POB P-16a Ex. 1
POB P-16a Ex. 2
POB P-16b
POB P-18

PARCEL 10B
314,088 Sq. Feet
7,210 Acres

PARCEL 2
Chemical Land Holdings, Inc.
Inst. 1996R005130
46,042 Acres
(2,005,585 S.F.)
PN 12A-059-0-00-010-0

PARCEL 16
Tierra Solutions, Inc.
Inst. 2004R015705
12,670 Acres
(551,920 S.F.)
PN 12A-053-0-00-004-0

PARCEL 16A (REMAINDER)
541,061 Sq. Feet
12,421 Acres

PARCEL 16A EXCEPTION 1
10,862 Sq. Feet
0.249 Acres

PARCEL 16B
10,858 Sq. Feet
0.249 Acres

PARCEL 16A EXCEPTION 2
49,657 Sq. Feet
1.140 Acres

PARCEL 1
Tierra Solutions, Inc.
Inst. 2004R022104
11,532 Acres
(502,355 S.F.)
PN 12A-053-0-00-006-0

PARCEL 17
Tierra Solutions, Inc.
Inst. 2005R048789
13,621 Acres
(593,334 S.F.)
PN 12A-053-0-00-005-0

(70) Settlement Pond
Easement
Inst. 1996R0032576

MATCHLINE, SEE SHEET 10

MATCHLINE, SEE SHEET 12

MATCHLINE, SEE SHEET 14

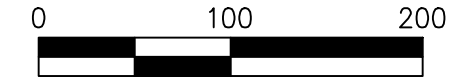


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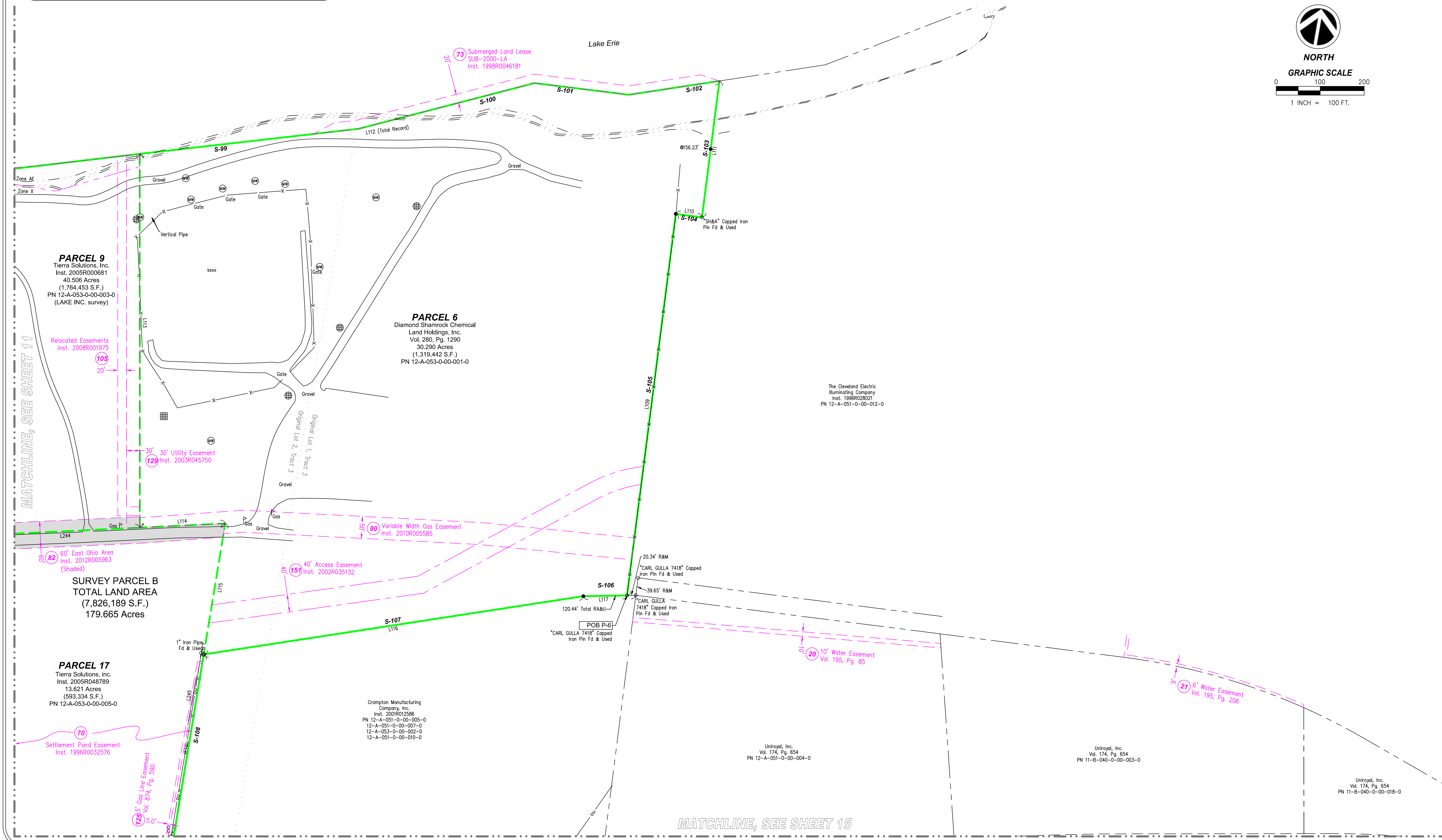


