

TITLE REPORT

C/R/S

ERI-US 0006

Connectivity Corridor

PARCEL

32-02214.000

PID

116570

☒ 42 YEAR REPORT ☐ ABBREVIATED REPORT ☐ UPDATE
INSTRUCTION:

- (1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.
- (2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) FEE OR OTHER PRIMARY OWNERS

Name	Marital Status (Spouse's Name)	Interest
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Cedar Point Park LLC, a Delaware limited liability company

N/A

Fee

Mailing Address: 1 Cedar Point Dr.
Sandusky, OH 44870

Phone Number: (419) 626-0830

Property Address: Vacant land Cleveland Rd.
Huron, OH 44839

Agent: Corporation Service Company
1160 Dublin Road, Suite 400
Columbus, OH 43215
(800) 927-9800

(2) BRIEF DESCRIPTION OF SUBJECT PREMISES

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Situated in the Township of Perkins, County of Erie and State of Ohio and known as being part of the 860-acre tract, in Section 2, and containing 6.8219 acres, more or less and further identified as Auditor's Parcel No. 32-02214.000.

6.8219 acres per Erie County Auditor

Title acquired by: Instrument No. 201603072

(3-A) MORTGAGES, LIENS AND ENCUMBRANCES

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
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None found of record

(3-B) LEASES

Name & Address	Commercial/Residential	Term
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None found or record

(3-C) **EASEMENTS**

Name & Address	Type
John Hinde, unmarried to The Board of Commissioners of the County of Erie and State of Ohio 2900 Columbus Ave., Sandusky, OH 44879 Deed Volume 100, Page 353 filed on 4/16/1915 at 10:40 AM	Highway Deed
Cedar Point Part LLC, a Delaware limited liability company to State of Ohio 906 Clark Ave., Ashland, OH 44805 Instrument No. 201607004 filed on 8/15/2016 at 1:57 PM Unable to determine if in take area	Standard Highway Easements

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

Found Foreign Registration for Cedar Point Park LLC filed with the Ohio Secretary of State as Document ID 201433502360 on 11/26/2014.

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Erie Township: Huron School District: Perkins LSD

AUD. PAR. NO(S)	Land	Building	Total	Taxes
32-02214.000	<u>\$393,110.00</u>	<u>\$0.00</u>	<u>\$393,110.00</u>	<u>\$5,149.98 1st half</u> <u>\$5,149.97 2nd half</u>

Special Assessment: C163232002 – Hinde #6 - \$2.75 1st half / \$2.74 2nd half
1st Half 2023: UNPAID
2nd Half 2023: UNPAID
100% Values Shown

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: ☐ No: ☒

Comments:

N/A

This Title Report covers the time period from 5/2/1905 to 1/10/2024. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 32-02214.000 and presently standing in the name of Cedar Point Park LLC, a Delaware limited liability company as the same are entered upon the several public records of Erie County, Ohio.

Date & Time 1/10/2024 at 7:59 AM (am/pm)

Signed



Print Name Paul Minello
O. R. Colan Associates

UPDATE TITLE BLOCK

This Title Report covers the time period from _____ to _____. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) _____ and presently standing in the name of _____ as the same are entered upon the several public records of Erie County, Ohio.

Date & Time _____ (am/pm)

Signed _____

Print Name _____

Comments from the agent who prepared the Title Update

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 32-02214.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
		Brief Land Description & Remarks				
Duke MFG. Inc. (htta Duke, Inc.) a Colorado corporation	Cedar Point Park LLC, a Delaware limited liability company	4/14/2016	4/15/2016 at 3:18 PM	Instrument No. 201603072	\$300.00	General Warranty Deed
Fee	Fee	Situating in the Township of Perkins, County of Erie and State of Ohio and known as being part of the 860-acre tract, in Section 2, and containing 6.8219 acres, more or less.				
R.P.D. Realty, LLC (a Delaware limited liability company)	Duke, Inc.	2/10/2006	2/14/2006 at 12:16 PM	Instrument No. 200601721	\$270.00	Warranty Deed
Fee	Fee	Situating in the Township of Perkins, County of Erie and State of Ohio and known as being part of the 860-acre tract, in Section 2, and containing 6.8219 acres, more or less.				
Air Inc, Inc.	R.P.D. Realty L.L.C.	8/4/2005	9/26/2005 at 3:26 PM	Instrument No. 200512803	\$230.00	Sheriff's Deed
Fee	Fee	Situating in the Township of Perkins, County of Erie and State of Ohio and known as being part of the 860-acre tract, in Section 2, and containing 6.8219 acres, more or less.				

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 32-02214.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Jeffrey H. Wolff, unmarried Fee	Air Inn, Inc., an Ohio corporation Fee	12/20/1999	12/29/1999 at 2:41 PM	Instrument No. 9919362	Exempt	Quit Claim Deed
		Situated in the Township of Perkins, County of Erie and State of Ohio and known as being part of the 860-acre tract, in Section 2, and containing 6.8219 acres, more or less.				
Air Inn, Inc., an Ohio corporation Fee	Jeffrey H. Wolff Fee	3/16/1999	3/19/1999 at 12:07 PM	Instrument No. 9904140	Exempt	Warranty Deed
		Situated in the Township of Perkins, County of Erie and State of Ohio and known as being part of the 860-acre tract, in Section 2, and containing 6.8219 acres, more or less.				
David Logan, Jr. and Mary Logan, husband and wife Fee	Air Inn, Inc., an Ohio corporation Fee	5/29/1998	5/29/1998 at 3:24 PM	O.R. Volume 397, Page 676	\$320.00	General Warranty Deed
		Situated in the Township of Perkins, County of Erie and State of Ohio and known as being part of the 860-acre tract, in Section 2, and containing 6.8219 acres, more or less.				
Leonard Catri aka Leonard J. Catri and JoAnne E. Catri, husband and wife and William Klaus aka William R. Klaus and Shirley A. Klaus, husband and wife Fee	David Logan, Jr. and Mary Logan, husband and wife Fee	9/15/1971, 9/20/1971 & 9/24/1971	10/7/1971 at 11:03 AM	Deed Volume 412, Page 298	\$70.00	Warranty Deed
		Situated in the Township of Perkins, County of Erie and State of Ohio and known as being part of the 860-acre tract, in Section 2, and containing 6.8219 acres, more or less.				

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 32-02214.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Griffing Sandusky Airport, Inc., an Ohio corporation Fee	Leonard J. Catri and William R. Klaus Fee	9/9/1969	9/12/1969 at 3:35 PM	Deed Volume 394, Page 773	None Shown	Warranty Deed
		Situating in the Township of Perkins, County of Erie and State of Ohio and known as being part of the 860-acre tract, in Section 2, and containing 6.8219 acres, more or less.				
John G. Hinde, married and May Hinde Peterson, single Fee Kathrine Hinde releases dower	Griffing Sandusky Airport, Inc., an Ohio corporation Fee	3/31/1962	6/13/1962 at 11:38 AM	Deed Volume 326, Page 598	None Shown	Warranty Deed
		Situating in the Township of Perkins, County of Erie and State of Ohio and known as being part of the Beatty 860-acre tract in Section 2, and containing 51.69 acres, more or less. (Note, this is a portion of the full legal description shown on deed)				
George Hinde, deceased Fee	John Hinde Fee	4/12/1905	5/2/1905 at 10:30 AM	Deed Volume 78, Page 441	None Shown	Decree of Partition by Court Order
		Situating in the Township of Perkins, County of Erie and State of Ohio and containing 82 acres, more or less, excepting the right of way of the L. S. & M. S. Ry. Company.				

