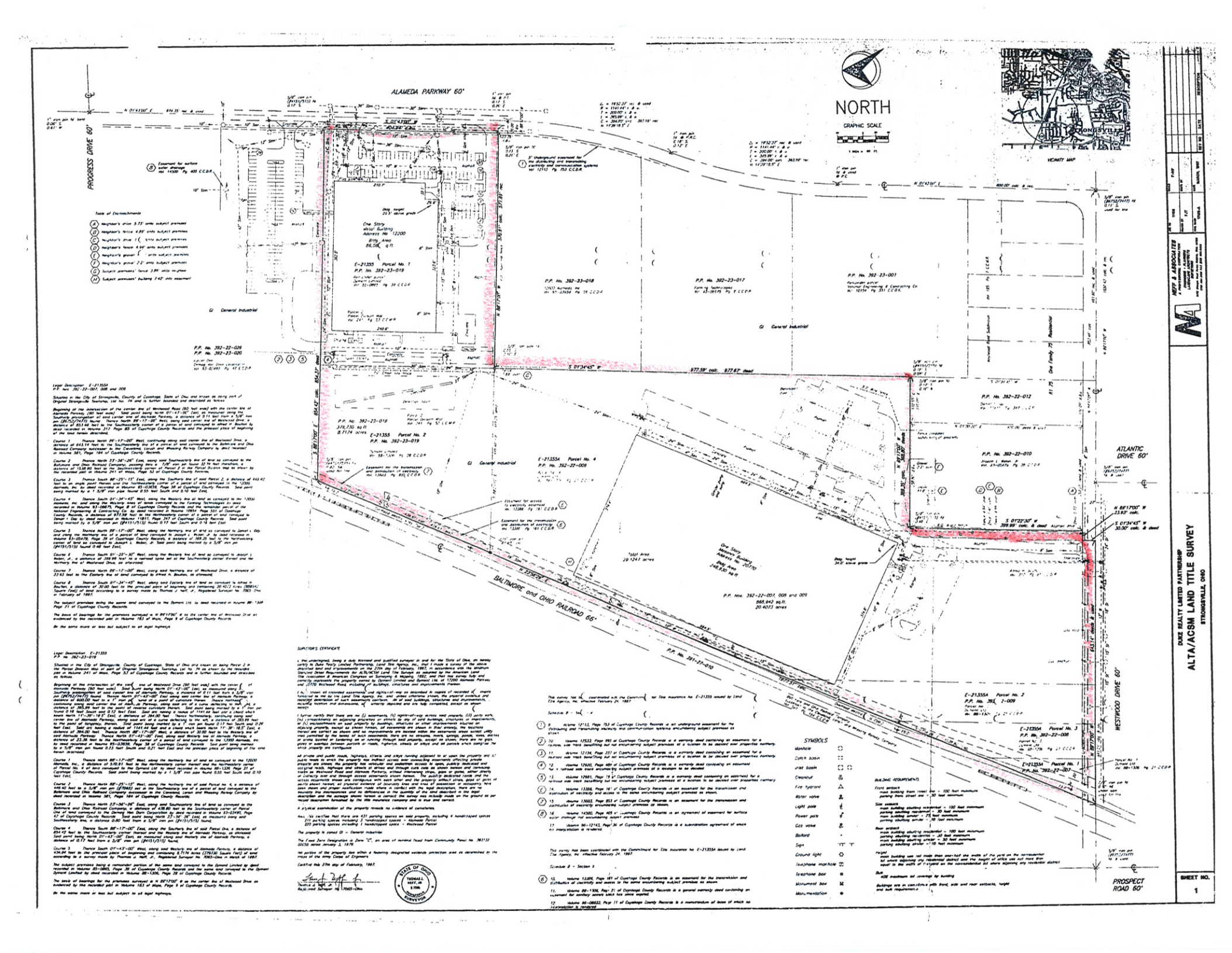

Legal Description E-21355A
P.P. Nos. 392-22-007, 008 and 009

Situated in the City of Strongsville, County of Cuyahoga, State of Ohio and known as being part of Original Strongsville Townships, Lot No. 14 and is further bounded and described as follows:

