

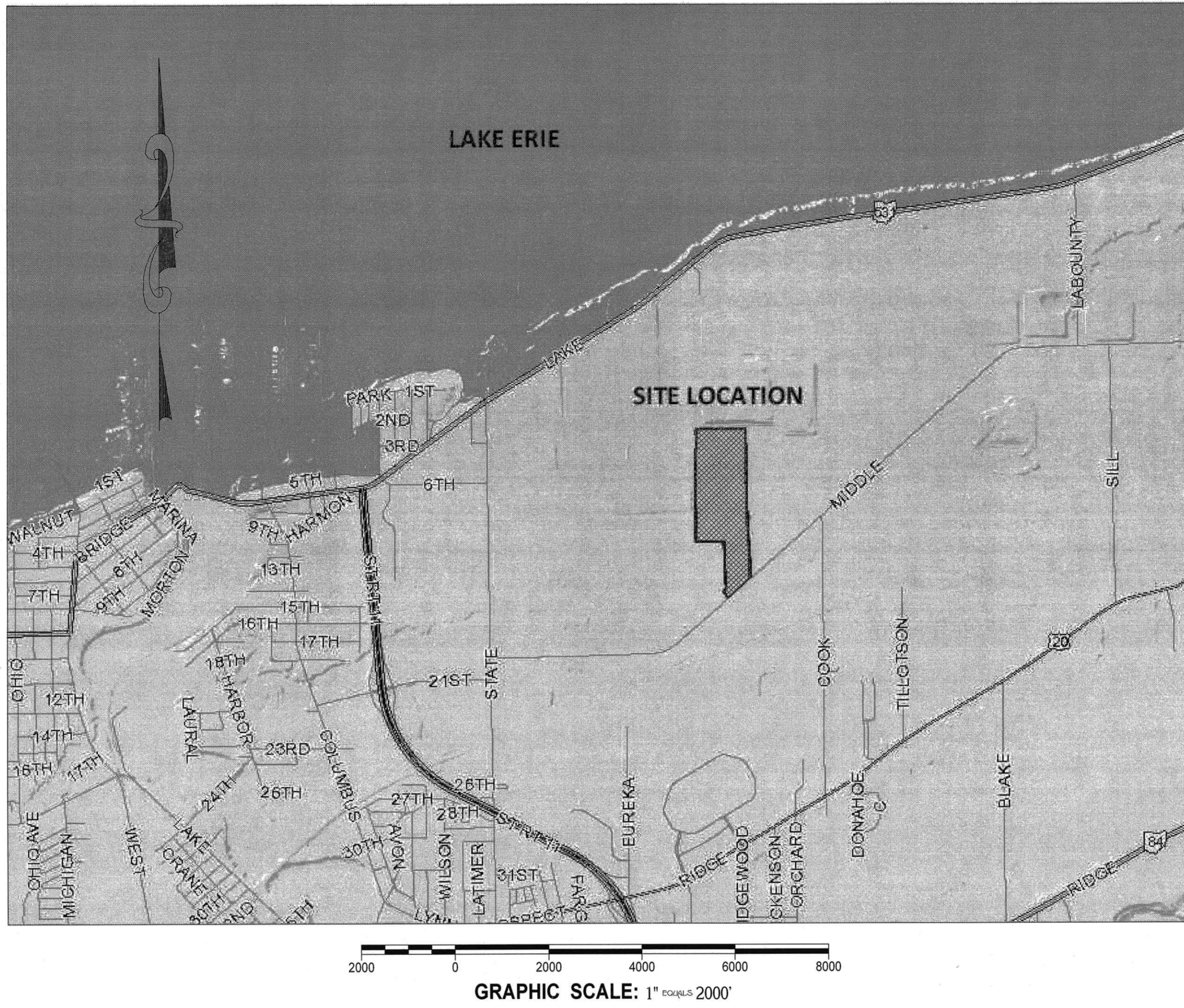
Plat of:
PPN: 03-003-00-001-00
Middle Road Properties LLC.

DN 2014-00007167 - Volume 570, Page 230
 3325 Middle Road

Situated in The	Month:	Page:
Township of Ashtabula, County of Ashtabula and State of Ohio and known as being part of Original Lots No. 10 and 11, Old Survey, and also part of Original Lots No. 3 and 4, Erie Tract, within said Township, and Township 13, Range 3 in The Connecticut Western Reserve.	14th April	ONE of THREE
Survey for:	Year:	
Middle Road Properties, LLC -ico- Dale Piccinillo	2016	
TITLE SHEET 1 of 1		
Revised April 19th, 2016		

PAGE INDEX
 Page 1 Title Sheet (this page)
 Pages 2-3 Boundary Re-Survey and Locations

VICINITY MAP



73.476 ACRE PARCEL
 0.464 acres Right of Way (R/W)

Situated in the Township of Ashtabula, County of Ashtabula and State of Ohio and known as being part of Original Lots No. 10 and 11, Old Survey, and also part of Original Lots No. 3 and 4, Erie Tract, within said Township, and Township 13, Range 3 in The Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1/2" iron rod with a 1 1/2" involute iron gear head in a monument box found at the centerline intersection of Middle Road (T.R. No. 400, Section A, 60 feet wide) and Cook Road (T.R. No. 403, 36 feet wide). Said point known as being county centerline station 82+35.05 as shown on the September 14th, 2009 Road Resurfacing/Repair of Middle Road plan as prepared by the Department of Engineering for the County of Ashtabula and recorded in the Ashtabula County Engineer's Records.