Transferred	
In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.	
FEE \$	300.00
Exempt	
R.E. TRANSFER	
\$	900.00
Richard H. Jeffrey Erie County Auditor	
Trans. Fees: \$	.50
Date: 4/15/16	By: [Signature]

Per O.R.C. 319.203
[Signature]
Erie County Auditor/Engineer
4/15/16
Date

GENERAL WARRANTY DEED

For good and valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, DUKE MFG. INC., (having taken title as DUKE, INC.) a Colorado Corporation ("Grantor"), having a tax mailing address at P.O. Box 2218, Sandusky, Ohio 44871, grants, with general warranty covenants, to **Cedar Point Park LLC**, a Delaware limited liability company ("Grantee"), having a mailing address of One Cedar Point Drive, Sandusky, Ohio 44870 the following real property situated in the City of Sandusky, Erie County, Ohio (the "Property") and legally described on Exhibit A attached hereto and made a part hereof, together with all improvements thereon and appurtenances thereto.

Prior Instrument Reference: Deed recorded February 14, 2006 in Instrument No. 200601721, Erie County, Ohio Recorder's Office.

Tax Parcel No.: 32-02214.000

TO HAVE AND TO HOLD all of Grantor's rights, title and interests, in, to and under the Property unto Grantee, its legal representatives, successors and assigns forever, and Grantor does hereby bind itself and its successors, legal representatives and assigns, forever.

[No further text on this page; signature page follows.]

RECORDING TITLE ORDER # E268355C

Executed as of this 14 day of April, 2016.

GRANTOR:

DUKE MFG. INC, (having taken title as DUKE, INC.) a
Colorado Corporation

By: _____

[Signature]

President

STATE OF OHIO)
) ss
COUNTY OF ERIE)

The foregoing instrument was acknowledged before me this 14th day of April, 2016, by David Thorson, the President of DUKE MFG. INC., a Colorado Corporation ("Grantor"), on behalf of the Corporation.

[Signature]

Notary Public
My Commission Expires: _____



SALLY A. CROW
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
JANUARY 25, 2019

This instrument prepared by:

Duffield E. Milkie, Esq.
General Counsel
Cedar Fair L.P.
One Cedar Point Drive
Sandusky, Ohio 44870

Exhibit 'A'

Situated in the Township of Perkins, County of Erie and State of Ohio and bounded and described as follows: Being that part of the 860 acre tract, Section 2, Perkins Township, Erie County, Ohio as follows: Beginning at a point in the northerly line of the Cleveland-Sandusky Road, north 56 deg. 46' west, 719.96 feet from its intersection with the easterly line of Perkins Township; thence north 33 deg. 14' east, along the westerly line of lands conveyed to Paul J. Bertholy by deed Recorded in Volume 192, Page 77, Erie County, Ohio Records, and said line produced northerly 849.04 feet to the southerly line of a 8.93 acre parcel of land conveyed by Travelair Taxi, Inc., to Albert H. Hampe; thence north 56 deg. 46' west, along last mentioned line and said line produced westerly, 350.00 feet to a point; thence south 33 deg. 14' west, 849.04 feet to northerly Right of Way line of the Cleveland-Sandusky Road; thence south 56 deg. 46' east, along last mentioned line, 350.00 feet to the place of beginning and containing 6.8219 acres more or less.

JH/XX

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT R.P.D. Realty, LLC (a Delaware limited liability company), the Grantor, claiming title by or through instrument recorded as RN#200512803, Erie County Recorder's Office, for valuable consideration thereunto given, and for the sum of Ten Dollars (\$10.00) received to its full satisfaction of Duke, Inc., the Grantee, whose tax mailing address will be P.O. Box 2218, Sandusky, Ohio 44870 does:

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantee, its heirs and assigns, the following described premises, situated in the Township of Perkins, County of Erie, and State of Ohio:

See attached Exhibit A

Permanent Parcel No(s): 32-02214.000

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, and its separate heirs and assigns forever.

AND THE SAID Grantor, for itself and its heirs, executors and administrators, hereby covenants with the said Grantee, its heirs and assigns, that said Grantor is the true and lawful owner of said premises, and is well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except zoning ordinances, easements, reservations, conditions and restrictions of record, if any, and real estate taxes and assessments, general and special, which are a lien at the time of transfer, but which are not then due and payable, and further, that said Grantor will warrant and defend the same against all claims whatsoever except as provided herein.

SOUTHERN TITLE OF OHIO LTD.
P.O. BOX 391 • SANDUSKY, OHIO 44870

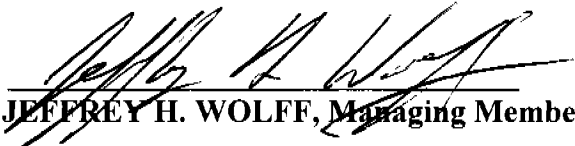
06-034E

FL DE MI
PR SC

MI 1/1

The Grantor hereunto set his hand the 10th day of February, 2006.

Grantor: R.P.D. REALTY LLC (a Delaware limited liability company)

By: 
JEFFREY H. WOLFF, Managing Member

STATE OF OHIO)
) **ss.**
ERIE COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named **R.P.D. REALTY LLC (a Delaware limited liability company)** by **Jeffrey W. Wolff, Managing Member** who acknowledged that he did sign this Warranty Deed and the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio the 10th day of February, 2006.

(SEAL)


NOTARY PUBLIC

This Instrument Prepared By:

David G. Weilbacher, Attorney
526 Superior Avenue
1525 Leader Building
Cleveland, Ohio 44114



JUDITH A SCHMENK
NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION
EXPIRES 10/30/10

EXHIBIT A

Situated in the Township of Perkins, County of Erie and State of Ohio and bounded and described as follows: Being that part of the 860 acre tract, Section 2, Perkins Township, Erie County, Ohio as follows: Beginning at a point in the northerly line of the Cleveland-Sandusky Road, north 56 deg. 46' west, 719.96 feet from its intersection with the easterly line of Perkins Township; thence north 33 deg. 14' east, along the westerly line of lands conveyed to Paul J. Bertholy by deed recorded in Volume 192, Page 77, Erie County Ohio records, and said line produced northerly 849.04 feet to the southerly line of a 8.93 acre parcel of land conveyed by Travelair Taxi, Inc., to Albert H. Hampe; thence north 56 deg. 46' west, along last mentioned line and said line produced westerly, 350.00 feet to a point; thence south 33 deg. 14' west, 849.04 feet to the northerly right of way line of the Cleveland-Sandusky Road; thence south 56 deg. 46' east, along last mentioned line, 350.00 feet to the place of beginning and containing 6.8219 acres more or less.