NORTH

GRAPHIC SCALE



1 INCH = 100 FT.

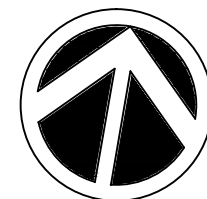


MATCHLINE, SEE SHEET 11

MATCHLINE, SEE SHEET 15

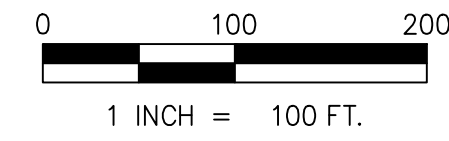


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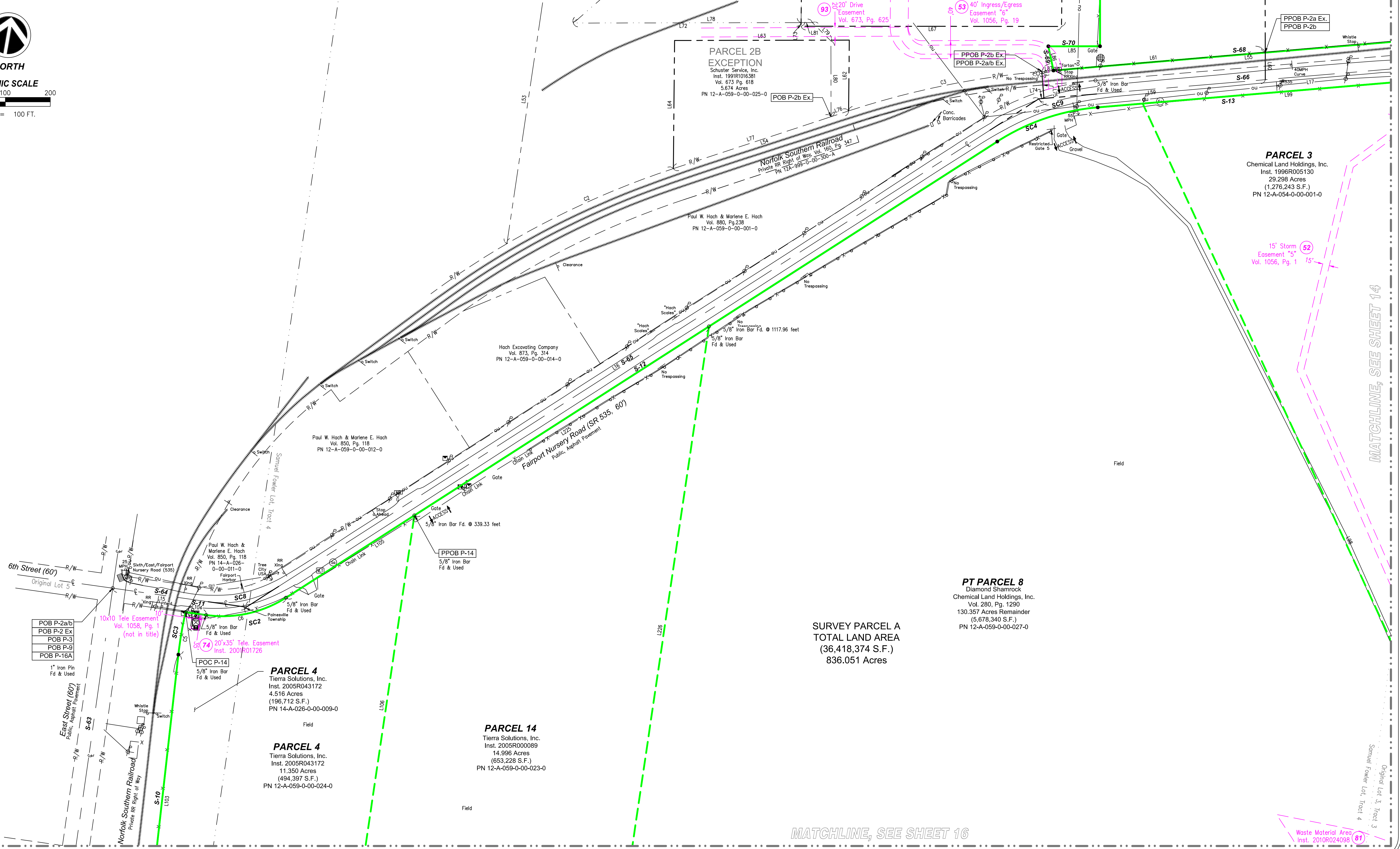