Beginning at the intersection of the center line of Westwood Drive (80 feet wide) with the center line of Alameda Parkway, (80 feet wide). Said point being North 01°-43'-00" East, as measured along the Southerly prolongation of said center line of Alameda Parkway, a distance of 0.11 feet from a 5/8" iron pin (Pl/52/1417) found. Thence North 89°-17'-00" West, along said center line of Westwood Drive, a distance of 853.46 feet to the Southeasterly corner of a parcel of land conveyed to Alfred H. Boulton by deed recorded in Volume 317, Page 85 of Cuyahoga County Records and the principal place of beginning of the land herein described;

Course 1 Thence North 89°-17'-00" West, continuing along said center line of Westwood Drive, a distance of 643.14 feet to the Southeasterly line of a parcel of land surveyed to the Baltimore and Ohio Railroad Company, succession to the Cleveland, Lorain and Wheeling Railway Company by deed recorded in Volume 581, Page 184 of Cuyahoga County Records;

Course 2 Thence North 23°-36'-26" East, along said Southeasterly line of land so conveyed to the Baltimore and Ohio Railroad Company, passing thru a 5/8" iron pin found 32 feet North therefrom, a distance of 1538.90 feet to the Southeasterly corner of Parcel 2 in the Parcel Division map as shown by the recorded plat in Volume 241 of Maps, Page 53 of Cuyahoga County Records;

Course 3 Thence South 86°-25'-15" East, along the Southern line of said Parcel 2, a distance of 443.40 feet to an angle point thereon and the Northwesterly corner of a parcel of land conveyed to the 12000 Alameda, Inc. by deed recorded in Volume 85-10836, Page 38 of Cuyahoga County Records. Said point being marked by a 1 5/8" iron pipe found 0.55 feet South and 0.10 feet East;

Course 4 Thence South 01°-34'-45" West, along the Western line of land so conveyed to the 12000 Alameda, Inc. and along the Westerly lines of lands conveyed to the Farming Technologies by deed recorded in Volume 93-08675, Page 8 of Cuyahoga County Records and the southern parcel of the National Engineering & Contracting Co. by deed recorded in Volume 10934, Page 551 of Cuyahoga County Records, a distance of 877.59 feet to the Northeasterly corner of a parcel of land conveyed to Daniel I. Daly by deed recorded in Volume 11811, Page 347 of Cuyahoga County Records. Said point being marked by a 5/8" iron pin (Pl/111/513) found 0.18 feet South and 0.16 feet East;

Course 5 Thence North 88°-17'-00" West, along the Northerly line of land so conveyed to Daniel I. Daly and along the Northerly line of a parcel of land conveyed to Joseph L. Weber, Jr. by deed reference in Volume 83-05678, Page 39 of Cuyahoga County Records, a distance of 368.05 feet to the Northwesterly corner of land so conveyed to Joseph L. Weber, Jr. Said point being marked by a 5/8" iron pin (Pl/113/513) found 0.48 feet East;

Course 6 Thence South 01°-22'-30" West, along the Western line of land so conveyed to Joseph L. Weber, Jr., a distance of 298.98 feet to a reinrod spike set at the Southwesterly corner thereof and the Northerly line of Westwood Drive, as aforesaid;

Course 7 Thence North 88°-17'-00" West, along said Northerly line of Westwood Drive, a distance of 23.93 feet to the Easterly line of land conveyed to Alfred H. Boulton, as aforesaid;

Course 8 Thence South 01°-34'-45" West, along said Easterly line of land so conveyed to Alfred H. Boulton, a distance of 30.00 feet to the principal place of beginning, and containing 20.4073 Acres (888842 Square Feet) of land according to a survey made by Thomas J. Neff, Jr., Registered Surveyor No. 7065 Ohio in February of 1997.