Transferred
February 14, 2006
Connie L. Ward
ERIE COUNTY AUDITOR
Fee 500.00

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the
Ohio Administrative Code only. No Field
Verifications for Accuracy made.

[Signature]
Erie County Engineer *2-14-06*

This conveyance has been examined and the grantor has complied with sections 310-202 and 322-02 of the Revised Code.	
FEE: \$	<i>270.00</i>
EXEMPT:	_____
R. E. TRANSFER:	_____
\$	<i>810.00</i>
CONNIE L. WARD Erie County Auditor	
By:	<i>[Signature]</i>

DEED ON DECREE OR ORDER OF SALE

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME:

WHEREAS, AT THE JANUARY TERM A.D, 2005, OF THE COURT OF COMMON PLEAS OF THE COUNTY OF ERIE AND STATE OF OHIO, IN AN ACTION NUMBERED ON THE DOCKET OF SAID COURT AS CASE NUMBER 2000CV317, WHEREIN THE QUEEN CITY DRYWALL, INC., PLAINTIFF, AND AIR INN, INC., ET AL, DEFENDANT, AN ORDER OF SALE DATED MAY 25, 2005 WAS ADJUDGED AND DECREED TO THE SAID QUEEN CITY DRYWALL, INC. AND AGAINST THE SAID AIR INN, INC. FOR THE SUM OF DOLLARS 0 AND COSTS OF SUIT:

AND WHEREAS, PURSUANT TO SAID JUDGMENT, AN ORDER OF SALE WAS AFTERWARDS, ON MAY 25, 2005 DULY ISSUED BY SAID COURT, COMMANDING THE SHERIFF OF SAID COUNTY TO SELL THE HEREINAFTER DESCRIBED PREMISES ACCORDING TO LAW;

AND WHEREAS, I, TERRY M. LYONS, THE SHERIFF AFORESAID, HAVING CAUSED SAID PREMISES TO BE APPRAISED, AND A COPY OF THE APPRAISEMENT TO BE DULY FILED IN THE OFFICE OF THE CLERK OF SAID COURT, AND HAVING ADVERTISED THE TIME AND PLACE OF SELLING THE SAME, IN THE SANDUSKY REGISTER, A NEWSPAPER PRINTED AND OF GENERAL CIRCULATION IN SAID COUNTY, FOR THE PERIOD OF THIRTY DAYS PRIOR TO THE DAY OF SALE, AND OTHERWISE COMPLIED WITH SAID ORDER AND THE STATUTE IN SUCH CASES;

AND WHEREAS, ON TUESDAY, JULY 12, 2005, AT THE NORTH DOOR OF THE COURT HOUSE IN SAID COUNTY AT 10 O'CLOCK A.M., I, THE SAID SHERIFF, EXPOSED SAID REAL ESTATE FOR SALE AT PUBLIC AUCTION, AND THE SAME WAS THEN AND THERE SOLD TO THE HEREINAFTER NAMED GRANTEE, FOR THE SUM OF TWO HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS, (\$230,000.00), THE BID OF SAID GRANTEE BEING THE HIGHEST AND BEST BID OFFERED, AND SAID SUM BEING MORE THAN TWO-THIRDS OF THE APPRAISED VALUE THEREOF;

AND WHEREAS, AT THE JANUARY TERM OF SAID COURT, 2005, THE SAID PROCEEDINGS BY THE SHERIFF OF ERIE COUNTY WERE SUBMITTED TO THE ERIE COUNTY COMMON PLEAS COURT, AND BY IT IN ALL RESPECTS CONFIRMED, AND THE SAID SHERIFF WAS ORDERED AND DIRECTED TO MAKE A DEED OF SAID REAL ESTATE TO THE SAID HEREINAFTER NAMED GRANTEE;

NOW KNOW YE, THAT I, TERRY M. LYONS, SHERIFF OF ERIE COUNTY, OHIO, BY VIRTUE OF THE STATUTE IN SUCH CASE MADE AND PROVIDED, AND IN CONSIDERATION OF THE SAID SUM OF **TWO HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS, (\$230,000.00),** WHICH I ACKNOWLEDGE TO HAVE RECEIVED FROM THE GRANTEE, DO HEREBY **GRANT, SELL AND CONVEY** UNTO SAID GRANTEE, **R. P. D. REALTY L.L.C.,** HEIRS AND ASSIGNS FOREVER, THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF ERIE AND STATE OF OHIO, TO WIT:

SITUATED IN THE COUNTY OF ERIE AND STATE OF OHIO AND IN THE TOWNSHIP OF PERKINS, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING THAT PART OF THE 860 ACRE TRACT, SECTION 2, PERKINS TOWNSHIP, ERIE COUNTY, OHIO, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF THE CLEVELAND-SANDUSKY ROAD NORTH 56 DEGREES 46' WEST, 719.96 FEET FROM ITS INTERSECTION WITH THE EASTERLY LINE OF PERKINS TOWNSHIP; THENCE NORTH 33 DEGREES 14' EAST ALONG THE WESTERLY LINE OF LANDS CONVEYED TO PAUL J. BERTHOLY BY DEED RECORDED IN VOLUME 192, PAGE 77, ERIE COUNTY DEED RECORDS AND SAID LINE PRODUCED NORTHERLY 849.04 FEET TO THE SOUTHERLY LINE OF A 8.93 ACRE PARCEL OF LAND CONVEYED BY TRAVELAIR TAXI, INC., TO ALBERT H. HAMPE; THENCE NORTH 56 DEGREES 46' WEST ALONG LAST MENTIONED LINE AND SAID LINE PRODUCED WESTERLY, 350.00 FEET TO A POINT; THENCE SOUTH 33 DEGREES 14' WEST, 849.04 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE CLEVELAND-SANDUSKY ROAD; THENCE SOUTH 56 DEGREES 46' EAST ALONG LAST MENTIONED LINE, 350.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.8219 ACRES, MORE OR LESS.

TAX PARCEL NO: 32-02214.000
DEED REFERENCE: VOLUME 9919362

MICROFILMED
SCANNED

SOUTHERN TITLE OF OHIO LTD.
P.O. BOX 391 • SANDUSKY, OHIO 44870

#05-4142

RP
UP
F. Q. L. M. J. S. M.
BS 80

CASE #: 2000CV317

DEFENDANT: AIR INN, INC., ET AL

PURCHASER: R. P. D. REALTY L.L.C.