Thence South 48°31'50" West, along the centerline of said Middle Road, a distance of 2060.92 feet to a point. Said point being the southwestern corner of PPN 03-003-00-001-01 as conveyed to ASHTA Chemicals Inc. and recorded in DN 2015-00008385, Volume 594, Page 2147 of ACRD. Said point also being the southeastern corner of the parcel herein described and The Principal Place of Beginning of this Survey.

Thence South 48°31'50" West, continuing along said centerline, a frontage distance of 673.19 feet to a 1" iron pin in a monument box found on the westerly line of said Original Lot No. 10, Old Survey (OL100S) at county centerline station 55+01.45. Said point being the southeastern corner of PPN 03-011-00-018-00 as conveyed to Jacqueline M. Kontler and Beverly K. Ekensten and recorded in DN 2009-00006767, Volume 457, Page 1288, DN 2009-00006766, Volume 457, Page 1285, DN 2009-00006765, Volume 457, Page 1282, DN 2009-00006764, Volume 457, Page 1279 and DN 2009-00006763, Volume 457, Page 1276 of ACRD. Said point also being a southwestern corner of the parcel herein described.

Thence North 0°42'06" West, along an easterly line of the said Jacqueline M. Kontler and Beverly K. Ekensten parcel (KEP), being the westerly line of said OL100S, and passing through 5/8" iron pin with cap bearing "SHARP 7510" found at 39.61 feet, a total distance of 110.07 feet to a 5/8" iron pin with cap bearing "SHARP 7510" found at an angle point therein. Said point being a northeasterly corner of the said KEP.

Thence North 30°43'33" West along a northeasterly line of the said KEP, a distance of 85.92 feet to a vertical section of a RR rail in concrete found at an angle point therein. Said point being a northwesterly corner of the parcel herein described.

Thence North 48°44'44" East, along a southeasterly line of the said KEP, a distance of 56.58 feet to a point on the westerly line of said OL100S at an angle point therein. Said point witnessed by a vertical section of a RR rail in concrete found at 0.22' north and 0.25' east (North 48°44'44" East, a distance of 0.34 feet) therefrom. Said point being a southeasterly corner of the said KEP.

Thence North 0°42'06" West, along an easterly line of the said KEP, being the westerly line of said OL100S, a distance of 1014.67 feet to a vertical section of a RR rail in concrete found. Said point being a northeasterly corner of the said KEP.

Thence North 88°33'07" West, along the northerly line of the said KEP, a distance of 658.64 feet to a + in a chipped 4" x 4" stone monument in concrete found. Said point being a southeasterly corner of PPN 03-010-00-011-00 as conveyed to EMC Ashtabula Inc. and recorded in DN 2015-00012633, Volume 601, Page 2520 of ACRD. Said point also being a southwesterly corner of the parcel herein described.

Thence North 0°39'22" West, along an easterly line of the said EMC Ashtabula Inc. parcel (EAIP), a distance of 2012.17 feet to a 5/8" iron pin found at an angle point therein. Said point being a northwesterly corner of the parcel herein described and witnessed by a 5/8" iron pin with cap bearing "BURGESS & NIPLE" found North 0°52'06" West, a distance of 85.81 feet therefrom.

Thence North 82°28'49" East, along a southerly line of the said EAIP, a distance of 98.69 feet to a 5/8" iron pin found at an angle point therein. Said point being a southeasterly corner of the said EAIP.

Thence North 1°21'52" West, along an easterly line of the said EAIP, a distance of 387.54 feet to a 5/8" iron pin with cap bearing "SHARP 7510" found. Said point being a northwesterly corner of the parcel herein described.

Thence North 89°32'07" East, along a southerly line of the said EAIP, a distance of 1025.08 feet to a point. Said point being the northwesterly corner of PPN 03-003-00-002-00 as conveyed to ASHTA Chemicals Inc. and recorded in DN 2007-00009137, Volume 412, Page 362 of ACRD. Said point also being the northeasterly corner of the parcel herein described and witnessed by a 5/8" iron pin with cap bearing "WESTFALL 7677" found 1.00' south and 0.01' east (South 0°33'03" East, a distance of 1.00 feet) therefrom and used as a corner reference.

Thence South 0°33'03" East, along a westerly line of the said ASHTA Chemicals Inc. parcel (aACIP), and passing through said corner reference (5/8" iron pin with cap bearing "WESTFALL 7677" found at 1.00 feet, a total distance of 1766.78 feet to a 5/8" iron pin set at an angle point therein. Said point being a southwesterly corner of the said aACIP. Said point also being the northwesterly corner of the aforesaid ASHTA Chemicals Inc. parcel (aACIP).

Thence South 3°41'40" East, along a westerly line of the said aACIP, a distance of 1018.00 feet to a 3" iron fence post in concrete found at an angle point therein.

Thence South 0°37'04" East, along a westerly line of the said aACIP, along a 6 foot chain-link fence, passing through a 3" iron fence post found at 366.04 feet, and also passing through a 5/8" iron pin set at 405.15 feet, a total distance of 444.81 feet to The Principal Place of Beginning of this Survey and containing 73.476 acres of land, of which, 0.464 acres are within the R/W of said Middle Road, as surveyed in April of 2016 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD83, GRS80, and Geoid2012B). Be the same, more or less, but subject to all legal highways.