NORTH

GRAPHIC SCALE



MATCHLINE, SEE SHEET 10



MATCHLINE, SEE SHEET 14

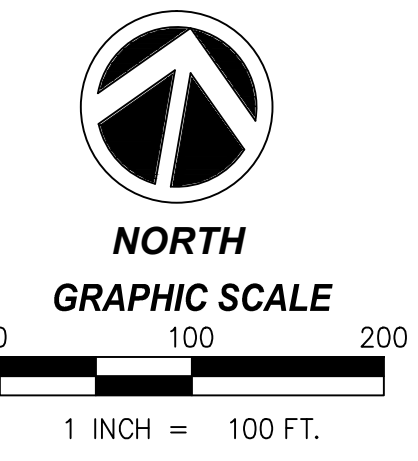
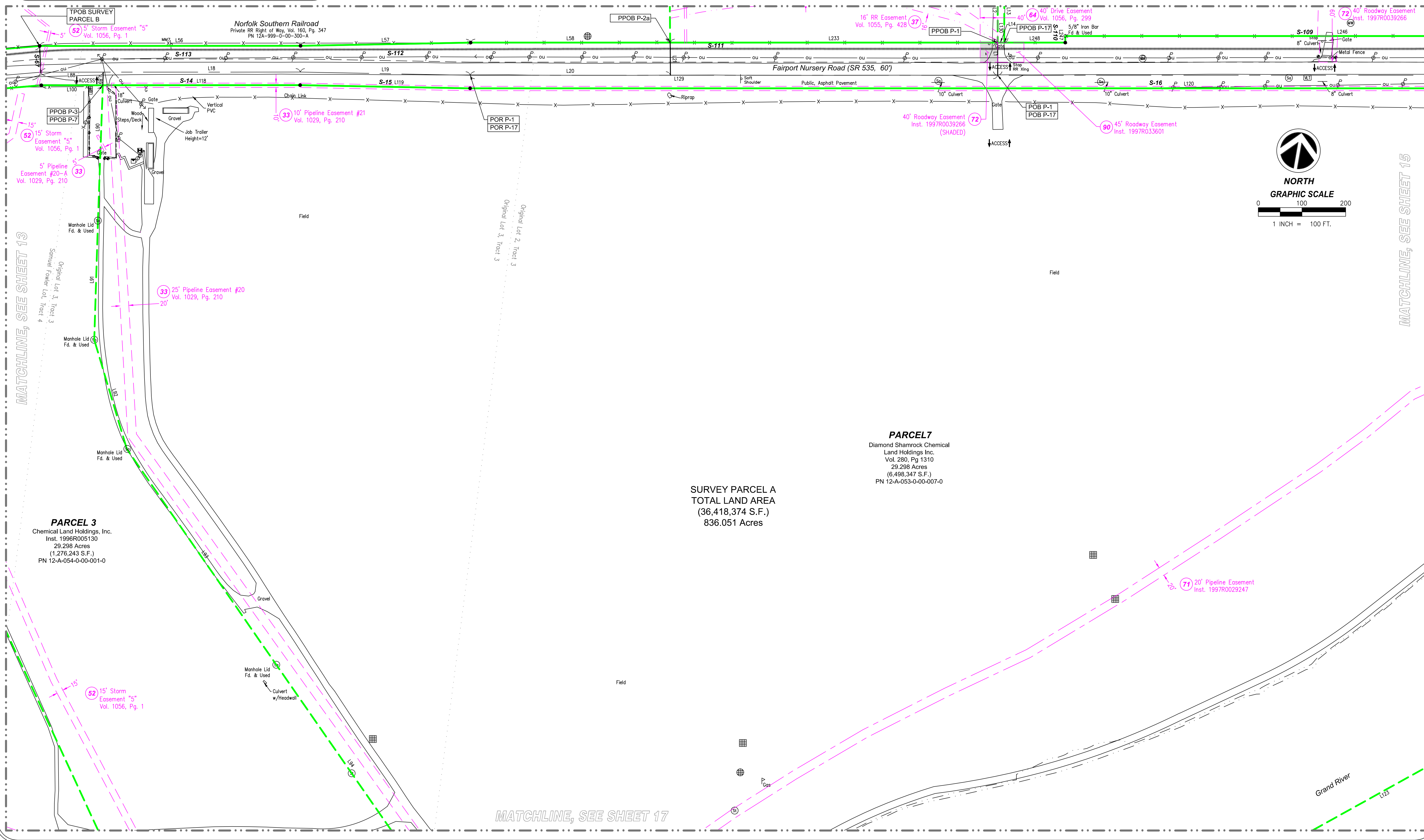
SURVEY PARCEL A
TOTAL LAND AREA
(36,418,374 S.F.)
836.051 Acres

MATCHLINE, SEE SHEET 16



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MATCHLINE, SEE SHEET 11



MATCHLINE, SEE SHEET 13

MATCHLINE, SEE SHEET 15

PARCEL 3
Chemical Land Holdings, Inc.
Inst. 1998R005130
29.298 Acres
(1,276,243 S.F.)
PN 12-A-054-0-00-001-0

SURVEY PARCEL A
TOTAL LAND AREA
(36,418,374 S.F.)
836.051 Acres

PARCEL 7
Diamond Shamrock Chemical
Land Holdings Inc.
Vol. 280, Pg 1310
29.298 Acres
(6,498,347 S.F.)
PN 12-A-053-0-00-007-0

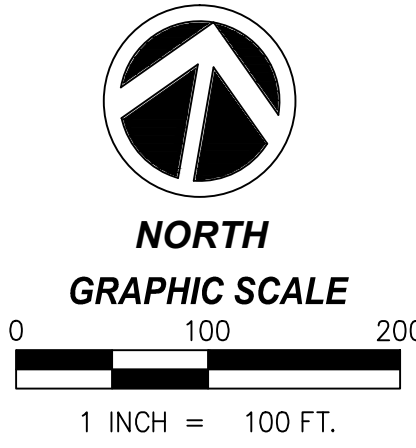
MATCHLINE, SEE SHEET 17

Grand River



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MATCHLINE, SEE SHEET 12



MATCHLINE, SEE SHEET 14

PARCEL 7
Diamond Shamrock Chemical
Land Holdings Inc.
Vol. 280, Pg 1310
29,298 Acres
(6,498,347 S.F.)
PN 12-A-053-0-00-007-0

