

LEGAL DESCRIPTION

Erie Title Agency, Inc.
Commitment No. 201403007, Effective March 7, 2014

PARCEL 1:

Situated in the City of Wickliffe, County of Lake and State of Ohio:
And known as being a part of Tract 12, Lloyd Lot, being part of land formerly owned by Leicester and Theodore Lloyd and is bounded and described as follows:
Beginning at a point in the centerline of Lakeland Boulevard (formerly St. Clair Street) which point is distant North 58 deg. 15' 30" East, 600 feet from the intersection of the centerline of Lakeland Boulevard with the centerline of Worden Road, said point also being 150.00 feet Easterly from the Northeastly corner of land conveyed to Fred Sneller and Clara Sneller by deed dated May 17, 1950; and recorded in Volume 281, Page 151 of Lake County Records;

PARCEL 2:

Situated in the City of Wickliffe, County of Lake and State of Ohio:
And known as being a part of Original Wloughby Township Lloyd Lot, Tract No. 12, bounded and described as follows:
Beginning at a point in the centerline of Lakeland Boulevard (formerly St. Clair Street) North 58 deg. 15' 30" East along said centerline a distance of 600 feet from its intersection with the centerline of Worden Road, said point being also the most Westerly corner of a parcel of land conveyed to Thomas O. Dahlstrand et al. by deed recorded in Volume 284, Page 13, of Lake County Records;

PARCEL 3:

Situated in the City of Wickliffe, County of Lake and State of Ohio:
And known as being a part of Original Wloughby Township Lloyd Lot, Tract No. 12, bounded and described as follows:
Beginning at a point in the centerline of Lakeland Boulevard (formerly St. Clair Street) North 58 deg. 15' 30" East along said centerline a distance of 590 feet from its intersection with the center line of Worden Road, said point being South 50 deg. 15' 30" West a distance of 10 feet from the most Westerly corner of a parcel of land conveyed to Thomas O. Dahlstrand et al. by deed recorded in Volume 284, Page 11 of Lake County Records;

PARCEL 4:

Situated in the City of Wickliffe, County of Lake and State of Ohio:
And known as being a part of Original Wloughby Township Lloyd Lot, Tract No. 12, bounded and described as follows:
Beginning at a point in the center line of Lakeland Boulevard (formerly St. Clair Street), North 58 deg. 15' 30" East a distance of 450 feet from the most Westerly corner of a parcel of land conveyed to the center line of Worden Road, said point being the most Westerly corner of a parcel of land conveyed to Fred Sneller et al. by deed recorded in Volume 301, Page 420 of Lake County Records;

PARCEL 5:

Situated in the City of Wickliffe, County of Lake and State of Ohio:
And known as being a part of Tract No. 12, Lloyd Lot,
Beginning at a 1-inch iron pin monument at the point of centerline intersection with Lakeland Boulevard (80 feet wide) and Worden Road (80 feet wide);
Thence North 58 deg. 15' 30" East along said centerline of Lakeland Boulevard (80 feet wide), a distance of 750.00 feet to the Northwest corner of land, now or formerly conveyed to DOK Corporation as recorded in Volume 272, Page 1283 of Lake County Records;

AREA TABLE

Table with 4 columns: Parcel No., Acres, Sq.Ft., and a sub-column for Sq.Ft. Total. Rows include Parcel No. 1 through 5 with their respective area measurements.

SURVEYOR'S LEGAL DESCRIPTION

Situated in the City of Wickliffe, County of Lake and State of Ohio and known as being a part of Original Wloughby Township Tract 12, Lloyd Lot and bounded and described as follows:
Beginning at a 1" iron pin in a monument box found at the intersection of the centerlines of Worden Road (60 feet wide) and Lakeland Boulevard (formerly St. Clair Street) (80 feet wide);
Thence North 58° 15' 30" East along the centerline of Lakeland Boulevard, 590.00 feet to a p.k. nail set at the northeasterly corner of land conveyed to UMP Holdings LLC (Parcel No. 29A001L000180) by deed dated March 11, 2014 and recorded in Instrument No. 2014R06026 of Lake County Deed Records and being the Principal Place of Beginning of the premises herein described;

Situated in the City of Wickliffe, County of Lake and State of Ohio and known as being a part of Original Wloughby Township Tract 12, Lloyd Lot and bounded and described as follows:
Beginning at a 1" iron pin in a monument box found at the intersection of the centerlines of Worden Road (60 feet wide) and Lakeland Boulevard (formerly St. Clair Street) (80 feet wide);
Thence North 58° 15' 30" East along the centerline of Lakeland Boulevard, 440.00 feet to a p.k. nail set at the northeasterly corner of land conveyed to John H. Langer, Trustee of the John H. Langer Trust U.A. 4-25-002 (Parcel No. 29A001L000200) by deed dated September 30, 2002 and recorded in Instrument No. 2002R049263 of Lake County Deed Records and being the Principal Place of Beginning of the premises herein described;

Situated in the City of Wickliffe, County of Lake and State of Ohio and known as being a part of Original Wloughby Township Tract 12, Lloyd Lot and bounded and described as follows:
Beginning at a 1" iron pin in a monument box found at the intersection of the centerlines of Worden Road (60 feet wide) and Lakeland Boulevard (formerly St. Clair Street) (80 feet wide);
Thence North 58° 15' 30" East along the centerline of Lakeland Boulevard, 750.00 feet to a p.k. nail set at the northeasterly corner of land conveyed to Spring Equipment Rental, Inc. (Parcel No. 29A001L000150) by deed dated September 12, 2003 and recorded in Instrument No. 2003R057980 of Lake County Deed Records;

The above described property is the same property as described as Parcel 1, 2, 3, 4 and 5 as insured in the Erie Title Agency, Inc., Commitment No. 201403007, Effective March 7, 2014 and that the boundary lines of the parcels collectively constituting the Premises are contiguous with each other and contain no gaps, gaps or overlaps, as described in their most recent respective legal descriptions of record as provided to the undersigned.