The intent of this legal description is to accurately describe PPN 03-003-00-001-00 as conveyed to Middle Road Properties LLC and recorded in DN 2014-00007167, Volume 570, Page 230 of ACRD. Also known as being 3325 Middle Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

CONDITIONS, EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD TO BE CONSIDERED

As shown on Document Number 2014-00007167, Volume 570, Page 230 of Ashtabula County Records (ACR)
 Note: edited for repetition and redundancy

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to June 24, 2014 at 7:30 a.m., but prior to the date the Grantee acquires for value of record title to the Premises.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of the persons in possession of the Land.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title, including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Rights of parties in possession of all or any part of the premises, including, but not limited to easements, claims of easements or encumbrances that are not shown in the Public Records.
6. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
7. Oil and gas leases, pipeline agreements, or any other instruments related to the production or sale of oil or natural gas which may arise subsequent to June 24, 2014 at 7:30 a.m., pursuant to Ohio Revised Code Section 1509.31(D).
8. Taxes or assessments approved, levied or enacted by the State, County, Municipality, Township or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to any retroactive increases in taxes or assessments resulting from any retroactive increase in the valuation of the land by the State, County, Municipality, Township, or other taxing authority.
9. Rights of the public in and to that portion of the land lying within any public road or highway.
10. Easement from Union Carbide Corporation to the East Ohio Gas Company, dated March 15, 1961, filed for record December 29, 1961 and recorded in Volume 611, Page 189 of ACR.
11. Agreement by and between Union Carbide Corporation and Detrex Chemical Industries, Inc., dated January 2, 1974, filed for record February 4, 1974 and recorded in Volume 772, Page 201 of ACR.
12. Assignment and Assumption Agreement among International Minerals & Chemical Corporation, LCP Chemicals & Plastics, Inc., Union Carbide Corporation, and Elkem Metals Company, dated April 30, 1982 and recorded in Volume 19, Page 3098 of ACR.
13. Assignment and Assumption Agreement among Hanlin Group, Inc., Linchem, Inc., ESAB Welding Products, Inc., and Elkem Metals Company, dated October 5, 1989, filed for record October 12, 1989 and recorded in Volume 48, Page 5512 of ACR.
14. Easement by Union Carbide Corporation to Detrex Chemical Industries, Inc., dated December 20, 1973, filed for record February 4, 1974, and recorded in Volume 772, Page 224 of ACR. (Detrex Lease - Part of Titanium Plant Property Plat Volume 13, Page 1)
15. Easement by Union Carbide Corporation to Detrex Chemical Industries, Inc., dated December 5, 1963, filed for record February 4, 1974 and recorded in Volume 772, Page 231 of ACR. (Detrex Lease - Part of Titanium Plant Property Plat Volume 13, Page 2)
16. Easement by Union Carbide Corporation to Detrex Chemical Industries, Inc., dated December 20, 1973, filed for record February 4, 1974 and recorded in Volume 772, Page 250 of ACR. (Detrex Lease - Part of Titanium Plant Property Plat Volume 13, Page 3)
17. Assignment of Right by The Cleveland Electric Illuminating Company to Union Carbide Corporation, dated December 20, 1973, filed for record February 4, 1974 and recorded in Volume 772, Page 254 of ACR.
18. Easement by Union Carbide Corporation to the Board of Township Trustees of Ashtabula Township, Ashtabula County, Ohio, dated July 27, 1973, filed for record September 6, 1973 and recorded in Volume 758, Page 330 of ACR.
19. Easement by I.M.C. Chemical Group, Inc. to Union Carbide Corporation, dated December 27, 1976, filed for record December 30, 1976 and recorded in Volume 867, Page 188 of ACR.
20. Easements contained in the deed recorded in Volume 14, Page 1686 of ACR.
21. Right of Way Agreement by Union Carbide Corporation to The East Ohio Gas Company, dated October 23, 1981, filed for record December 7, 1981 and recorded in Volume 15, Page 4759 of ACR.
22. Easements, conditions, and provisions contained in the deed from Union Carbide Corporation to L-Tec Company, dated July 11, 1985, filed for record August 9, 1985 and recorded in Volume 30, Page 2419 of ACR.

CONDITION, EASEMENT, RESTRICTION OR ENCUMBRANCE DISCLAIMER

No liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence of any Condition, Easement, Restriction or Encumbrance of record shown or listed in this set of drawings, that which has not been recorded, any mistaking or malproprium, or that which is not shown or listed in this set of drawings. It is advised to contract a qualified Attorney who specializes in Property Law and Easements.

TERMINATION OF NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) INFORMATION

EPA Permit No: 31C00071MD
 Application No: OH0063789
 Date of Issue: October 21, 2015
 Effective Date: January 1, 2016

SURVEYOR'S CERTIFICATION

I certify to: Middle Road Properties, LLC -ico- Dale Piccinillo

that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD83, GRS80, GEOID12B). Distances are based on U.S. feet with decimal parts. The above certification is intended only to those parties named herein, and is valid only when accompanied by an original signature below. In accordance with the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown hereon. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown hereon. No liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination. The undersigned assumes no liability for the use of unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of this survey.