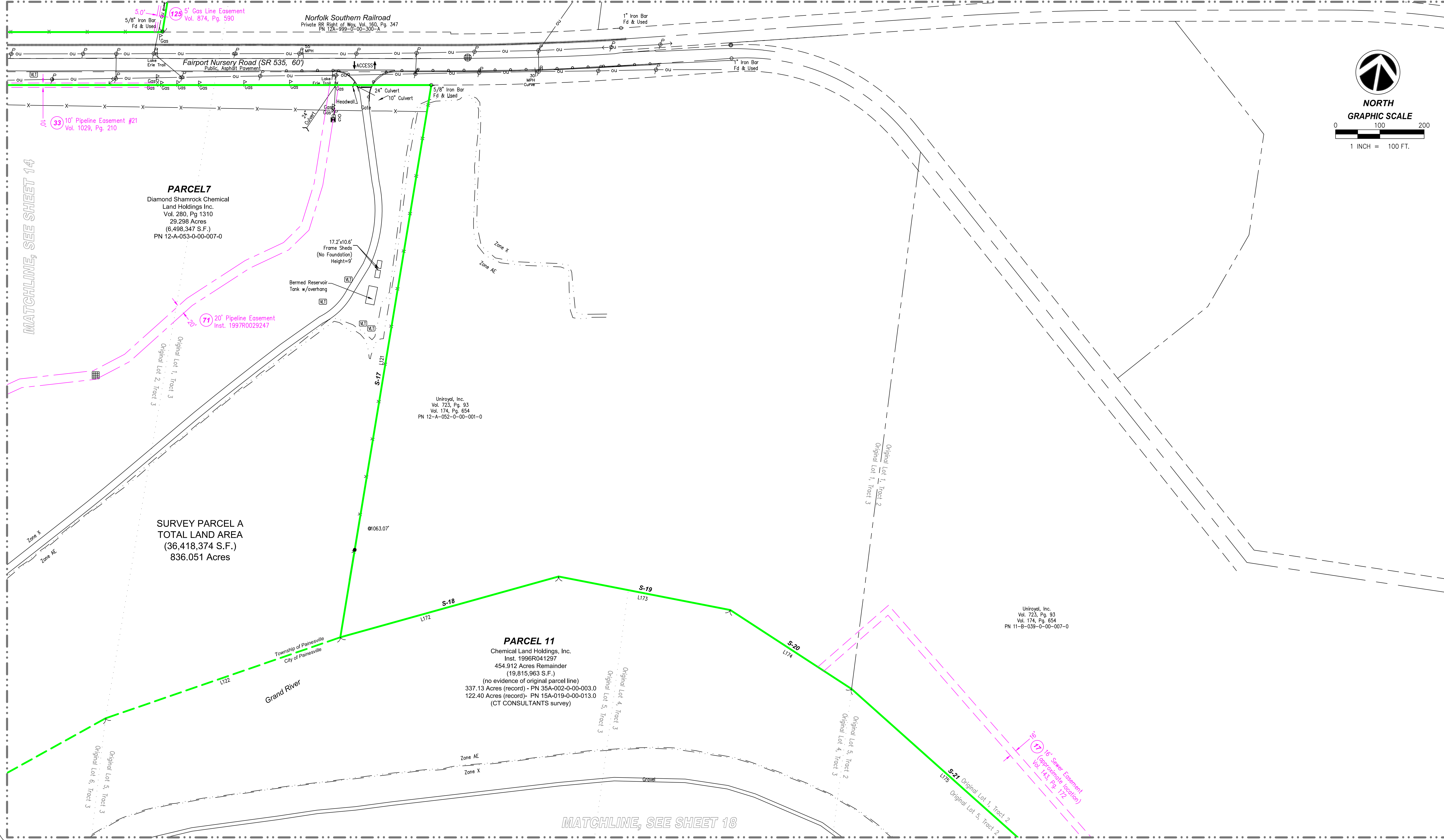
SURVEY PARCEL A
TOTAL LAND AREA
(36,418,374 S.F.)
836.051 Acres

Uniroyl, Inc.
Vol. 723, Pg. 93
Vol. 174, Pg. 654
PN 12-A-052-0-00-001-0

PARCEL 11
Chemical Land Holdings, Inc.
Inst. 1996R041297
454.812 Acres Remainder
(19,815,983 S.F.)
(no evidence of original parcel line)
337.13 Acres (record) - PN 35A-002-0-00-003.0
122.40 Acres (record) - PN 15A-019-0-00-013.0
(CT CONSULTANTS survey)

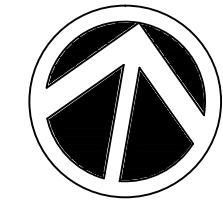
Uniroyl, Inc.
Vol. 723, Pg. 93
Vol. 174, Pg. 654
PN 11-B-039-0-00-007-0

MATCHLINE, SEE SHEET 18





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NORTH
GRAPHIC SCALE
0 100 200
1 INCH = 100 FT.

MATCHLINE, SEE SHEET 13

PARCEL 4
Tierra Solutions, Inc.
Inst. 2005R043172
11.350 Acres
(494,397 S.F.)
PN 12-A-059-0-00-024-0

PARCEL 4
Tierra Solutions, Inc.
Inst. 2005R043172
4.516 Acres
(196,712 S.F.)
PN 14-A-026-0-00-009-0

PT PARCEL 8
Diamond Shamrock
Chemical Land Holdings, Inc.
Vol. 280, Pg. 1290
130.357 Acres Remainder
(5,678,340 S.F.)
PN 12-A-059-0-00-027-0

SURVEY PARCEL A
TOTAL LAND AREA
(36,418,374 S.F.)
836.051 Acres

PARCEL 13
Tierra Solutions, Inc.
Inst. 2006R041577
15.587 Acres
(678,981 S.F.)
PN 35-A-002-0-00-002-0

PARCEL 5
Remainder 2
Diamond Shamrock
Chemical Land Holdings, Inc.
Vol. 280, Pg. 1290
1.114 Acres Remainder
(48,520 S.F.)
PT PN 14-A-025-0-00-003-0

PT PARCEL 8
Diamond Shamrock
Chemical Land Holdings, Inc.
Vol. 280, Pg. 1290
21.737 Acres
(948,852 S.F.)
PN 15-A-020-0-00-007-0