SCHEDULE B, SECTION II ITEMS

- Table of exceptions with 15 items. Item 8: Oil and gas leases, pipeline agreements or any other instruments related to the production or sale of oil and gas which may arise subsequent to the date of the Policy. Item 13: Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record July 12, 1950, in Deed Volume 284, Page 13, of the Lake County Records. (Parcel 1) (NO BUILDING SHALL BE ERECTED WITHIN 50 FEET OF SIDEWALK LINE IS SHOWN HEREON.)

FLOOD NOTE

The Subject property is situated in Zone "X", a minimum flood zone, and is not in a Special Flood Hazard Area as shown on the Federal Flood Map Community Number 390321 and Community Panel No. 39085C-0176F, Effective: February 3, 2010.

UTILITY PROVIDERS

Table listing utility providers and their status. Includes Cleveland Electric Company (CEI) - Plans Not Received, Dominion East Ohio Gas - Plans Received, Lake County Water - Plans Received, Level 3 Communications - Plans Not Received, Sprint Communications - Plans Not Received, Time Warner Cable - Plans Not Received.

UTILITY NOTE

Utility Provider source information from plans provided by client, title company and utility provider and markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, locking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted.

ZONING INFORMATION AND NOTES

City of Wickliffe 28730 Ridge Road Wickliffe, OH 44092 Phone: (440) 943-7100 (ZONING REQUIREMENTS ARE SUBJECT TO INTERPRETATION, FOR FURTHER VERIFICATION OF ZONING INFORMATION CONTACT: ERIE TITLE AGENCY, INC. AND CITY OF WICKLIFF.)

GENERAL DESCRIPTION

Industrial

ADJACENT PROPERTY ZONING DISTRICT

Industrial

USES PERMITTED CHAPTER 1315.22

- (3) Manufacturing processes limited to cutting, grinding, assembling, extrusion, finishing, polishing and incidental stamping and welding
(4) Metal finishing, treatment and processes: cleaning, grinding, rust proofing, heat treatment, enameling, galvanizing, plating, polishing, etc.

OBSERVED USE

Metal Stamping and Heat Treating

MINIMUM LOT AREA CHAPTER 1315.10

1 Acre

OBSERVED HEIGHT

20.4 feet to 36.6 feet

HEIGHT RESTRICTIONS CHAPTER 1315.60

90 feet

SETBACK REQUIREMENTS CHAPTER 1315.50

Front- 50 feet
Side- 10 feet
Rear- 10 feet

OBSERVED SETBACKS

Front- 60.0 feet
Side- 7.8 feet
Rear- 179.1 feet

PARKING REQUIREMENTS CHAPTER OR SECTION

Executive offices & sales offices 1 space per 200 sq. ft. floor area

OBSERVED STRIPED PARKING

Regular- 191
H/C- 001
Total- 192

Services and storage establishments, Laboratories, manufacturing plants, and other uses permitted in a Limited Industrial District

ALTA / ACSM LAND TITLE SURVEY

OF
29950 LAKELAND BOULEVARD
PARCEL NO. 29A-A-001-L-00-0180
29980 LAKELAND BOULEVARD
PARCEL NO. 29A-A-001-L-00-0160
30000 LAKELAND BOULEVARD
PARCEL NO. 29A-A-001-L-00-0280
CITY OF WICKLIFFE
COUNTY OF LAKE
STATE OF OHIO
FOR

- TITAN REALTY GROUP, LLC, AN OHIO LIMITED LIABILITY COMPANY
UMP HOLDINGS LLC, AN OHIO LIMITED LIABILITY COMPANY
UNIVERSAL METAL PRODUCTS, INC., AN OHIO CORPORATION
SEAHOLM HOLDINGS LLC, AN OHIO LIMITED LIABILITY COMPANY
ERIE TITLE AGENCY, INC.

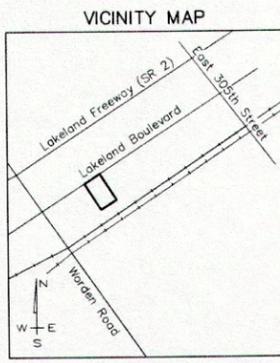
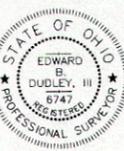
2011 ALTA/ACSM CERTIFICATION

To Titan Realty Group, LLC, an Ohio limited liability company, UMP Holdings LLC, an Ohio limited liability company, Universal Metal Products, Inc., an Ohio corporation, Seaholm Holdings LLC, an Ohio limited liability company and Erie Title Agency, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 7A, 7B, 7C, 8, 9, 11A, 11B, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on April 7, 2014.

April 25, 2014

EDWARD B. DUDLEY, III P.S. No. 6747 Date



DRAWN BY

BCK, BS

SURVEYORS

Name and Date

APPROVED

EBO PS No. 6747



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