The subject premises being the same land conveyed to the Dymont Ltd. by deed recorded in Volume 84-1304 Page 71 of Cuyahoga County Records.

The basis of bearings for the premises surveyed is N 89°17'00" E as the center line of Westwood Drive as evidenced by the recorded plat in Volume 183 of Maps, Page 9 of Cuyahoga County Records.

Be the same more or less but subject to all legal highways.

Legal Description E-21355
P.P. No. 392-23-019

Situated in the City of Strongsville, County of Cuyahoga, State of Ohio and known as being Parcel 2 in the Parcel Division Map of part of Original Strongsville Township, Lot No. 14 as shown by the recorded plat in Volume 241 of Maps, Page 53 of Cuyahoga County Records and is further bounded and described as follows:

Beginning at the intersection of the center line of Alameda Parkway (80 feet wide) with the center line of Westwood Drive (80 feet wide). Said point being North 01°-43'-00" East, as measured along the Southerly prolongation of said center line of Alameda Parkway, a distance of 0.11 feet from a 5/8" iron pin (Pl/52/1417) found. Thence North 89°-17'-00" West, along said center line of Westwood Drive, a distance of 853.46 feet to the Southeasterly corner of a parcel of land conveyed to Alfred H. Boulton by deed recorded in Volume 317, Page 85 of Cuyahoga County Records and the principal place of beginning of the land herein described;

Course 1 Thence North 89°-17'-00" West, continuing along said center line of Westwood Drive, a distance of 643.14 feet to the Southeasterly line of a parcel of land surveyed to the Baltimore and Ohio Railroad Company, succession to the Cleveland, Lorain and Wheeling Railway Company by deed recorded in Volume 581, Page 184 of Cuyahoga County Records;

Course 2 Thence North 23°-36'-26" East, along said Southeasterly line of land so conveyed to the Baltimore and Ohio Railroad Company, passing thru a 5/8" iron pin found 32 feet Northeasterly, a distance of 1538.90 feet to the Southeasterly corner of Parcel 2 in the Parcel Division map as shown by the recorded plat in Volume 241 of Maps, Page 53 of Cuyahoga County Records;

Course 3 Thence South 86°-25'-15" East, along the Southern line of said Parcel 2, a distance of 443.40 feet to an angle point thereon and the Northwesterly corner of a parcel of land conveyed to the 12000 Alameda, Inc. by deed recorded in Volume 85-10836, Page 38 of Cuyahoga County Records. Said point being marked by a 1 5/8" iron pipe found 0.55 feet South and 0.10 feet East;

Course 4 Thence South 01°-34'-45" West, along the Western line of land so conveyed to the 12000 Alameda, Inc. and along the Westerly lines of lands conveyed to the Farming Technologies by deed recorded in Volume 93-08675, Page 8 of Cuyahoga County Records and the southern parcel of the National Engineering & Contracting Co. by deed recorded in Volume 10934, Page 551 of Cuyahoga County Records, a distance of 877.59 feet to the Northeasterly corner of a parcel of land conveyed to Daniel I. Daly by deed recorded in Volume 11811, Page 347 of Cuyahoga County Records. Said point being marked by a 5/8" iron pin (Pl/111/513) found 0.18 feet South and 0.16 feet East;

Course 5 Thence North 88°-17'-00" West, along the Northerly line of land so conveyed to Daniel I. Daly and along the Northerly line of a parcel of land conveyed to Joseph L. Weber, Jr. by deed reference in Volume 83-05678, Page 39 of Cuyahoga County Records, a distance of 368.05 feet to the Northwesterly corner of land so conveyed to Joseph L. Weber, Jr. Said point being marked by a 5/8" iron pin (Pl/113/513) found 0.48 feet East;