MATCHLINE, SEE SHEET 19

MATCHLINE, SEE SHEET 17

20' Pipeline Easement #19-A Vol. 1029, Pg. 210

15' Powerline Easement Vol. 870, Pg. 619

Board of Trustees, Painesville Township Vol. 333, Pg. 087 PN 11-B-058-0-00-001-0

City of Painesville Vol. 287, Pg. 300 PN 15-A-020-0-00-001-0

Village of Fairport Vol. 163, Pg. 436 PN 15-A-020-0-00-008-0

Michael J. Micsky Inst. 2001R025389 PN 14-A-025-0-00-014-0

Fairport Board of Education Vol. 681, Pg. 411 PN 14-A-025-0-00-013-0

Fairport Board of Education Vol. 681, Pg. 411 PN 14-A-026-0-00-008-0

Fairport Harbor Blkwy

Original Lot 5
Original Lot 6

7th Street (60')

Grand River

Original Lot 3, Tract 3
Original Lot 4, Tract 4

Original Lot 7, Tract 3
Original Lot 4, Tract 4

Township of Painesville
City of Painesville

Township of Painesville
City of Painesville

Township of Painesville
City of Painesville

Township of Painesville
City of Painesville

Fairport Board of Education
Vol. 681, Pg. 411
PN 14-A-026-0-00-008-0

Fairport Harbor
Blkwy

PARCEL 4
Tierra Solutions, Inc.
Inst. 2005R043172
4.516 Acres
(196,712 S.F.)
PN 14-A-026-0-00-009-0

PARCEL 4
Tierra Solutions, Inc.
Inst. 2005R043172
11.350 Acres
(494,397 S.F.)
PN 12-A-059-0-00-024-0

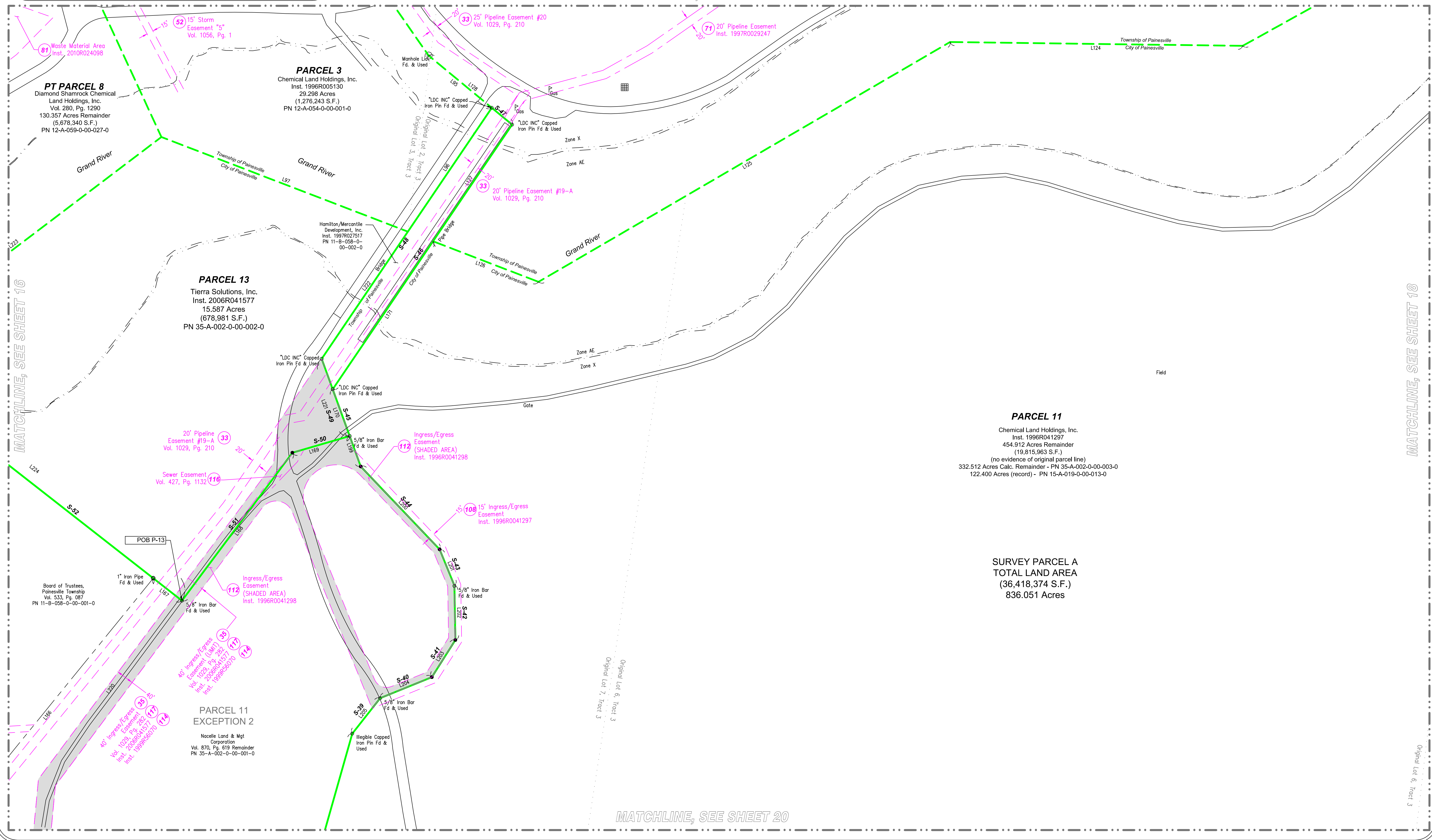


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GRAPHIC SCALE
0 100 200
1 INCH = 100 FT.