TO HAVE AND TO HOLD THE SAME WITH ALL THE APPURTENANCES THERETO BELONGING,
TO SAID GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS FOREVER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND OFFICIALLY,

THIS 4th DAY OF August, 2005

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF

Barbara A. Greulich
BARBARA A. GREULICH

Mary Ann Bork
MARY ANN BORK

Terry M. Lyons
TERRY M. LYONS
SHERIFF OF ERIE COUNTY

THE STATE OF OHIO, ERIE COUNTY

BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC WITHIN AND FOR SAID ERIE COUNTY,
PERSONALLY APPEARED THE ABOVE NAMED TERRY M. LYONS, SHERIFF OF SAID ERIE COUNTY, OHIO,
THE GRANTOR IN THE ABOVE DEED OF CONVEYANCE, WHO ACKNOWLEDGED THE SIGNING OF THE SAME
TO BE HIS VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL

THIS 4th DAY OF August, 2005

Judith A. Schwochow
JUDITH A. SCHWOCHOW, NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES 10/22/07



PREPARED BY THE ERIE COUNTY SHERIFF'S OFFICE

Connie L. Ward
ERIE COUNTY AUDITOR
Fee 50.00

This conveyance has been examined and the grantor has complied with sections 310-202 and 322-02 of the Revised Code.	
FEE: \$	<u>230.00</u>
EXEMPT:	
R. E. TRANSFER: \$	<u>690.00</u>
CONNIE L. WARD Erie County Auditor	
by:	<u>TF</u>

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37.07 of the
Ohio Administrative Code only. No field
Verifications for Accuracy made.

Joe Furf
Erie County Engineer
9/26/05

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Jeffrey H. Wolff, unmarried, the grantor, who claims title to the real property hereinafter described by and through Instrument Number 9904140 recorded in Volume _____, Page _____ of the Deed Records of Erie County, Ohio, for the consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration received to his full satisfaction of Air Inn, Inc., an Ohio Corporation, the grantee, whose tax mailing address is 3415 Cleveland Road, Sandusky, OH 44870, has **GIVEN, GRANTED, REMISED, RELEASED AND FOREVER QUIT-CLAIMED**, and does by this Deed absolutely give, grant, remise, release and forever quit-claim unto the Grantee, its successors and assigns forever, *all* of Grantor's right and title in and to the following parcel of real property commonly known as 3415 Cleveland Road, Sandusky, OH:

Situated in the County of Erie and State of Ohio, and in the Township of Perkins and bounded and described as follows:

Being that part of the 860 acre tract, Section 2, Perkins Township, Erie County, Ohio, as follows:

Beginning at a point in the northerly line of the Cleveland-Sandusky Road, north $56^{\circ} 46'$ west, 719.96 feet from its intersection with the easterly line of Perkins Township; thence north $35^{\circ} 14'$ east, along the westerly line of lands conveyed to Paul J. Bertholy by deed recorded in Volume 192, Page 77, Erie County Deed Records, and said line produced northerly 849.04 feet to the southerly line of a 8.93 acre parcel of land conveyed by Travelair Taxi, Inc. to Albert H. Hampe; thence north $56^{\circ} 45'$ west, along last mentioned line and said line produced westerly, 350.00 feet to a point; thence south $33^{\circ} 14'$ west, 849.04 feet to the northerly right of way line of the Cleveland-Sandusky road; thence south $56^{\circ} 46'$ east, along last mentioned line, 350.00 feet to the place of beginning and containing 6.8219 acres more or less.

P.P.N. _____

Page 1 of 2

MICROFILMED

RN 9919362 Page 1 of 2
ERIE COUNTY OHIO RECORDER
John W. Schaeffer 2P
RECORDING FEE: 14.00
CTR Date 12/29/1999 Time 14:41:57

Michael D. Little

ERIE COUNTY OHIO RECORDER
RN 9919362 Page 2 of 2

TO HAVE AND TO HOLD the premises, and all its appurtenances, to the Grantee, its successors and assigns, so that neither the Grantor, nor his successors, nor any other persons claiming title through or under Grantor, may or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them are by this Deed excluded and forever barred.

IN WITNESS WHEREOF, Jeffrey H. Wolff has signed this Deed, on the 20th day of December, 1999.

Signed and Acknowledged in the Presence of:

Nancy Haley
Dana M. Silverwood

Jeffrey H. Wolff

STATE OF OHIO)
COUNTY OF ERIE)

Before me a Notary Public in and for said County and State, personally appeared the above named Jeffrey H. Wolff, who acknowledged that he voluntarily signed the foregoing quit-claim deed.

IN TESTIMONY WHEREOF, I have signed and officially sealed this document at Sandusky Ohio this 20th day of December, 1999.

THIS INSTRUMENT PREPARED BY:
DAVID K. SPEAKER, ATTORNEY
20525 DETROIT ROAD, SUITE 7
ROCKY RIVER, OHIO 44116
Tele: (440) 331-6222
Fax: (440) 331-8857

This conveyance has been examined and the grantor has complied with sections 310-202 and 322.02 of the Revised Code.

FEES: \$

EXEMPT: \$

R.E. TRANSFER: \$

JUDE T. HAMMOND
Erie County Auditor

Page 2 of 2

by

NANCY HALEY
Notary Public, State of Ohio
My Commission Expires

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Erie County Engineer
Date: 12/29/99

Trans 12/29/99

Jude T. Hammond
Fee 50

MIDLAND TITLE SECURITY, INC.

Know all Men by these Presents:That Air Inn, Inc.a Corporation incorporated under the laws of the State of Ohio the Grantor.who claim s title by or through instrument XXXXXX recorded in O.R. Book 397, Page 676, CountyRecorder's Office, for the consideration of one dollar and other valuable considerations ~~Book XXXX~~(\$ 1.00) received to its full satisfaction ofJeffrey H. Wolff

, the Grantee.

whose TAX MAILING ADDRESS will be 1811 Judson Drive - Huron, Ohio 44839do give, grant, bargain, sell and convey unto the said Grantee, his heirs and assigns, the fol-lowing described premises situated in Township of PerkinsCounty of Erie and State of Ohio:

Situated in the County of Erie and State of Ohio, and in the Township of Perkins and bounded and described as follows:

Being that part of the 860 acre tract, Section 2, Perkins Township, Erie County, Ohio, as follows:

Beginning at a point in the northerly line of the Cleveland-Sandusky Road, north 56 degrees 46 minutes west, 719.96 feet from its intersection with the easterly line of Perkins Township; thence north 33 degrees 14 minutes east, along the westerly line of lands conveyed to Paul J. Bertholy by deed recorded in Volume 192, Page 77, Erie County Deed Records, and said line produced northerly 849.04 feet to the southerly line of a 8.93 acre parcel of land conveyed by Travelair Taxi, Inc. to Albert H. Hampe; thence north 56 degrees 46 minutes west, along last mentioned line and said line produced westerly, 350.00 feet to a point; thence south 33 degrees 14 minutes west, 849.04 feet to the northerly right of way line of the Cleveland-Sandusky Road; thence south 56 degrees 46 minutes east, along last mentioned line, 350.00 feet to the place of beginning and containing 6.8219 acres, more or less.

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.