Robert L. Kosie
 Registered Professional
 Land Surveyor No. 8167

4.20.16



DBK PLAT NO.: 914 2016

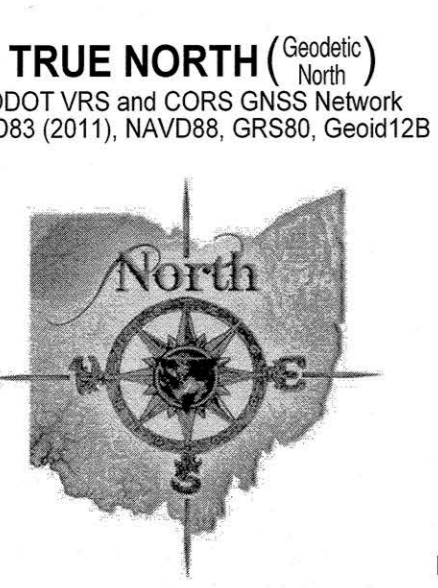
OUPS
 Ohio Utility Protection Service
 Call Before You Dig
 1-800-362-2764

This plat was prepared by
D.B. Kosie & Associates
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 11040 Madison Road
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440.286.2131
 Fax: 440.968.3578
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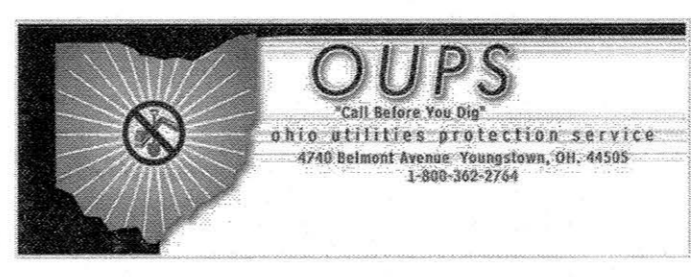


Plan of:
PPN: 03-003-00-001-00
Middle Road Properties LLC.

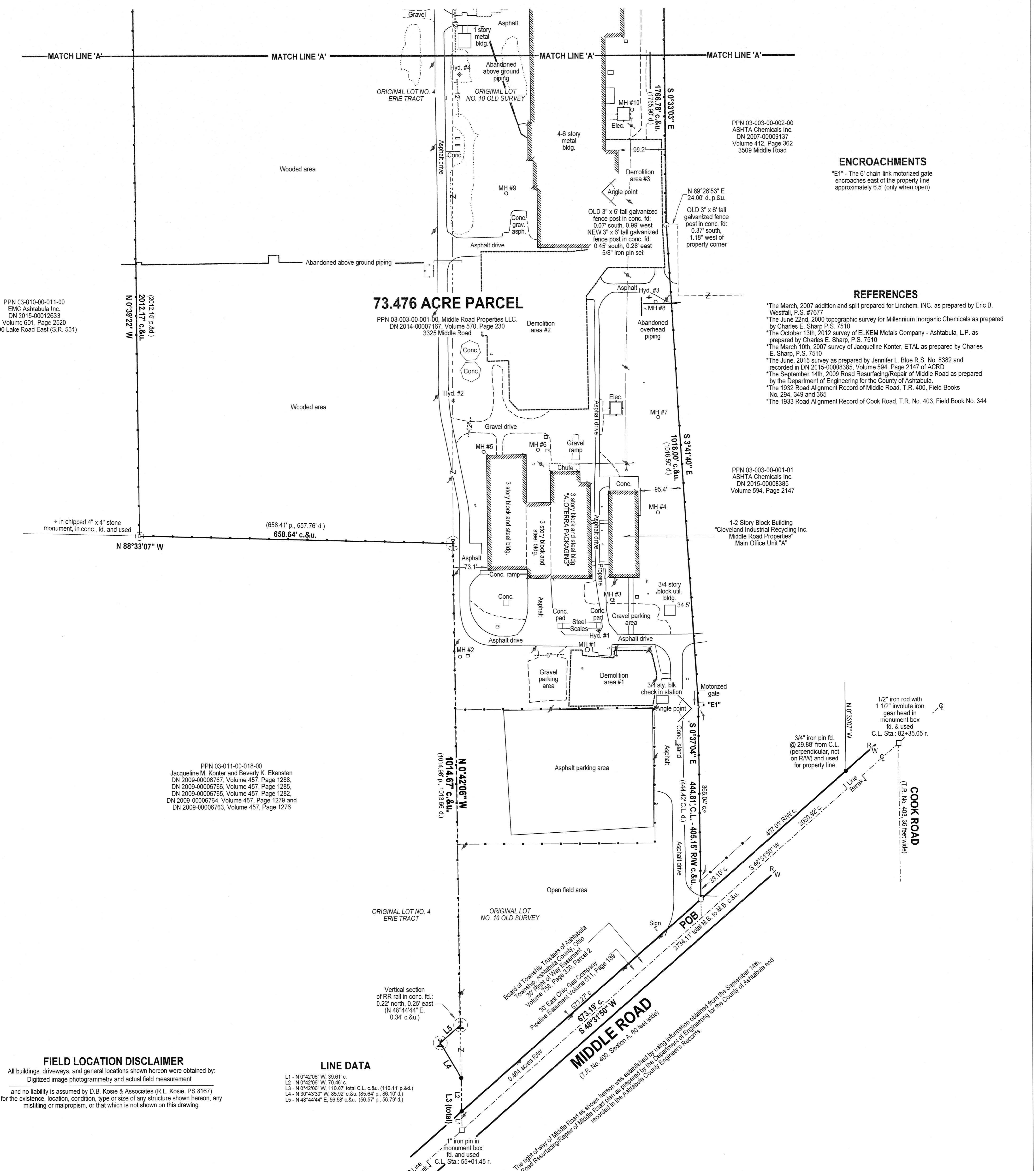
DN 2014-00007167 - Volume 570, Page 230
 3325 Middle Road



- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- - Denotes 5/8" iron pin with cap bearing "SHARP 7510" found unless otherwise noted
- ⊗ - Denotes vertical section of RR rail in concrete found
- — — — — Denotes 6' chain-link fence
- — — — — Denotes 3' x 6' tall galvanized fence post in conc. found
- - Denotes square drop inlet basin
- — — — — Denotes telephone pole
- — — — — Denotes storm water runoff area
- — — — — Denotes Railroad Track
- c. - Denotes calculated measurement
- d. - Denotes deed measurement
- u. - Denotes used measurement
- PPN - Denotes permanent parcel number
- DN - Denotes document number
- Q / C.L. - Denotes centerline
- R/W - Denotes right-of-way (margin)
- — — — — Denotes lot line
- — — — — Denotes property line
- BCO - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning
- ACRD - Denotes Ashtabula County Records and Deeds
- AFMU - Denotes abandoned solar powered flow monitoring unit (see Title Page for terminated NPDES permit information)



Survey for: Middle Road Properties, LLC -ico- Dale Piccirillo
BOUNDARY RE-SURVEY AND LOCATIONS 1 of 2
 Revised April 19th, 2016



PPN 03-010-00-011-00
 EMC Ashtabula Inc.
 DN 2015-00012633
 Volume 601, Page 2520
 2700 Lake Road East (S.R. 531)

PPN 03-011-00-018-00
 Jacqueline M. Konter and Beverly K. Ekensten
 DN 2009-00006767, Volume 457, Page 1288,
 DN 2009-00006766, Volume 457, Page 1285,
 DN 2009-00006765, Volume 457, Page 1282,
 DN 2009-00006764, Volume 457, Page 1279 and
 DN 2009-00006763, Volume 457, Page 1276

PPN 03-003-00-002-00
 ASHTA Chemicals Inc.
 DN 2007-00009137
 Volume 412, Page 362
 3509 Middle Road

PPN 03-003-00-001-01
 ASHTA Chemicals Inc.
 DN 2015-00008385
 Volume 594, Page 2147

1-2 Story Block Building
 "Cleveland Industrial Recycling Inc.
 Middle Road Properties"
 Main Office Unit "A"

Board of Township Trustees of Ashtabula Township, Ashtabula County, Ohio
 Volume 108, Page 533, Parcel 2
 30 East Ohio Gas Company
 Pipeline Easement Volume 611, Page 188
 673.27' c.
 S 48°31'50" W
 848.21' total R/W c.&u.
 (T.R. No. 400, Section A, 60 feet wide)

SURVEYOR'S CERTIFICATION

I certify to: Middle Road Properties, LLC -ico- Dale Piccirillo

that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID12B). Distances are based on U.S. feet with decimal parts. The above certification is intended only to those parties named herein, and is valid only when accompanied by an original signature below. In accordance with the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown hereon. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown hereon. No liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination. The undersigned assumes no liability for the use of unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of this survey.

Robert L. Kosie, P.S.
 Registered Professional
 Land Surveyor No. 8167

This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying
 11040 Madison Road
 Montville, Ohio 44064
 440.286.2131
 Fax 440.968.3578
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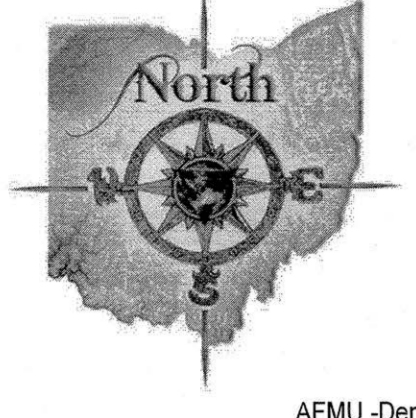


DBK PLAT NO.: 914 2016

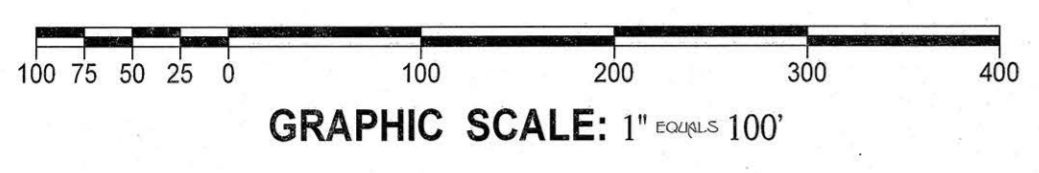
Plan of:
PPN: 03-003-00-001-00
Middle Road Properties LLC.