MATCHLINE, SEE SHEET 14



MATCHLINE, SEE SHEET 16

MATCHLINE, SEE SHEET 18

PARCEL 11
Chemical Land Holdings, Inc.
Inst. 1996R041297
454,912 Acres Remainder
(19,815,963 S.F.)
(no evidence of original parcel line)
332,512 Acres Calc. Remainder - PN 35-A-002-0-00-003-0
122,400 Acres (record) - PN 15-A-019-0-00-013-0

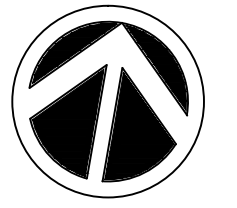
SURVEY PARCEL A
TOTAL LAND AREA
(36,418,374 S.F.)
836.051 Acres

MATCHLINE, SEE SHEET 20



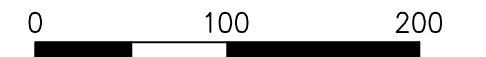
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MATCHLINE, SEE SHEET 15



NORTH

GRAPHIC SCALE



1 INCH = 100 FT.

PARCEL 11
Chemical Land Holdings, Inc.
Inst. 1996R041297
454.912 Acres Remainder
(19,815,963 S.F.)
(no evidence of original parcel line)
332.512 Acres Calc. Remainder - PN 35-A-002-0-00-003-0
122.400 Acres (record) - PN 15-A-019-0-00-013-0