Erie County Engineer
Date: 3-19-99

This conveyance has been examined
and the grantor has complied with
sections 310-202 and 322.02 of the
Revised Code.

FEE: \$ ✓EXEMPT: \$ ✓R.E. TRANSFER: \$ ✓

JUDE T. HAMMOND
Erie County Auditor

by JH

RN 9904140 Page 1 of 2
ERIE COUNTY OHIO RECORDER
JOHN W. SCHAEFFER 2P
RECORDING FEE: 14.00
CTR Rec. Date 03/19/99 Time 12:07

MICROFILMED ✓

Will Pick Up
Jeffrey H. Wolff

be the same more or less, but subject to all legal highways. To have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said grantee, his heirs and assigns forever. And the said grantor does for itself and its successors and assigns covenant with said grantee, his heirs and assigns, that at and until the ensembling of these presents it is well seized of the above described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in manner and form as above written; that the same are free and clear from all incumbrances whatsoever except taxes and assessments, if any, and except any easements and restrictions of record, if any,

ERIE COUNTY OHIO RECORDER
RN 9904140 Page 2 of 2

and that it will warrant and defend said premises, with the appurtenances thereunto belonging, to the said grantee, his heirs and assigns, forever, against all lawful claims and demands whatsoever.

In witness whereof said corporation sets its hand and corporate seal,
by Jackson B. Wolff, its President
and _____, its _____
this 16 day of March A. D. 1999

AIR INN, INC.

Signed and acknowledged in the presence of

By _____
President

Barbara M. Sharp

A - T. G.

California
FLORIDA

THE STATE OF ~~OHIO~~ } ss.
~~PAINE BEACH~~ County
Sacramento

Before me, a Notary Public in and for said County, personally appeared the above named Air Inn, Inc., an Ohio Corporation,

by Jackson B. Wolff, its President
and _____, its _____

who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

In testimony whereof I have hereunto set my hand and official seal, at _____, this 16 day of March 1999

Notary Public

This instrument prepared by:
Ralph C. Pisano

WARRANTY DEED

FROM

Air Inn, Inc., an

Ohio Corporation

TO

Jeffrey H. Wolff

1811 Judson Drive

Huron, Ohio 44839

RECEIVED FOR RECORD

19

at _____ o'clock _____ M.

19

Recorded _____ in _____ County Records

Volume _____, Page _____

RECORDER

ENTERED FOR TRANSFER

March 19, 1999

James T. Hammond

See 5041110

THE OHIO LEGAL BLANK CO., CLEVELAND

This instrument prepared by:

After recording please return to: Firelands Abstract and Title Agency Inc.
98-2649

GENERAL WARRANTY DEED

David Logan, Jr. and Mary Logan, husband and wife, of Erie County, Ohio, for valuable consideration paid, grant, to Air Inn, Inc., an Ohio Corporation, whose tax mailing address is 1811 Judson Drive, Huron OH 44839, the following real property:

Situated in the County of Erie and State of Ohio, and in the Township of Perkins and bounded and described as follows:

Being that part of the 860 acre tract, Section 2, Perkins Township, Erie County, Ohio, as follows:

Beginning at a point in the northerly line of the Cleveland-Sandusky Road, north 56 degrees 46 minutes west, 719.96 feet from its intersection with the easterly line of Perkins Township; thence north 33 degrees 14 minutes east, along the westerly line of lands conveyed to Paul J. Bertholy by deed recorded in Volume 192, Page 77, Erie County Deed Records, and said line produced northerly 849.04 feet to the southerly line of a 8.93 acre parcel of land conveyed by Travelair Taxi, Inc. to Albert H. Hampe; thence north 56 degrees 46 minutes west, along last mentioned line and said line produced westerly, 350.00 feet to a point; thence south 33 degrees 14 minutes west, 849.04 feet to the northerly right of way line of the Cleveland-Sandusky Road; thence south 56 degrees 46 minutes east, along last mentioned line, 350.00 feet to the place of beginning and containing 6.8219 acres, more or less.

Prior Deed Reference: Volume 412, Page 298
Erie County Deed Records

The Grantors reserve unto themselves the right to utilize a barn at the rear of the premises for a period of five (5) years from transfer of title to use the barn for personal storage with all necessary access to the barn without any charge whatsoever to the Grantors.

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.


Erie County Engineer
Date: 5/25/88

RN 122018 OR 397/ 676
ERIE COUNTY OHIO RECORDER
JOHN W. SCHAEFFER 2P
RECORDING FEE: 14.00
CTR Rec. Date 05/29/98 Time 15:24

These premises are transferred with general warranty covenants, excepting taxes and assessments, both general and special, from the date of the recordation of this deed and thereafter, which Grantee assumes and agrees to pay, easements, restrictions and reservations of record and zoning ordinances, if any.

ERIE COUNTY OHIO RECORDER

MICROFILMED

ERIE COUNTY OHIO RECORDER
RN 128018 OR 397/ 677
WITNESS our hand this 29 day of April, 1998.

SIGNED IN THE PRESENCE OF:

Witness Gregory L. McJoy

David Logan, Jr.
David Logan, Jr.

Witness [Signature] (as to both)

Mary Logan
Mary Logan

STATE OF OHIO :
: SS
COUNTY OF ERIE :

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named David Logan, Jr. and Mary Logan, who acknowledged that they did sign the foregoing instrument and the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Sandusky, Ohio, this 29 day of April, 1998.



JOHN FARKAS
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Oct. 8, 2002

[Signature]
Notary Public

This conveyance has been examined and the grantor has complied with sections 510-202 and 322.02 of the revised code.	
FEE \$	<u>320.00</u>
EXEMPT	
R.E. TRANSFER \$	<u>960.00</u>
COUNTY AUDITOR	

Transferred May 29, 1998
Paul D. Strickland
See 504 MW

Know all Men by these Presents

That Leonard J. Catri aka Leonard J. Catri William R. Klaus aka William R. Klaus
Leonard Catri/and JoAnne E. Catri, husband and wife and William Klaus /
and Shirley A. Klaus, husband and wife

of the City of Huron, County of Erie
and State of Ohio Grantors, in consideration of the sum of
Ten Dollars (\$10.00) and other good and valuable consideration
to them paid by David Logan, Jr. and Mary Logan, husband and wife

of the City of Sandusky, County of Erie
and State of Ohio Grantees, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said
Grantees David Logan, Jr. and Mary Logan

their heirs and assigns forever, the
following Real Estate situated in the County of Erie
in the State of Ohio, and in the Township of
Perkins and bounded and described as follows:

Being that part of the 860 Acre Tract, Section 2,
Perkins Township, Erie County, Ohio, as follows:

Beginning at a point in the northerly line of the
Cleveland-Sandusky Road, North 56° 46' West, 719.96
feet from its intersection with the easterly line of
Perkins Township; thence North 33° 14' East, along
the westerly line of lands conveyed to Paul J. Bertholy
by deed recorded in Volume 192, Page 77, Erie County
Deed Records, and said line produced northerly 849.04
feet to the southerly line of a 8.93 acre parcel of
land conveyed by Travelair Taxi, Inc. to Albert H.
Hampe; thence North 56° 46' West, along last mentioned
line and said line produced westerly, 350.00 feet to
a point; thence South 33° 14' West, 849.04 feet to the
northerly right of way line of the Cleveland-Sandusky
Road; thence South 56° 46' East, along last mentioned
line, 350.00 feet to the place of beginning and con-
taining 6.8219 acres, more or less.