Course 6 Thence South 01°-22'-30" West, along the Western line of land so conveyed to Joseph L. Weber, Jr., a distance of 298.98 feet to a reinrod spike set at the Southwesterly corner thereof and the Northerly line of Westwood Drive, as aforesaid;

Course 7 Thence North 88°-17'-00" West, along said Northerly line of Westwood Drive, a distance of 23.93 feet to the Easterly line of land conveyed to Alfred H. Boulton, as aforesaid;

Course 8 Thence South 01°-34'-45" West, along said Easterly line of land so conveyed to Alfred H. Boulton, a distance of 30.00 feet to the principal place of beginning, and containing 20.4073 Acres (888842 Square Feet) of land according to a survey made by Thomas J. Neff, Jr., Registered Surveyor No. 7065 Ohio in February of 1997.

The subject premises being the same land conveyed to the Dymont Ltd. by deed recorded in Volume 84-1304 Page 71 of Cuyahoga County Records.

The basis of bearings for the premises surveyed is N 89°17'00" E as the center line of Westwood Drive as evidenced by the recorded plat in Volume 183 of Maps, Page 9 of Cuyahoga County Records.

Be the same more or less but subject to all legal highways.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed and qualified surveyor in and for the State of Ohio, do hereby certify to Duke Realty Limited Partnership, Land Title Agency, Inc., that I made a survey of the above described premises and improvements on the 20th day of February, 1997, in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by the American Land Title Association & American Congress on Surveying & Mapping, 1992, and that the survey and map correctly represents the property owned by Dymont Limited and Dymont Ltd. at 12200 Alameda Parkway and 20700 Westwood Road, including all buildings, structures and improvements thereon.

I, further, shown all recorded easements and rights-of-way as described in copies of recorded or unrecorded instruments furnished to me by the Land Title Agency, Inc. and, unless otherwise shown, the apparent evidence and location of all easements or rights-of-way, as apparently disclosed by physical evidence, including location and dimensions, of property depicted and are fully completed, except as noted hereon.

I further certify that there are no (i) easements, (ii) rights-of-way across said property, (iii) party walls, (iv) encroachments on adjoining properties or streets by any of said buildings, structures or improvements, or (v) encroachments on said property by buildings, structures or other improvements situated on adjoining property, except as shown hereon, (vi) easements are shown in plain evidence, the boundary thereof are correct as shown and no improvements are located within the easements areas except utility lines permitted by the terms of such easements, there are no streams, rivers, springs, ponds, lakes, ditches or arms located or bordering on or running through said property, except as shown, there are no gaps, gores or overlaps between portions or roads, highways, streets or alleys and all parcels which comprise the whole property are contiguous.

All public and public roads, highways, streets and alleys running adjacent to or upon the property and all public roads to which the property has indirect access over connecting easements affecting private property are shown, the property has vehicular and pedestrian access to open, publicly dedicated and physically existing highways and streets either directly or through such easements, between and connecting tracts as Westwood Road and Alameda Parkway, without intervening strips, gaps or gores, either directly or indirectly through such easements, access to and from a publicly dedicated roads and to all certain easements shown are contiguous with each other and the property without strips, gaps or gores of any title interest, and physical existence or apparent discrepancies or encroachments, have been shown and proper qualification made where in conflict with the legal description, there are no structures or improvements encroaching on the property described in the legal description and the acreage shown hereon is correct, the survey was actually made on the ground as per record description furnished by the title insurance company and is true and correct.

A physical examination of the property reveals no evidence of cemeteries.

ALL "No cert" that there are 431 parking spaces on said property, including 4 handicapped spaces
211 parking spaces including 2 handicapped spaces - Alameda Parcel
220 parking spaces including 2 handicapped spaces - Westwood Parcel

The property is zoned GI - General Industrial

The Flood Zone Designation is Zone "C", an area of minimal flood from Community Panel No. 390133 0005B dated January 3, 1979.

No portion of the property lies within a federally designated wetlands protection area as determined by the review of the Army Corps of Engineers.

Certified this 27th day of February, 1997.