Uniroyd, Inc.
Vol. 723, Pg. 93
Vol. 174, Pg. 654
PN 11-B-039-0-00-007-0

Betty Brown
Inst. 1994R048203
Vol. 1080, Pg. 477
PN 11-B-039-0-00-005-0

Charles J. Atwell &
Susan K. Atwell
Inst. 2012R035594
PN 11-B-040-0-00-002-0

Cuyahoga Concrete Co.
Inst. 2005R016168
PN 11-B-039-0-00-006-0

SURVEY PARCEL A
TOTAL LAND AREA
(36,418,374 S.F.)
836.051 Acres

Marshy
Area

Grand River

S-22
L76

S-23
L77

S-24
L78

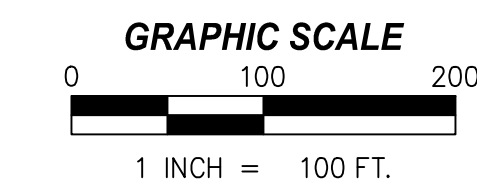
Zone X
Zone XE

MATCHLINE, SEE SHEET 17

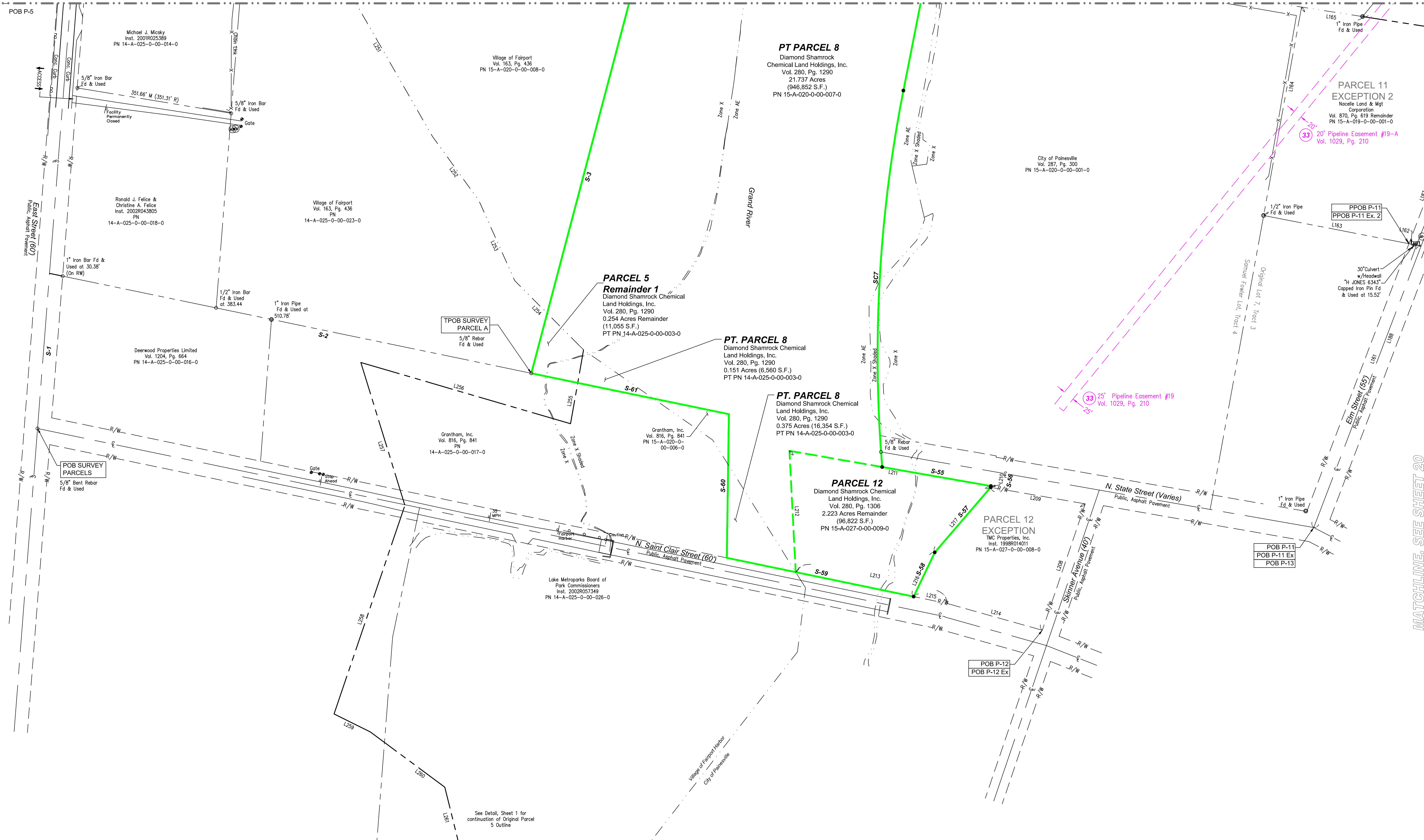
MATCHLINE, SEE SHEET 21



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MATCHLINE, SEE SHEET 16



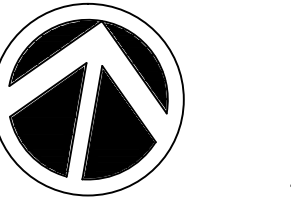
MATCHLINE, SEE SHEET 20

See Detail, Sheet 1 for continuation of Original Parcel 5 Outline



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MATCHLINE, SEE SHEET 17



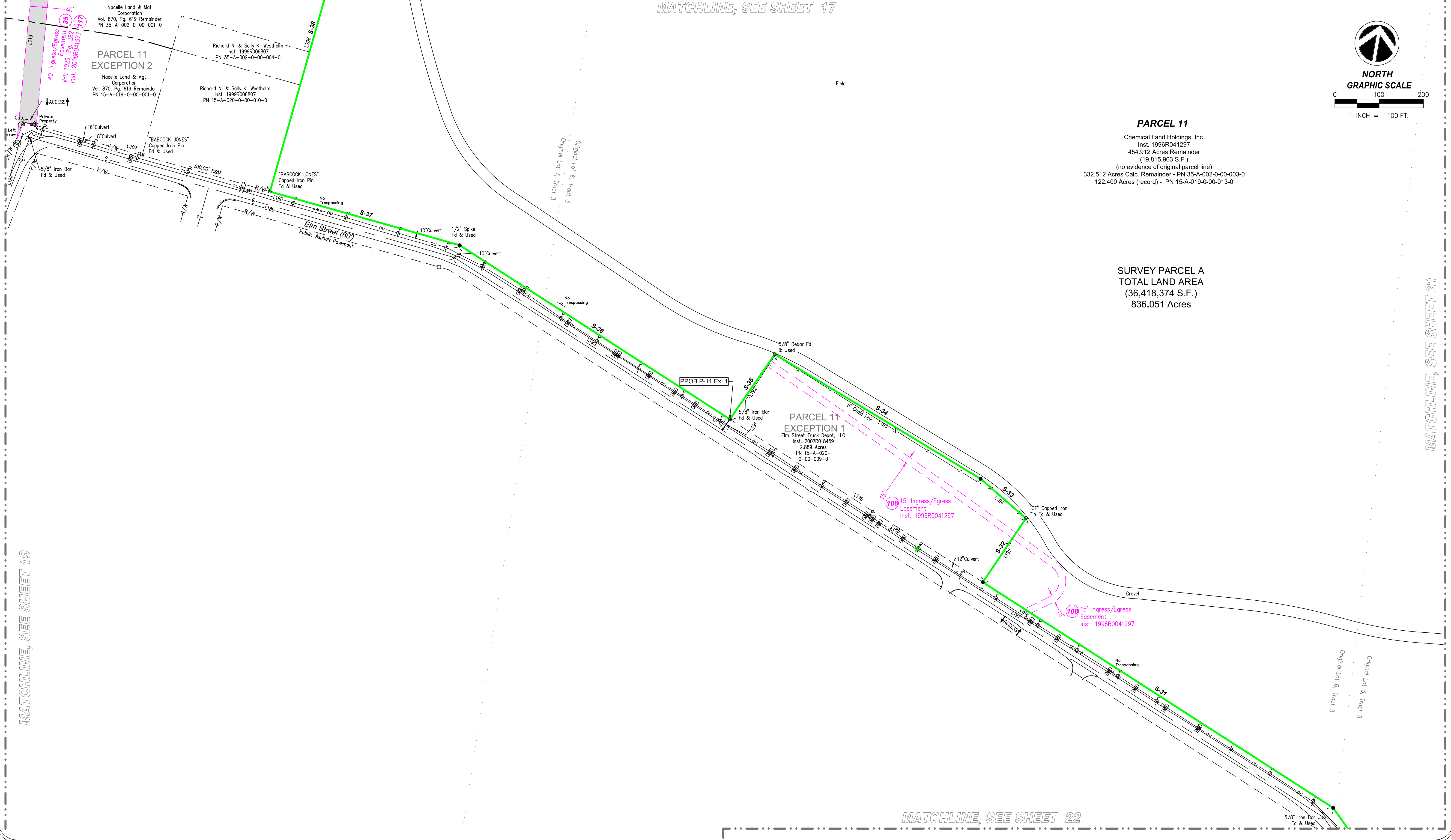
NORTH
GRAPHIC SCALE
0 100 200
1 INCH = 100 FT.

PARCEL 11
Chemical Land Holdings, Inc.
Inst. 1996R041297
454.912 Acres Remainder
(19,815,963 S.F.)
(no evidence of original parcel line)
332.512 Acres Calc. Remainder - PN 35-A-002-0-00-003-0
122.400 Acres (record) - PN 15-A-019-0-00-013-0

