Situated in the City of Mentor, County of Lake and State of Ohio: And known as being a part of Original Mentor Township Lot No. 9, Tract No. 7 and being further bounded and described

Beginning in the centerline of Twinbrook Road (formerly Brookside Road) at the Northeasterly corner of land conveyed to James Tyler by deed recorded in Volume 457, Page 16 of Lake County Records of deeds; Thence North 52 deg. 01' East along the centerline of said road 294.1 feet to a point in the Northwesterly corner of land conveyed to William Brooks by deed recorded in Volume 172, Page 91 of Lake County Records of deeds; Thence South 28 deg. 54' East along the Westerly line of land conveyed to said Brooks 451.3 feet to a point in the

Northerly line of land conveyed to the L.S. & M.S. RR. Company as of June, 1961; Thence South 52 deg. 29' West along said Northerly line 293.7 feet to a point in the Southeasterly corner of land Thence North 28 deg. 54' West along the Easterly line of land conveyed to said Tyler 448.90 feet to the place of

Containing 3.00 acres of land, be the same more or less, but subject to all legal highways.

PPN: 16-B-055-B-00-006-0

PARCEL NO. 2:

Situated in the City of Mentor, County of Lake and State of Ohio: And known as being a parts of Original Mentor Township Lots Nos. 5 and 9 in Tract No. 7 and bounded and described

Beginning on the centerline of Hopkins Road, at the most Northerly corner of land conveyed to The Cleveland Electric Illuminating Company by deed dated April 30, 1965 and recorded in Volume 620, Page 252 of Lake County Records; Thence Northwesterly along the centerline of Hopkins Road, about 272.05 feet to the most Northerly corner of Parcel No. 3 of lands conveyed to Tony J. Lariccia and Carmen Lariccia by deed dated July 1, 1958 and recorded in Volume 461, Page 385 of Lake County Records;

Thence Southwesterly along the Northwesterly line of said Parcel No. 3, being also the centerline of Twinbrook Road, Thence Southeasterly along the Southwesterly lines of Parcels Nos. 3, 2 and 1 in said deed, about 268.63 feet to the 420.7 feet to the most Westerly corner thereof; most Westerly corner of land conveyed to The Cleveland Electric Illuminating Company, as aforesaid; Thence Northeasterly along the Northwesterly line of land so conveyed to The Cleveland Electric Illuminating Company,

Containing about 2.8214 acres of land, be the same more or less, but subject to all legal highways. PPN: 16-B-055-B-00-002-0, 16-B-055-B-00-003-0 and 16-B-055-B-00-004-0

PARCEL NO. 3:

Situated in the City of Mentor, County of Lake and State of Ohio: And known as being a part of Original Mentor Township Lots Nos. 5 and 9, Tract No. 7 and bounded and described as

Beginning on the centerline of Twinbrook Road, at the most Northerly corner of land conveyed to Tri-State Industrial Equipment Company by deed dated June 29,1961 and recorded in Volume 526, Page 22 of Lake County Records;

Thence Northeasterly along the centerline of Twinbrook Road, 97.7 feet to the most Northerly corner of Parcel No. 1 of lands conveyed to Eva E. Brooks by deed dated June 3,1948 and recorded in Volume 252, Page 37 of Lake County

Thence Southeasterly along the Northeasterly line of said Parcel No. 1, about 270.05 feet to the most Northerly corner of land conveyed to The Cleveland Electric Illuminating Company by deed dated February 15, 1965 and recorded in Thence Southwesterly along the Northwesterly line of land so conveyed to The Cleveland Electric illuminating Company, Volume 614, Page 235 of Lake County Records;

97.5 feet to the Northeasterly line of land conveyed to Tri-State industrial Equipment Company, as aforesaid; Thence Northwesterly along said Northeasterly line, about 269.25 feet to the place of beginning. Containing about 0.60 acre of land, be the same more or less, but subject to all legal highways.

PPN: 16-B-055-B-00-005-0

SURVEYOR'S CONSOLIDATED LEGAL DESCRIPTIONS

Situated in the City of Mentor, County of Lake and State of Ohio and known as being a part of Original Mentor Township Lot No. 9, Tract No. 7 and Lot No. 5, Tract No. 7 and further bounded and described as follows:

Beginning at the intersection of the centerline of Hopkins Road (60 feet wide) and the centerline of Twinbrook Road (formerly Brookside Road) (60 feet wide) as referenced by a p.k. nail found (South 52°01'00" East, 2.87 feet) on the

centerline of Twinbrook Road and being the Principal Place of Beginning of the premises herein described; Thence South 45'55'00' East along the centerline of Hopkins Read, 273.39 feet to a p.k. nail set at a northwesterly corner of land conveyed to The Cleveland Electric Company (Parcel No. 16-D-888-0-051-100-0) by the deed dated

