

LEGAL DESCRIPTION

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

PARCEL NO. 1:

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 as follows:
Beginning in the centerline of Twinbrook Road (formerly Brookside Road) at the Northeastly corner of land conveyed to James Tyler by deed recorded in Volume 457, Page 16 of Lake County Records of deeds;

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 as follows:
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;

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 follows:
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;

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;

SCHEDULE B, SECTION II ITEMS

Table of Exceptions
Erie Title Agency, Inc and Chicago Title Insurance Company
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- 13. Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown in Deed from Martin Sawyer and Wife to Orland Sawyer filed for record June 27, 1864, in Volume U, Page 319, of the Lake County Records.
14. 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.
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.
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.
17. 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.
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.
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.
20. Easement to The Cleveland Electric Illuminating Company, filed for record September 22, 1965, in Volume 629, Page 362, of the Lake County Records.
21. Easement for drainage purposes, filed for record November 12, 1976, in Volume 953, Page 965, of the Lake County Records.
22. Easement for highway purposes, filed for record November 12, 1976, in Volume 953, Page 969, of the Lake County Records.
23. Easement to the City of Mentor, filed for record November 12, 1976, in Volume 953, Page 974, of Lake County Records.
24. Easement for ingress, egress and utility purposes, filed for record November 12, 1998, in Instrument No. 980052229, of Lake County Records.
25. Easement for highway purposes, filed for record October 11, 2001, in Instrument No. 200145469, of the Lake County Records.

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

OUFS Reference No. A824302887
Date: August 31, 2018

- Air Products Plans Not Received
AT & T Plans Not Received
Aqua Ohio Plans Not Received
Charter Communications Plans Not Received
CEI Plans Not Received
Dominion East Ohio Gas Plans Not Received
Everstream Solutions Plans Not Received
Lake County Department of Utilities Plans Not Received
Orwell Turnbull Pipeline LLC Plans Not Received
Orwell Natural Gas Plans Not Received
Sprint Communications 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 Manufacturing

ADJACENT PROPERTY ZONING DISTRICT
M1 - Light Manufacturing

USES PERMITTED
REFER TO CHAPTER 1155

OBSERVED USE
light industrial/manufacturing

MINIMUM LOT AREA
REFER TO CHAPTER 1155

OBSERVED AREA
280,707 Sq.Ft.
6.4442 Acres

HEIGHT RESTRICTIONS
REFER TO CHAPTER 1155

SETBACK REQUIREMENTS
REFER TO CHAPTER 1155

OBSERVED SETBACKS
Front- 50.1 feet
Side- 167.8 feet
Rear- 0.2 feet

PARKING REQUIREMENTS
REFER TO CHAPTER 1173

OBSERVED STRIPED PARKING
Regular- 00
H/C- 00
Total- 00
(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 well 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.
9. 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 entities.

ALTA / NSPS LAND TITLE SURVEY

OF
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
TRANSGON, INC.,
AN OHIO CORPORATION

TRI-STATE INDUSTRIAL EQUIPMENT COMPANY

TRANSGON PROPERTIES, LLC,
AN OHIO LIMITED LIABILITY COMPANY

ERIE TITLE AGENCY, INC

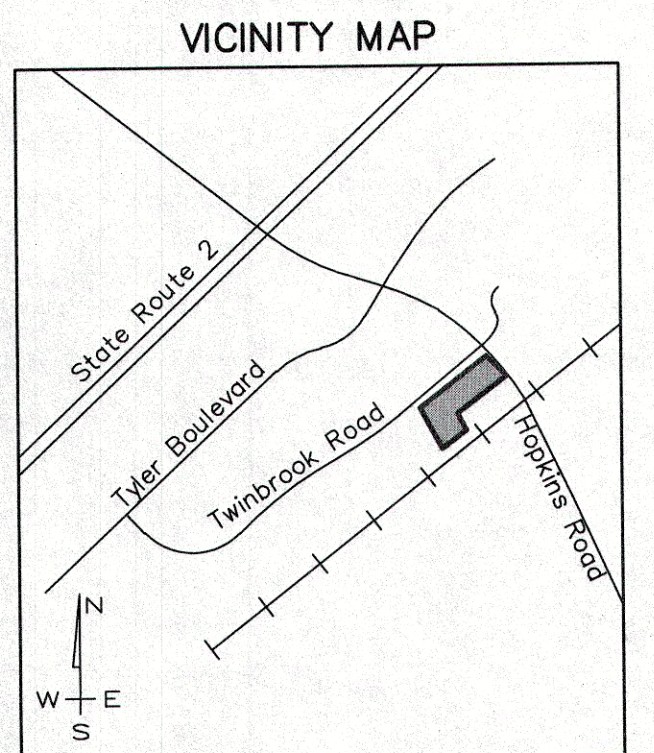
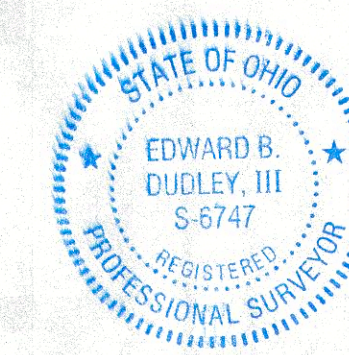
CHICAGO TITLE INSURANCE COMPANY

2016 ALTA/NSPS CERTIFICATION

To Transgon, Inc., an Ohio Corporation, Tri-State Industrial Equipment Company, Transgon 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.

Edward B. Dudley, III P.S. No. 6747
November 14, 2018



DRAWN BY

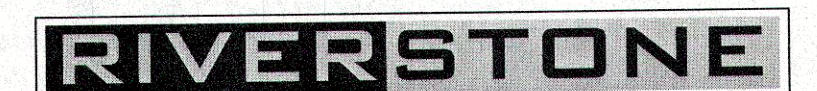
BDK, BS

SURVEYOR

BS

APPROVED

EBD PS NO. 6747



LAND SURVEYING - ENGINEERING - DESIGN
2618 NORTH MORELAND BOULEVARD
CLEVELAND - OHIO - 44120
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