DN 2014-00007167 - Volume 570, Page 230
 3325 Middle Road

TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid12B



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- -Denotes 5/8" iron pin with cap bearing "SHARP 7510" found unless otherwise noted
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- AFMU -Denotes abandoned solar powered flow monitoring unit (see Title Page for terminated NPDES permit information)
- r -Denotes record measurement
- p -Denotes plat measurement
- fd -Denotes found monument
- DN -Denotes document number
- R/W -Denotes right-of-way (margin)
- E -Denotes property line
- ACRD -Denotes Ashtabula County Records and Deeds

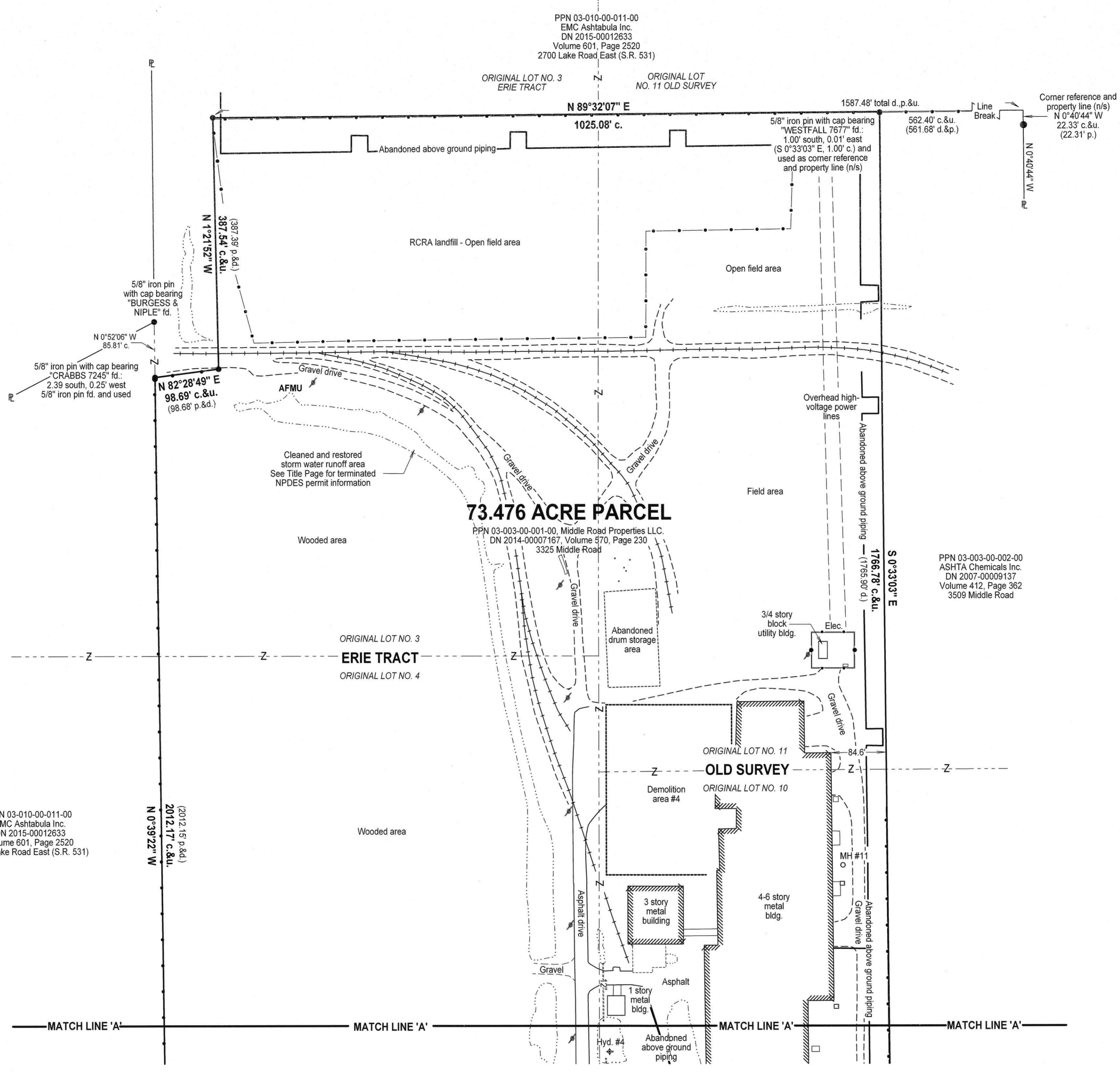


BASIS OF RESEARCH AND RECORDS

All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

REFERENCES

- *The March, 2007 addition and split prepared for Linchem, INC. as prepared by Eric B. Westfall, P.S. #7677
- *The June 22nd, 2000 topographic survey for Millennium Inorganic Chemicals as prepared by Charles E. Sharp P.S. 7510
- *The October 13th, 2012 survey of ELKEM Metals Company - Ashtabula, L.P. as prepared by Charles E. Sharp, P.S. 7510
- *The March 10th, 2007 survey of Jacqueline Konter, ETAL as prepared by Charles E. Sharp, P.S. 7510
- *The June, 2015 survey as prepared by Jennifer L. Blue R.S. No. 8382 and recorded in DN 2015-00008385, Volume 594, Page 2147 of ACRD
- *The September 14th, 2009 Road Resurfacing/Repair of Middle Road as prepared by the Department of Engineering for the County of Ashtabula.
- *The 1932 Road Alignment Record of Middle Road, T.R. 400, Field Books No. 294, 349 and 365
- *The 1933 Road Alignment Record of Cook Road, T.R. No. 403, Field Book No. 344



PPN 03-010-00-011-00
 EMC Ashtabula Inc.
 DN 2015-00012633
 Volume 601, Page 2520
 2700 Lake Road East (S.R. 531)

PPN 03-003-00-002-00
 ASHTA Chemicals Inc.
 DN 2007-00009137
 Volume 412, Page 362
 3509 Middle Road

FIELD LOCATION DISCLAIMER
 All buildings, driveways, and general locations shown hereon were obtained by:
 Digitized image photogrammetry and actual field measurement
 and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167)
 for the existence, location, condition, type or size of any structure shown hereon, any
 mistaking or malproportion, or that which is not shown on this drawing.