June 2, 1965 and recorded in Volume 620, Page 252 of Lake County Records; Thence South 52°29'00" West along a westerly line of land so conveyed to The Cleveland Electric Company and passing through a 5/8" iron pin set on the southerly right of way of Hopkins Road at 30.33 feet, 599.08 feet to a 5/8" iron pin set at the southwesterly corner of land conveyed to The Cleveland Electric Company (Parcel No. 16-D-888-0-055-100-0) by the deed dated February 2, 1965 and recorded in Volume 614, Page 235 of Lake County

Thence South 28'54'00" East along the southerly line of land so conveyed to The Cleveland Electric Company, 182.05 feet to a 5/8" iron pin set on the on the westerly line of the CSX Railroad (Penn Central Railroad) (formerly the L.S. & M.S. Railroad) (Parcel No. 16-D-999-0-000-200-A);

Thence South 52°29'00' West along a westerly line of the CSX Railroad (Penn Central Railroad), 293.73 feet to a 5/8" iron pin set at the northeasterly corner of land conveyed to The Cleveland Electric Company (Parcel No. 16-D-888-0-056-100-0) by the deed dated February 25, 1965 and recorded in Volume 614, Page 368 of Lake County Records:

Thence North 28°54'00" West along the northerly line of land so conveyed to The Cleveland Electric Company and the northerly line of land conveyed to Senk Properties LLC (Parcel No. 16—B—055—B—00—007—0) by the deed dated December 22, 2011 and recorded in Document No. 2011R030075) of Lake County Records and passing through a 5/8" iron pin found (0.25 feet north and 0.14 feet west) on the easterly right of way of Twinbrook Road at 418.52 feet, 448.90 feet to p.k. nail set on the centerline of Twinbrook Road;

Thence North 52°01'00" East along the centerline of Twinbrook Road, 812.91 feet to the Principal Place of Beginning containing 6.4442 acres of land of which 0.7302 acres are within the right of way of Twinbrook Road and Hopkins Road as surveyed and described by Edward B. Dudley, P.S. No. 6747 of the Riverstone Company in October 2018, and subject to all legal highways, restrictions, reservations and easements.

PROPERTY AREA

Within R/W's

ACTION AND DESCRIPTION OF THE PARTY.	PROPERTY OF THE PERSON NAMED IN		
130 718	Sa.Ft.	3.0009	Acres
8,823	Sq.Ft.	0.2025	Acres
121,895	Sq.Ft.	2.7984	Acres
123 002	Sa Ft	2 8465	Acres
20,060	Sq.Ft.	0.4605	Acres
103,932	Sq.Ft.	2.3860	Acres
25 007	Sa Ft	0 5968	Acres
2,929	Sq.Ft.	0.0672	Acres
23,068	Sq.Ft.	0.5296	Acres
280.707	Sa Et	6 4442	Acres
	121,895 123,992 20,060 103,932 25,997 2,929	8,823 Sq.Ft. 121,895 Sq.Ft. 123,992 Sq.Ft. 20,060 Sq.Ft. 103,932 Sq.Ft. 25,997 Sq.Ft. 2,929 Sq.Ft. 23,068 Sq.Ft.	8,823 Sq.Ft. 0.2025 121,895 Sq.Ft. 2.7984 123,992 Sq.Ft. 2.8465 20,060 Sq.Ft. 0.4605 103,932 Sq.Ft. 2.3860 25,997 Sq.Ft. 0.5968 2,929 Sq.Ft. 0.0672 23,068 Sq.Ft. 0.5296

31,812 Sq.Ft. 0.7302 Acres

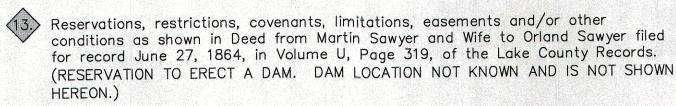
248,895 Sq.Ft. 5.7140 Acres

The above described property is the same property as described as Parcel Nos. 1, 2 and 3 as insured in the Erie Title Agency, Inc and Chicago Title Insurance Company, Commitment No. 201807026, Effective July 25. 2018 and that the boundary lines of the parcels collectively constituting the Premises are contiguous with each other and contain no gaps, gores or overlaps, as described in their most recent respective legal descriptions of record as provided to the undersigned.