This Conveyance has been examined and
the Grantor has complied with Section
319.202 of the Revised Code.

FEE \$ 20.00

EXEMPT

R.E. TAX \$ 210.00

GERALD SCHWEINFURTH, County Auditor

LAST TRANSFER: Deed Record Volume, , Page .

To have and to hold *said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantees David Logan, Jr. and Mary Logan*
their heirs and assigns forever.

And the said Grantors Leonard Catri, JoAnne E. Catri, William Klaus and Shirley A. Klaus

for themselves and their heirs,
do hereby covenant with the said Grantees David Logan, Jr. and Mary Logan

their heirs and assigns, that they are lawfully seized of the premises
aforsaid; that the said premises are Free and Clear from all Incumbrances whatsoever

and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee **David Logan, Jr. and Mary Logan** their heirs and assigns against the lawful claims of all persons whomsoever.

In Witness Whereof the said Grantors **Leonard Catri and JoAnne E. Catri, husband and wife and William Klaus and Shirley A. Klaus, husband and wife**

~~who hereby release~~ ~~right, title and interest in the premises~~, have hereunto set their hands this 24th day of September in the year of our Lord one thousand nine hundred and seventy-one (1971)

Signed and acknowledged in presence of

Henry Ann Sloan
Witnesses as to Leonard Catri
William E. Yodanis
Witness as to JoAnne E. Catri
Dianna L. Allenwood
Witness as to JoAnne E. Catri
Mary Jane Sloan
Witness as to William and Shirley A. Klaus
Phyllis J. Wallon
Witness as to William and Shirley A. Klaus

Leonard Catri
JoAnne E. Catri
William Klaus
Shirley A. Klaus

The State of OHIO
ERIE County

SS. Notary Public

Be it Remembered That on this Nineteenth day of September A.D. 19 71 before me, the subscriber, a Notary Public in and for said county, personally came the above named Leonard Catri

one of the Grantors

in the foregoing Deed, and acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Mary Ann Sloan
Notary Public
my Comm. Exp. 7-8-72

BE IT REMEMBERED That on this 24th

day

of September

A. D. 1971, before me, the subscriber,

a Notary Public

in and for said county, personally came the

above named

JoAnne E. Catri

one of the Grantors

in the foregoing Deed, and acknowledged the signing of the same to be her
voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto

subscribed my name and affixed my official

seal on the day and year last aforesaid.

Dorothy L. Allen

Notary Public

my Comm. Expires 3-31-76

THE STATE OF OHIO

ERIE COUNTY SS.

BE IT REMEMBERED That on this Twentieth

day

of September

A. D. 1971, before me, the subscriber,

a Notary Public

in and for said county, personally came the

above named

William Klaus and Shirley A. Klaus

two of the Grantors

in the foregoing Deed, and acknowledged the signing of the same to be their
voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto

subscribed my name and affixed my official

seal on the day and year last aforesaid.

Dorothy L. Allen

Notary Public

My Commission Expires 3-31-76

247109

Warranty Deed

FILED

Leonard Catri, JoAnne E. Catri
William Klaus, Shirley A. Klaus

1971 OCT 7 AM 11 03

TO

David Logan, Jr. and Mary Logan
ERIE COUNTY OHIO

To: 2

Transferred Oct. 7, 1971

Ernie L. Schweinfurt
COUNTY AUDITOR

STATE OF OHIO

COUNTY OF Erie SS

RECEIVED FOR RECORD ON THE

7th day of October 1971

at 11:03 o'clock A.M.

and RECORDED October 8th 1971

Deed Book 412 PAGE 298-301 incl.

Carl A. Speir

COUNTY RECORDER

RECORDERS FEE \$5.00 Paid

COLUMBIA BLANK BOOK CO., CO., O.

LAWYERS TITLE INSURANCE CORPORATION
BOX 1250 3812 SANDUSKY, OHIO

MICROFILMED

301

Know all Men by these Presents:

That Griffing Sandusky Airport, Inc.

a Corporation incorporated under the laws of the State of Ohio the Grantor,

who claim^s title by or through instrument _____, recorded in Volume _____, Page _____, County _____
Recorder's Office, for the consideration of Ten Dollars and other valuable consider/ Dollars

(\$10.00, etc.) received to its full satisfaction of Leonard J. Catri and William

R. Klaus, the Grantee^s,

whose TAX MAILING ADDRESS will be 165 E. Washington Row, Sandusky, Ohio, 44870

give, grant, bargain, sell and convey unto the said Grantee^s, their heirs and assigns, the following described premises situated in _____ Township _____ of _____ Perkins
County of Erie and State of Ohio: _____

Being that part of the 860 Acre Tract, Section 2, Perkins Township, Erie County, Ohio, as follows:

Beginning at a point in the northerly line of the Cleveland-Sandusky Road, North 56°46' West, 719.96 feet from its intersection with the easterly line of Perkins Township; thence North 33°14' East, along the westerly line of lands conveyed to Paul J. Bertholy by deed recorded in Volume 192, Page 77, Erie County Deed Records, and said line produced northerly, 849.04 feet to the southerly line of a 8.93 acre parcel of land conveyed by Travelair Taxi, Inc. to Albert H. Hampe; thence North 56°46' West, along last mentioned line and said line produced westerly, 350.00 feet to a point; thence South 33°14' West, 849.04 feet to the northerly right of way line of the Cleveland-Sandusky Road; thence South 56°46' East, along last mentioned line, 350.00 feet to the place of beginning and containing 6.8219 acres, more or less.

This instrument transferred pursuant to
S c. 319.54 and 319.202 of O.R.C.

be the same more or less, but subject to all legal highways. To have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said grantee^s, their heirs and assigns forever. And the said grantor does for itself and its successors and assigns covenant with said grantee^s, their heirs and assigns, that at and until the enrolling of these presents it is well seized of the above described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in manner and form as above written; that the same are free and clear from all incumbrances whatsoever excepting taxes to be prorated as of the date of the filing of the deed for record.

and that it will warrant and defend said premises, with the appurtenances thereunto belonging, to the said grantee^s, their heirs and assigns, forever, against all lawful claims and demands whatsoever.

In witness whereof said corporation sets its hand and corporate seal,
by Harry Griffing, its President
and T. Sue Griffing, its Secretary-Treasurer
this 9th day of September A. D. 19 69
GRIFFING SANDUSKY AIRPORT, INC.

Signed and acknowledged in the presence of

Russell M. DeLombard
Notary Public

By Harry T. Griffing, President
T. Sue Griffing, Secretary-Treasurer

THE STATE OF OHIO }
Erie County } ss.