SURVEYOR'S CERTIFICATION
 SEE BOUNDARY RE-SURVEY AND LOCATIONS PAGE 1 OF 2

This plat was prepared by
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DBK PLAT NO.: 914 2016

EXHIBIT “ “



73.476 ACRE PARCEL

0.464 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 03-003-00-001-00
Middle Road Properties LLC.

Document Number (DN) 2014-00007167, Volume 570, Page 230 of Ashtabula County
Records and Deeds (ACRD). 3325 Middle Road

Situated in the Township of Ashtabula, County of Ashtabula and State of Ohio and known as being part of Original Lots No. 10 and 11, Old Survey, and also part of Original Lots No. 3 and 4, Erie Tract, within said Township, and Township 13, Range 3 in The Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1/2" iron rod with a 1 1/2" involute iron gear head in a monument box found at the centerline intersection of Middle Road (T.R. No. 400, Section A, 60 feet wide) and Cook Road (T.R. No. 403, 36 feet wide). Said point known as being county centerline station 82+35.05 as shown on the September 14th, 2009 Road Resurfacing/Repair of Middle Road plan as prepared by the Department of Engineering for the County of Ashtabula and recorded in the Ashtabula County Engineer's Records.

Thence South 48°31'50" West, along the centerline of said Middle Road, a distance of 2060.92 feet to a point. Said point being the southwesterly corner of PPN 03-003-00-001-01 as conveyed to ASHTA Chemicals Inc. and recorded in DN 2015-00008385, Volume 594, Page 2147 of ACRD. Said point also being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 48°31'50" West, continuing along said centerline, a frontage distance of 673.19 feet to a 1" iron pin in a monument box found on the westerly line of said Original Lot No. 10, Old Survey (OL10OS) at county centerline station 55+01.45. Said point being the southeasterly corner of PPN 03-011-00-018-00 as conveyed to Jacqueline M. Konter and Beverly K. Ekensten and recorded in DN 2009-00006767, Volume 457, Page 1288, DN 2009-00006766,

73.476 ACRE PARCEL

(Continued)

Volume 457, Page 1285, DN 2009-00006765, Volume 457, Page 1282, DN 2009-00006764, Volume 457, Page 1279 and DN 2009-00006763, Volume 457, Page 1276 of ACRD. Said point also being a southwesterly corner of the parcel herein described.

Thence North 0°42'06" West, along an easterly line of the said Jacqueline M. Konter and Beverly K. Ekensten parcel (KEP), being the westerly line of said OL10OS, and passing through 5/8" iron pin with cap bearing "SHARP 7150" found at 39.61 feet, a total distance of 110.07 feet to a 5/8" iron pin with cap bearing "SHARP 7150" found at an angle point therein. Said point being a northeasterly corner of the said KEP.

Thence North 30°43'33" West along a northeasterly line of the said KEP, a distance of 85.92 feet to a vertical section of a RR rail in concrete found at an angle point therein. Said point being a northwesterly corner of the parcel herein described.

Thence North 48°44'44" East, along a southeasterly line of the said KEP, a distance of 56.58 feet to a point on the westerly line of said OL10OS at an angle point therein. Said point witnessed by a vertical section of a RR rail in concrete found 0.22' north and 0.25' east (North 48°44'44" East, a distance of 0.34 feet) therefrom. Said point being a southeasterly corner of the said KEP.

Thence North 0°42'06" West, along an easterly line of the said KEP, being the westerly line of said OL10OS, a distance of 1014.67 feet to a vertical section of a RR rail in concrete found. Said point being a northeasterly corner of the said KEP.

Thence North 88°33'07" West, along the northerly line of the said KEP, a distance of 658.64 feet to a + in a chipped 4" x 4" stone monument in concrete found. Said point being a southeasterly corner of PPN 03-010-00-011-00 as conveyed to EMC Ashtabula Inc. and recorded in DN 2015-00012633, Volume 601, Page 2520 of ACRD. Said point also being a southwesterly corner of the parcel herein described.

Thence North 0°39'22" West, along an easterly line of the said EMC Ashtabula Inc. parcel (EAIP), a distance of 2012.17 feet to a 5/8" iron pin found at an angle point therein. Said point being a northwesterly corner of the parcel herein described and witnessed by a 5/8" iron pin with cap bearing "BURGESS & NIPLE" found North 0°52'06" West, a distance of 85.81 feet therefrom.

Thence North 82°28'49" East, along a southerly line of the said EAIP, a distance of 98.69 feet to a 5/8" iron pin found at an angle point therein. Said point being a southeasterly corner of the said EAIP.

Thence North 1°21'52" West, along an easterly line of the said EAIP, a distance of 387.54 feet to a 5/8" iron pin with cap bearing "SHARP 7150" found. Said point being a northwesterly corner of the parcel herein described.