Thomas J. Neff, Jr.
Reg. and Surveyor No. 7065-Ohio

STATE OF OHIO THOMAS J. NEFF, JR. 7065 REGISTERED SURVEYOR

This survey has been coordinated with the Commitment for Title Insurance No. E-21355 issued by Land Title Agency, Inc. effective February 24, 1997.

Schedule B - Section II

(1) 9 Volume 12113, Page 753 of Cuyahoga County Records is an underground easement for the transmission and distribution electricity and communication systems encumbering subject premises as shown.

(2) 10 Volume 12533, Page 283 of Cuyahoga County Records is a warranty deed containing an easement for a railroad side track benefitting but not encumbering subject premises as a location to be decided over properties northerly.

(3) 11 Volume 12736, Page 237 of Cuyahoga County Records is a warranty deed containing an easement for a railroad main track benefitting but not encumbering subject premises of a location to be decided over properties northerly.

(4) 12 Volume 12920, Page 681 of Cuyahoga County Records is a warranty deed containing an easement for a railroad side track benefitting but not encumbering subject premises of a location to be decided over properties northerly.

(5) 13 Volume 12981, Page 19 of Cuyahoga County Records is a warranty deed containing an easement for a railroad side track benefitting but not encumbering subject premises of a location to be decided over properties northerly.

(6) 14 Volume 13386, Page 161 of Cuyahoga County Records is an easement for the transmission and distribution of electricity and access in the same encumbering subject premises as shown.

(7) 15 Volume 13603, Page 853 of Cuyahoga County Records is an easement for the transmission and distribution of electricity encumbering subject premises as shown.

(8) 16 Volume 14500, Page 405 et. ux. of Cuyahoga County Records is an agreement of easement for surface water drainage not encumbering subject premises.

17 Volume 96-12143, Page 36 of Cuyahoga County Records is a subordination agreement of which no interpretation is rendered.

This survey has been coordinated with the Commitment for Title Insurance No. E-21355A issued by Land Title Agency, Inc. effective February 24, 1997.

Schedule B - Section II

(6) 10 Volume 13386, Page 161 of Cuyahoga County Records is an easement for the transmission and distribution of electricity and access in the same encumbering subject premises as shown.

11 Volume 86-1936, Page 21 of Cuyahoga County Records is a general warranty deed containing an easement for sanitary sewers which has since expired.

12 Volume 96-08832, Page 11 of Cuyahoga County Records is a memorandum of lease of which no interpretation is rendered.

SYMBOLS

Manhole
Catch basin
Inlet basin
Cleanout
Fire hydrant
Water valve
Light pole
Power pole
Gas valve
Bollard
Sign
Ground light
Telephone manhole
Telephone box
Monument box
Monumentation

BUILDING REQUIREMENTS

Front setback
main building abutting residential – 100 feet minimum
parking from street are – 30 feet minimum

Side setback
main building abutting residential – 100 feet minimum
parking abutting residential – 30 feet minimum
main building corner – 75 feet minimum
parking abutting corner – 10 feet minimum

Rear setback
main building abutting residential – 100 feet minimum
parking abutting residential – 30 feet minimum
main building abutting corner – 30 feet minimum
parking abutting corner – 10 feet minimum

Height
main building use not more than one-half the width of the yard on the nonresidential lot where adjoining any residential district and the height of office use not more than equal to the width of the yard on the nonresidential lot where adjoining any residential district

Bulk
40% maximum lot coverage by building

Buildings are in compliance with front, side and rear setbacks, height and bulk requirements.

DUKE REALTY LIMITED PARTNERSHIP
ALTA/ACSM LAND TITLE SURVEY
STRONGSVILLE, OHIO

NEFF & ASSOCIATES
A PROFESSIONAL CORPORATION
LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS
440 ANNE ROAD NORTH OLMSTED, OHIO 44070

NO.	DATE	DESCRIPTION

SHEET NO. 1