Before me, a Notary Public in and for said County, personally appeared the above named Griffing Sandusky Airport, Inc.

by Harry Griffing, its President
and T. Sue Griffing, its Secretary-Treasurer
who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

In testimony whereof I have hereunto set my hand and official seal, at Sandusky, Ohio, this 9th day of September 19 69

Mary Ann Sloan, Notary Public
My Commission Expires 12-31-74

This instrument prepared by:

George A. Howells, Attorney
Sandusky, Ohio, 44870

FILED
WARRANTY DEED

FROM

Griffing Sandusky Airport, Inc.

CARL A. SPEIR
RECORDER

Leonard R. Catron

William R. Klaus

165 E. Washington Row
Sandusky, Ohio, 44870

RECEIVED FOR RECORD J.C.S.

September 12th., 19 69

at 3:35 o'clock P.M.

Recorded September 15th., 19 69

in Erie County Records

Volume 394, Page 773-774

Carl A. Speir,

RECORDER

ENTERED FOR TRANSFER

Sept 12 1969

Griffing Sandusky Airport, Inc.
12-31-74

Leo Gaud

THE OHIO LEGAL BLANK CO., CLEVELAND
This instrument prepared by:

Leo Gaud
Notary Public

De No 233535 b/ish

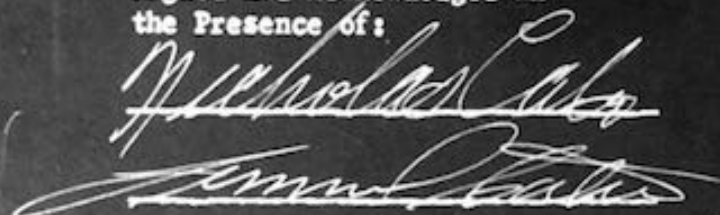
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That JOHN G. HINDE, married, and MAY HINDE PETERSON, single, of Sandusky, Erie County, Ohio, Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid to them by GRIFFING SANDUSKY AIRPORT, INC., a corporation duly organized and existing under the laws of the State of Ohio, with its principal office in the City of Sandusky, Erie County, Ohio, Grantee, the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY to the said Griffing Sandusky Airport, Inc., its successors and assigns forever, the real estate described on the attached Schedule A which is a part hereof.

TO HAVE AND TO HOLD said premises, with the privileges and appurtenances thereunto belonging, to the said Griffing Sandusky Airport, Inc., its successors and assigns forever. And the said John G. Hinde and May Hinde Peterson, for themselves and their heirs, do hereby covenant with Griffing Sandusky Airport, Inc., its successors and assigns, that they are lawfully seized of the premises aforesaid; that the said premises are free and clear from all encumbrances whatsoever excepting taxes and assessments and a real estate mortgage to John G. Hinde, et al., easements, rights of way, restrictions and conditions of record and subject to leases or agreements with Industrial Nut Corporation and David Logan; and that they will forever warrant and defend the same with the appurtenances, except as aforesaid, unto the said Griffing Sandusky Airport, Inc., its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors John G. Hinde and May Hinde Peterson and Kathrine Hinde, wife of John G. Hinde, who hereby releases her right of dower in the premises, have hereunto set their hands this 31 day of March, 1962.

Signed and Acknowledged in
the Presence of:





John G. Hinde

Kathrine Hinde

May Hinde Peterson

Being that part of Original Lot 1, Darling's Survey, East of Sycamore Line, City of Sandusky, and that part of the northeast part of the 860 Acre Tract, Section 2, Perkins Township, and that part of Lot 34, Section 4, Huron Township, all in Erie County, Ohio, and being more definitely described as follows:

Beginning at a point in the northerly line of the Cleveland-Sandusky Road, 25 feet distant from said centerline, also known as Ninth Street, North $56^{\circ}46'$ West, 50.47 feet from the intersection of the northerly line of the Cleveland-Sandusky Road with the southerly corporation line of the City of Sandusky, Ohio; Thence North $12^{\circ}32'$ East, along the easterly line of a 4.01 acre parcel conveyed by John Hinde to Geo. H. Kelley by deed recorded in Volume 225, Page 76 of the Erie County Deed Records, 1180.39 feet to a fence post set in concrete; thence north $47^{\circ}46' 45''$ East, 493.14 feet to a fence post set in concrete; thence North $89^{\circ}28'$ East, 399.46 feet to a point; thence North $0^{\circ}27'$ West, 496.00 feet to a corner fence post in the marsh; thence south $66^{\circ}29'$ East, 1007.45 feet to a point in the marsh; thence South $0^{\circ}30'$ East 180.46 feet to a point; thence South $63^{\circ}30'$ East, 1144.00 feet to the easterly corporation line of the City of Sandusky, Ohio; thence south $0^{\circ}30'$ East, along last mentioned line, 30.75 feet to a point; thence south $57^{\circ}39'30''$ East, along the northerly line of a 6.93 acre parcel in Lot 34, Section 4, Huron Township, conveyed by Albert H. Hampe to Travelair Taxi, Inc., 798.62 feet to a point; thence south $0^{\circ}30'$ East, 200.00 feet to a point; thence north $86^{\circ}20'$ West, along the southerly line of said 6.93 acre parcel, 672.00 feet to an iron pipe in the easterly corporation line, of the City of Sandusky, Ohio; thence south $0^{\circ}30'$ East, along last mentioned line, 15.00 feet to an iron pipe in the northerly line of an 8.93 acre parcel conveyed by Travelair Taxi, Inc. to Albert Hampe; thence south $72^{\circ}52'$ west, along last mentioned line, 406.25 feet to an iron pipe; thence south $0^{\circ}30'$ East, along the westerly line of said 8.93 acre parcel, 811.34 feet to an iron pipe; thence south $56^{\circ}46'$ east, along the south line of said parcel, 468.08 feet to the easterly line of Perkins Township; thence south $0^{\circ}30'$ East, along last mentioned line, 420.94 feet to a point; thence south $23^{\circ}12' 30''$ West, along the westerly line of a 1.267 acre parcel conveyed to William H. & Eleanor M. Smith by deed recorded in Volume 195, Page 239 of the Erie County Deed Records, 506.70 feet to a point in the northerly line of the Cleveland-Sandusky Road at a point 245.00 feet northwesterly from its intersection with the easterly line of Perkins Township; thence north $56^{\circ}46'$ west, along the northerly line of the Cleveland-Sandusky Road, 370.61 feet to the easterly line of a 0.2979 acre parcel conveyed to Paul J. Bertholy by deed recorded in Volume 192, Page 77 of the Erie County Deed Records; thence north $33^{\circ}14'$ east, 124.35 feet to a point; thence north $56^{\circ}46'$ west, 104.35 feet to a point; thence south $33^{\circ}14'$ west, 124.35 feet to the northerly line of the Cleveland-Sandusky Road; thence north $56^{\circ}46'$ west, along last mentioned line, 1100.20 feet to the easterly line of a 0.864 acre parcel conveyed to Sherrard Enterprises, Inc. by deed recorded in Volume 200, Page 196 of the Erie County Deed Records; thence north $0^{\circ}39'$ west, along last mentioned line, 140.00 feet to a point; thence north $56^{\circ}46'$ west, 324.00 feet to a point; thence south $0^{\circ}39'$ east, 140.00 feet to the northerly line of the Cleveland-Sandusky Road; thence north $56^{\circ}46'$ west, along last mentioned line, 19.27 feet to the easterly line of a 0.50 acre parcel conveyed to Howard Dicken by deed recorded in Volume 200, Page 492 of the Erie County