73.476 ACRE PARCEL

(Continued)

Thence North 89°32'07" East, along a southerly line of the said EAIP, a distance of 1025.08 feet to a point. Said point being the northwesterly corner of PPN 03-003-00-002-00 as conveyed to ASHTA Chemicals Inc. and recorded in DN 2007-00009137, Volume 412, Page 362 of ACRD. Said point also being the northeasterly corner of the parcel herein described and witnessed by a 5/8" iron pin with cap bearing "WESTFALL 7677" found 1.00' south and 0.01' east (South 0°33'03" East, a distance of 1.00 feet) therefrom and used as a corner reference.

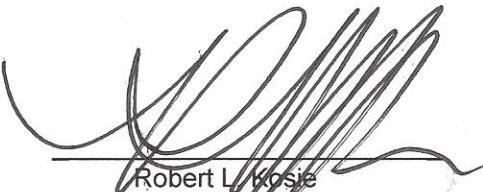
Thence South 0°33'03" East, along a westerly line of the said ASHTA Chemicals Inc. parcel (ACIP), and passing through said corner reference (5/8" iron pin with cap bearing "WESTFALL 7677") found at 1.00 feet, a total distance of 1766.78 feet to a 5/8" iron pin set at an angle point therein. Said point being a southwesterly corner of the said ACIP. Said point also being the northwesterly corner of the aforesaid ASHTA Chemicals Inc. parcel (aACIP).

Thence South 3°41'40" East, along a westerly line of the said aACIP, a distance of 1018.00 feet to a 3" iron fence post in concrete found at an angle point therein.

Thence South 0°37'04" East, along a westerly line of the said aACIP, along a 6 foot chain-link fence, passing through a 3" iron fence post found at 366.04 feet, and also passing through a 5/8" iron pin set at 405.15 feet, a total distance of 444.81 feet to **The Principal Place of Beginning of this Survey** and containing 73.476 acres of land, of which, 0.464 acres are within the R/W of said Middle Road, as surveyed in April of 2016 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B). Be the same, more or less, but subject to all legal highways.

The intent of this legal description is to accurately describe PPN 03-003-00-001-00 as conveyed to Middle Road Properties LLC and recorded in DN 2014-00007167, Volume 570, Page 230 of ACRD. Also known as being 3325 Middle Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".


Robert L. Kosie
Ohio Registered Professional
Surveyor No. 8167



Dated: 4.20.16



D.B. Kosie
& Associates
Professional Land Surveying

11040 Madison Road
 Montville, Ohio 44064
 (440) 286-2131
 or (440) 968-3578
www.dbksurveys.com

Boundary Related Point Data for Middle Road Properties

(to accompany plan: 914 2016 Middle Road Properties LLC 03-003-00-001-00)

Point Number, (SPC-OHN)Northing, (SPC-OHN)Easting, (NAVD88)Elevation, Description

- 20, 814988.61310,2442637.68330,639.48640,3/4" iron pipe fd. BCO
- 21, 816651.39680,2444442.82810,630.32950,3" fence post in conc.
- 22, 816348.28470,2443936.97040,635.98910,Vert. sec. rr rail in conc. fd.
- 23, 819798.98500,2444356.48450,638.69080,"WESTFALL 7677"
- 25, 816881.74120,2444748.48190,639.52310,3/4" iron pin fd.
- 33, 819388.95790,2443242.57120,639.47900,"CRABBS 7245"
- 34, 819477.14540,2443241.51630,638.31540,"BURGESS & NIPLE"
- 38, 819782.23890,2444919.09080,639.20110,"SHARP 7510"
- 50, 814988.31530,2442633.99580,640.24020,1/2" iron pin fd.
- 51, 815662.99890,2443414.52920,638.98630,3/4" iron pipe M.B.
- 52, 816126.83620,2443939.42490,640.70350,1" iron pin M.B.
- 53, 817937.42560,2445988.11800,637.51290,1 1/2" gear (1/2" rod) M.B.
- 100, 816166.44323,2443938.93989, ,"SHARP 7510"
- 101, 816236.89795,2443938.07713,634.20000,"SHARP 7510"
- 102, 816310.75310,2443894.18030,633.99320,Vert. sec. rr rail in conc. fd.
- 103, 816348.06145,2443936.71588,635.99000,Property corner
- 104, 817362.65670,2443924.29160,634.58870,Vert. sec. rr rail in conc. fd.
- 105, 817379.30140,2443265.85720,627.25160,+ in 4" x 4" stone in conc. fd.
- 107, 819391.34310,2443242.81690,639.59720,5/8" iron pin found
- 108, 819404.25850,2443340.65820,639.84640,"SHARP 7510"
- 109, 819791.68990,2443331.42950,637.74280,"SHARP 7510"
- 110, 819800.00419,2444356.47470, ,Property corner
- 111, 818786.23260,2444366.20717, ,LL on prop. line Westfall
- 112, 818033.30654,2444373.46217, ,5/8" iron pin set
- 113, 817017.41870,2444439.05700,639.73970,3" fence post in conc.
- 114, 816612.29637,2444443.42552, ,5/8" iron pin set
- 115, 816572.63868,2444443.85316, ,Prop. cor. @ C.L.
- 116, 818033.53777,2444397.45982, ,Property corner
- 117, 817886.82833,2444738.87165, ,PK set Westfall
- 118, 817883.55250,2444398.90504, ,Corner Westfall
- 119, 819804.56580,2444918.86240, ,Corner SHARP