

ALTA - ACSM SURVEY FOR
WICKLIFFE REAL ESTATE, LLC

SITUATED IN THE CITY OF WICKLIFFE, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 1, TRACT 8 AND LOTS NOS. 1 AND 9 IN TRACT 12.

The Western Reserve Surveying Co.
CLEVELAND OHIO

ALTA/ACSM LAND TITLE SURVEY

TO: WICKLIFFE REAL ESTATE, LLC
BERTIN STEEL PROCESSING, INC.
COMERICA BANK, its successors and/or assigns,
as their respective interests may appear
FIRST AMERICAN TITLE INSURANCE COMPANY
This is to state that this map and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey," jointly established and adopted by ALTA and ACSM in 2011, and includes Items 1,8,10,11a,11b,16 and 20 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey; that the property description is the same property specifically described in First American Title Insurance Company Title Commitment No. 552760 dated August 25, 2011.

DATE: October 5, 2011

Richard F. Hantel
Richard F. Hantel
Registration No. S-5129
The Western Reserve Surveying Company
4705 State Road
Cleveland, Ohio 44109
216-741-0110



LEGAL DESCRIPTION OF LAND OF BERTIN STEEL PROCESSING, INC.

Situated in the City of Wickliffe, County of Lake and State of Ohio and known as being part of Original Willoughby Township Lot No. 1 Tract 8 and Lot Nos. 1 and 9 in Tract 12 and more fully bounded and described as follows:

Commencing at a drill hole found at the intersection of the Southwesterly right-of-way line of Lloyd Road (60 feet wide) and the Northwesterly right-of-way line of the Norfolk and Western Railroad (100 feet wide) (formerly the New York, Chicago & St. Louis Railroad Company Right-of Way);

Thence South 51°-36'-10" West along the said Northwesterly right-of-way line of the Norfolk and Western Railroad, 1164.67 feet to a 5/8" iron pin set at the Southwesterly corner of a parcel of land conveyed to Matteo Properties, LTD by deed recorded in Inst. No. 2003R011461 (PP# 29A0080000430) and the principal place of beginning;

Thence continuing South 51°-36'-10" West along the said Northwesterly right-of-way line of the Norfolk and Western Railroad, 866.01 feet to a 5/8" iron pin set on the most Southerly corner of a parcel of land conveyed to the City of Wickliffe by deed recorded in Volume 507, Page 162 of the Lake County Records (PP# 29A0080000050);

Thence North 40°-38'-17" West along said Northwesterly line of the parcel of land so conveyed, 604.34 feet to a 5/8" iron pin set at an angle point therein;

Thence North 08°-44'-04" West continuing along said Northwesterly line of the parcel of land so conveyed, 59.07 feet to a 5/8" iron pin set on the Southeastern right-of-way line of Conrail (100 feet wide) (formerly the New York Central Railroad Company);

Thence North 57°-38'-03" East along said Southeastern right-of-way line of Conrail, 967.86 feet to a 5/8" iron pin set at the Northwest corner on said parcel conveyed to Matteo Properties, LTD;

Thence South 40°-48'-22" East along the Westerly line of said parcel conveyed to Matteo Properties, LTD 64.30 feet to a point on the interior of a concrete wall;

Thence along the said concrete wall and a corrugated metal wall the following described courses:

Thence South 50°-16'-29" West, 4.14 feet to a point;

Thence South 40°-41'-31" East, 187.06 feet to a point;

Thence North 49°-18'-29" East, 1.72 feet to a point;

Thence South 40°-35'-59" East, 133.02 feet to a point;

Thence North 49°-24'-01" East, 3.68 feet to a point;

Thence South 40°-35'-59" East, 24.78 feet to a drill hole found;

Thence North 50°-16'-29" East, 36.40 feet to a 1/2" iron pin found;

Thence South 39°-43'-31" East, 65.84 feet to a 1/2" iron pin found;

Thence South 50°-16'-29" West, 60.16 feet to a 1/2" iron pin found;

Thence South 39°-43'-31" East, 88.94 feet to a point on the said Northwesterly right-of-way line of Norfolk and Western Railroad and the principal place of beginning, be the same more or less, but subject to all legal highways and containing 12.4652 acres of land according to a survey by Richard F. Hantel, Registered Surveyor S-5129 in October, 2011, (2.6625 acres from PP# 29A0080000070, 1.4811 acres from PP# 29A0080000220, and 10.9814 acres from PP# 29A0080000080).

The basis of bearing is from a survey by Mackay Engineering and Surveying Company in October, 2002.

This property description is the same property specifically described in First American Title Insurance Company Title Commitment No. 652760 dated August 25, 2011.

REFERENCES:
SURVEY BY DEMPSEY AND ASSOCIATES DATED AUGUST 25, 1986.

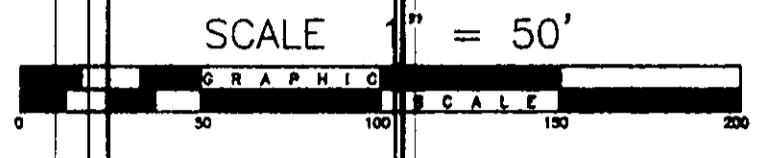
SURVEY BY MACKAY ENGINEERING & SURVEYING COMPANY DATED OCTOBER 30, 2002.

NOTES:
THERE ARE NO MARKED PARKING SPACES ON THIS PROPERTY.

PP No. 29A-008-0-00-043-0
MATTEO PROP, INC
INST. NO. 2003R011461

SCHEDULE B
SECTION TWO
EXCEPTIONS

- 21. Party Wall Agreement by and between Bertin Steel Processing, Inc., an Ohio Corporation and Debtor-in-Possession and Matteo Properties, Ltd., an Ohio Limited Liability Company, disclosed by instrument recorded February 28, 2003, as instrument No. 2003R011465.
- 22. Easement Agreement by and between Matteo Properties, Ltd., an Ohio Limited Liability Company and Bertin Steel Processing, Inc., an Ohio Corporation and Debtor-in-Possession, disclosed by instrument recorded February 28, 2003, as instrument No. 2003R011466.
- 23. Easement Agreement by and between Bertin Steel Processing, Inc., an Ohio Corporation and Debtor-in-Possession and Matteo Properties, Ltd., an Ohio Limited Liability Company, disclosed by instrument recorded February 28, 2003, as instrument No. 2003R011467.



OCTOBER 2011

"•" INDICATES 5/8" I PIN WITH CAP SET UNLESS NOTED