Intent: This consolidated legal description is to consolidate Parcel Nos. 16-B-055-B-00-002-0, -003, -004, 005 and -006 as shown on ALTA / NSPS Survey performed by Edward B. Dudley, P.S. No. 6747 for recording purposes due to record deed saying that the description is inadequate and a new survey is required.

SCHEDULE B, SECTION II ITEMS

Table of Exceptions Erie Title Agency, Inc and Chicago Title Insurance Company Commitment No. 201807026, Effective July 25, 2018



Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record October 13, 1917, in Volume 62, Page 635, of the Lake County Records. (25 FOOT RESERVATION FOR ROAD PURPOSES IS SHOWN HEREON.)

15.) Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record January 23, 1919, in Volume 68, Page 321, of the Lake County Records. (25 FOOT RESERVATION FOR ROAD PURPOSES IS SHOWN HEREON.)

16. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record May 15, 1920, in Volume 73, Page 186, of the Lake County Records. (25 FOOT RESERVATION FOR ROAD PURPOSES IS SHOWN HEREON.)

Right-of-Way to The Lake County Gas Company, filed for record May 19, 1953, in Volume 282, Page 437 of the Lake County Records. (25 FOOT LAKE COUNTY GAS (EAST OHIO GAS) RIGHT OF WAY AFFECTING PARCEL NO. 1 IS SHOWN HEREON.)

Assignment to The East Ohio Gas Company filed for record June 29, 1955 in Volume 340, Page 463 of the Lake County Records.

18. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record February 23, 1965, in Volume 614, Page 235, of the Lake County Records.

(ADJACENT LAND CONVEYED TO THE CLEVELAND ELECTRIC COMPANY (CEI) FOR INGRESS / EGRESS OF THE CONSTRUCTION, MAINTENANCE, OPERATION OR RENEWAL OF ELECTRIC LINES IS SHOWN HEREON.)

(19) Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record June 3, 1965, in Volume 620, Page 252, of the Lake County Records. (ADJACENT LAND CONVEYED TO THE CLEVELAND ELECTRIC COMPANY (CEI) FOR INGRESS / EGRESS OF THE CONSTRUCTION, MAINTENANCE, OPERATION OR RENEWAL

OF ELECTRIC LINES IS SHOWN HEREON.)

20 Easement to The Cleveland Electric Illuminating Company, filed for record September 22, 1965, in Volume 629, Page 362, of the Lake County Records. (INGRESS / EGRESS OF THE CONSTRUCTION, MAINTENANCE, OPERATION OR RENEWAL OF ELECTRIC LINES IS SHOWN HEREON AND ALSO SUBJECT TO THE FOLLOWING: For the reconstruction, operation, use, repair maintenance and renewal of the existing building now located within said right-of-way premises at the location and made a part hereof provided however that said building shall be reconstructed, operated, used, maintained or renewed at its present location, without further enlargement or extension within said right-of-way and that no part thereof within the right-of-way premises shall be constructed used or renewed from the date forward to a height greater than elevation 674.5 feet based on Sea Level Datum (which is the height of the existing building) and no new building will be permitted or suffered to remain within said right-of-way

21) Easement for drainage purposes, filed for record November 12, 1976, in Volume 953, Page 965, of the Lake County Records. (25'x50' DRAINAGE CHANNEL EASEMENT IS SHOWN HEREON.)

Easement for highway purposes, filed for record November 12, 1976, in Volume 953, Page 969, of the Lake County Records. (HIGHWAY MAINTENANCE EASEMENT IS SHOWN HEREON.)

Easement to the City of Mentor, filed for record November 12, 1976, in Volume 95.3 Page 974 of Lake County Records 953, Page 974, of Lake County Records. (EASEMENT IS N.W. OF SUBJECT PROPERTY AND IS NOT SHOWN HEREON.)

Easement for ingress, egress and utility purposes, filed for record November 12, 1998, in Instrument No. 980052229, of Lake County Records. (20 FOOT WIDE INGRESS / EGRESS AND UTILITY EASEMENT IS SHOWN HEREON.)

25. Easement for highway purposes, filed for record October 11, 2001, in Instrument No. 200145469, of the Lake County Records. (PERMANENT HIGHWAY EASEMENT IS SHOWN HEREON.)