SURVEY PARCEL A
TOTAL LAND AREA
(36,418,374 S.F.)
836.051 Acres

MATCHLINE, SEE SHEET 21

MATCHLINE, SEE SHEET 19

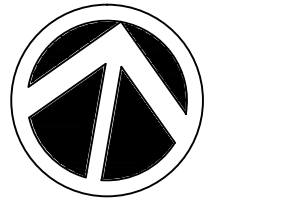


MATCHLINE, SEE SHEET 22

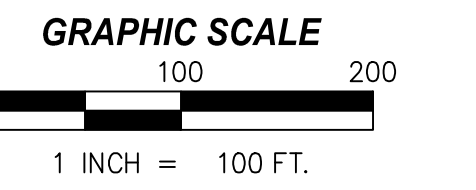


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MATCHLINE, SEE SHEET 18



NORTH



Cuyahoga Concrete Co.
Inst. 2005R018168
PN 11-B-028-0-00-001-0

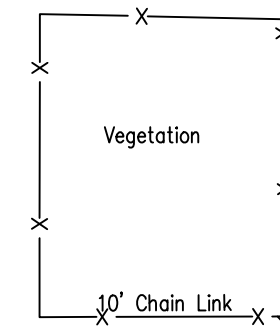
PARCEL 11

Chemical Land Holdings, Inc.
Inst. 1996R041297
454.912 Acres Remainder
(19,815,963 S.F.)
(no evidence of original parcel line)
332.512 Acres Calc. Remainder - PN 35-A-002-0-00-003-0
122.400 Acres (record) - PN 15-A-019-0-00-013-0

SURVEY PARCEL A
TOTAL LAND AREA
(36,418,374 S.F.)
836.051 Acres

MATCHLINE, SEE SHEET 20

Field



Original Lot 4, Tract 3
Original Lot 5, Tract 3

Original Lot 4, Tract 2
Original Lot 4, Tract 3

Gravel

Grand River

S-26
L180

Grand River

Jerome T. Osborne, Sr.
Inst. 1990R975017
Vol. 574, Pg. 364
PN 11-B-028-0-00-010-

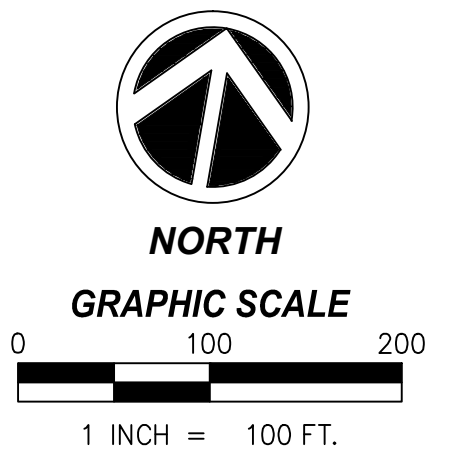
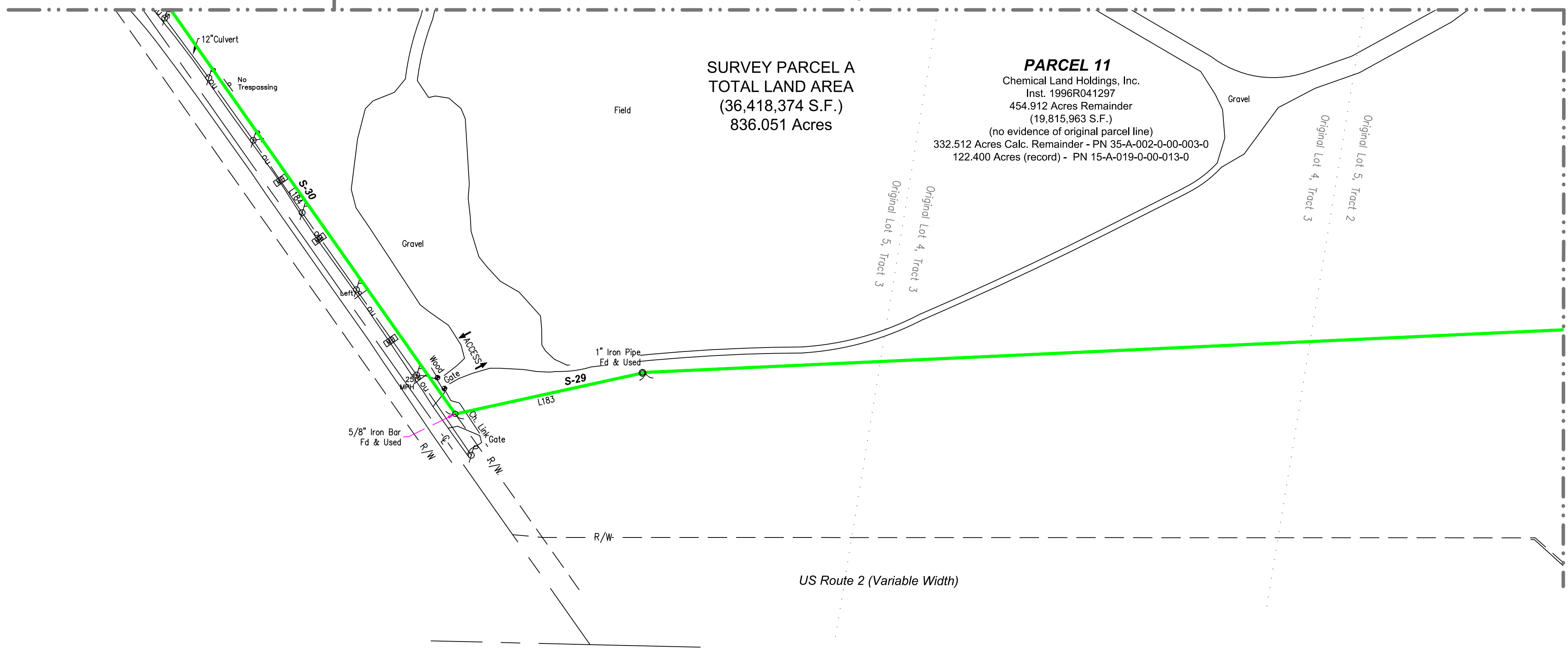
MATCHLINE, SEE SHEET 22



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MATCHLINE, SEE SHEET 20

MATCHLINE, SEE SHEET 21



MATCHLINE, SEE SHEET 21