UTILITY PROVIDERS

2 WORKING DAYS
BEFORE YOU DIG 2 WORKING DAYS
BEFORE YOU DIG CALL TOLL FREE 800-362-2764 or 811

Dominion East Ohio Gas

Plans Not Received

Everstream Solutions

Plans Not Received

Plans Not Received

Orwell Natural Gas

Plans Not Received

Sprint Communications

Plans Not Received

Orwell Tumbull Pipeline LLC

OHIO UTILITIES PROTECTION SERVICE

Lake County Department of Utilities

OUPS Reference No. A824302887 Date: August 31, 2018

Air Products **Plans Not Received** AT & T **Plans Not Received** Agua Ohio Plans Not Received Charter Communications Plans Not Received

Plans Not Received

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

FLOOD NOTE

The Subject property is situated in Zones "AE", "X" and a Special Flood Hazard a minimum flood zone, and is partially in a Special Flood Hazard Area as shown on the Federal Flood Map Community Number 390317 and Community Panel No. 39085C-0104F, Effective: February 3, 2010.

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

ZONING INFORMATION AND NOTES

City of Mentor 8500 Civic Center Boulevard Mentor, Ohio 44060 1-440-974-5740

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

GENERAL DESCRIPTION M1 - Light Manufacturina

ADJACENT PROPERTY ZONING DISTRICT M1 - Light Manufacturing

OBSERVED USE REFER TO CHAPTER 1155 light industrial/manufacturing

OBSERVED AREA REFER TO CHAPTER 1155 280,707 Sq.Ft. 6.4442 Acres

HEIGHT RESTRICTIONS REFER TO CHAPTER 1155

OBSERVED SETBACKS SETBACK REQUIREMENTS Front 50.1 feet REFER TO CHAPTER 1155 167.8 feet Rear- 0.2 feet

PARKING REQUIREMENTS OBSERVED STRIPED PARKING REFER TO CHAPTER 1173 00 Regular-00 H/C-_____-Total-(No Striped Parking)

SURVEYORS NOTES

- 1. All of the various survey monuments shown on this survey as found and/or used are in good condition, undisturbed, unless otherwise noted. 5/8" iron pins shown hereon as set will be set upon closing. (Table A, Item 1)
- 2. The Riverstone Company was not provided a Planning and Zoning Report (PZR) at the date of the survey. (Table A, Item 6a)
- 3. At the time of survey the Riverstone Company did not make any observations to determine the location of party walls or if the walls were plumb. (Table A, Item 10)
- 4. At the time of the field surveying there was no observable evidence of earth moving work, building construction or building additions within recent months. (Table A, Item 16)
- 5. At the time of the field surveying there was no observable evidence of changes in street right of way lines. (Table A, Item 17)
- 6. At the time of the field surveying there was no observable evidence of recent sidewalk construction or repairs. (Table A, Item 17)
- 7. The Riverstone Company was not provided a wetlands delineation report at the time of the survey. (Table A, Item 18)
- 8. At the time of the field surveying there was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- At the time of the field surveying there was no observable evidence of cemeteries or burial grounds.
- 10. Ownership of fences are unknown unless otherwise noted.
- 11. Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted.
- 12. This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.
- 13. Due to future liability concerns the Riverstone Company cannot add the wording "its successors and/or assigns as their respective interests may appear" after private

ALTA / NSPS LAND TITLE SURVEY

8824 TWINBROOK ROAD

PARCEL No. 16-B-055-B-00-002-0 PARCEL No. 16-B-055-B-00-003-0

PARCEL No. 16-B-055-B-00-004-0 PARCEL No. 16-B-055-B-00-005-0

PARCEL No. 16-B-055-B-00-006-0

CITY OF MENTOR COUNTY OF LAKE STATE OF OHIO FOR

TRANSCON, INC., AN OHIO CORPORATION

TRI-STATE INDUSTRIAL EQUIPMENT COMPANY

TRANSCON PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY

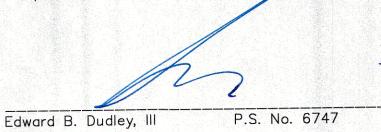
ERIE TITLE AGENCY, INC

CHICAGO TITLE INSURANCE COMPANY

2016 ALTA/NSPS CERTIFICATION

To Transcon, Inc., an Ohio Corporation, Tri-State Industrial Equipment Company, Transcon Properties, LLC, an Ohio limited liability company, Erie Title Agency, Inc. and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 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, 7(a), 7(b), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on October 4, 2018.





VICINITY MAP NOT TO SCALE

November 14, 2018

Date

DRAWN BY BDK, BS

SURVEYOR

APPROVED

EBD PS NO. 6747

RIVERSTONE LAND SURVEYING - ENGINEERING - DESIGN 2618 NORTH MORELAND BOULEVARD CLEVELAND - DHID - 44120 PHONE: (216) 491-2000 FAX: (216) 491-9640 WWW.RIVERSTONESURVEY.COM

18-374

, PAGE 1 OF 2