Deed Records; thence north $0^{\circ}39'$ west, 165.00 feet to a point; thence north $56^{\circ}46'$ west, 159.00 feet to a point; thence south $0^{\circ}39'$ east, 165.00 feet to the northerly line of the Cleveland-Sandusky Road; thence north $56^{\circ}46'$ west, along last mentioned line, 1253.31 feet to the place of beginning and containing 153.76 acres, more or less, of which 95.94 acres are in the City of Sandusky, Ohio, 6.13 acres are in Huron Township, and 51.69 acres are in Perkins Township, but subject however to all leases, rights of way and easements of record.

Witness my hand and seal, this 1st day of June, 1924.

IN WITNESS WHEREOF, I have hereunto subscribed my name and

affixed my official seal, on the day and date first above set.

Notary Public

This instrument was prepared by H. J. Dangler of Lima, Pa., and
Sandusky, Ohio.

BE IT REMEMBERED, that on this 31 day of March, 1962, before me, the subscriber, a Notary Public in and for said County and State, personally came the above named John G. Hinde, Kathrine Hinde and May Hinde Peterson, the Grantors in the foregoing deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.


Notary Public

This instrument was prepared by M. J. Stauffer of Flynn, Py & Associates, Sandusky, Ohio.



WARRANTY DEED 183065

from

JOHN G. HINDE and MAY HINDE PETERSON

GRIPPING SANDUSKY, INC.

ERIC COUNTY, OHIO

Received June 15th, 1962

at 11:58 o'clock A.M.

Recorded June 15th, 1962

In Erie County

Records of Deeds, Vol. 326

Page 599-599-600

Carl A. Speir, Recorder

Recorder's Fee - - - \$ 4.00 Cash

TRANSFERRED

TRANSFER NOT NECESSARY

1962

Auditor

Heirs of George Hinde

To

Anna Hinde, et al.

(No. 490)

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, OHIO

Anna May Hinde,-----Plaintiff)
 -vs-)
 Jane M. Hinde, John G. Hinde, a minor seven)
 years of age, Nora M. Hinde, a minor ten years)
 of age, Ann Hinde, guardian of said minor)
 heirs-at-law of George Hinde, deceased, and)
 Ann Hinde, widow of said George Hinde,)
 Defendants)

8311

On the 16th day of October, 1899, an order was made by the court as follows:-

And now this cause coming on to be heard on the petition of the plaintiff, Anna May Hinde and the evidence, the Court find that all of the defendants have had due and legal notice of the pendency and demand of said petition and that each and all of said defendants have duly waived the issuing and service of summons in said action and duly entered their appearance in said action on the 16th day of September, 1899, and that each and all of said defendants are in default for answer or other pleadings in said action.

Thereupon the court further finds that the plaintiff, Anna May Hinde and the defendants Jane M. Hinde, John G. Hinde and Nora M. Hinde are tenants in common in all the real estate described in the petition; that the said Ann Hinde, widow of George Hinde, is entitled to dower therein, and that subject thereto the plaintiff Anna May Hinde, has a legal right to the one fourth of said estate, and that subject to said dower right, the defendants, Jane M. Hinde, John G. Hinde and Nora M. Hinde each have a legal right to the one-fourth part thereof, and that the plaintiff is entitled to have partition made of said premises as prayed for in her petition.

It is therefore, ordered, adjudged and decreed that partition of said estate be made and that dower therein be assigned to the said Ann Hinde by metes and bounds and that Jacob Holzheiser, Silas Yingling and John Schied, three judicious and disinterested freeholders of the vicinity are hereby appointed commissioners to make and set off the same.

And it is ordered that a writ issue to the Sheriff of Erie County, Ohio, commanding him that by the oaths of the commissioners above named he cause to be set off and divided to each of the above named parties the part and proportion of said estate to which they are hereinbefore severally found entitled, and also cause to be set off and assigned in manner as above ordered, the dower of the said Ann Hinde, and of his proceedings herein the said Sheriff is ordered to make due return.

(Afterwards, to-wit, on the 20th day of October, 1899, a writ of partition was issued herein, which writ was duly executed and returned made to this court, setting off to the following named parties the parts and parcels of land hereinafter described.)

On motion to the court by the plaintiff, and upon producing the return of the Sheriff and the report of the Commissioners heretofore appointed herein, and the same having been examined by the court and found in all respects correct and in conformity to law and the former orders of this court the said proceedings and report are hereby approved and confirmed.

It is therefore ordered and decreed that the said defendant, Ann Hinde, widow of the said George Hinde, deceased, have and possess the lands so assigned to her as and for her reasonable dower in said premises and which said premises so assigned to the said Ann Hinde for her dower are described as follows:-

To Mrs. Ann Hinde, (Dower):

No. 1. Being a part of lots 7, 8, 43 and 44 of the Hallam Tract and being all the lands

belonging to Geo. Hinde, deceased, in said tract, and bounded and described as follows:-

Beginning at the northermost point of lot No. 8, thence southwesterly in the westerly line of said lot 56.15 feet to a point in the center of the road; thence northwesterly in the center line of said road 190.5 feet to a point in M. H. Toll's east line; thence southwesterly in said line 957.7 feet to a stake in the easterly line of lot 43; thence northwesterly in said lot line 659 feet to a stake at the northwest corner of said lot No. 43; thence southwesterly in the westerly line of lot 43, 277 feet to a stake; thence southeasterly in the northerly line of lands of Wm. D. Everett, 834 feet to a stake in the easterly line of lot 43; thence southwesterly in said line, 256.7 feet to a stake; thence southeasterly in the northerly line of lands of J. H. Hull 1032 feet to a stake; thence southwesterly in the easterly line of lot No. 8, 573.5 feet to a stake; thence southeasterly in the northerly line of lands of A. A. St. John 1057.5 feet to a stake in the easterly line of lot No. 7, thence northeasterly in said lot line 711.2 feet to a stake in the east line of said Hallam Tract; thence northerly in said line 2,592.42 feet to the place of beginning, 60.72 feet north of center of road, containing 64 acres more or less, situated in the Second Section of Perkins Township, Erie County, Ohio.

Also another piece being the westerly portion of other lands belonging to Geo. Hinde, deceased, in the northeast part of section and bounded and described as follows: Beginning at a chestnut post at the southwest corner of said lands and in the east line of the Hallam Tract; thence north $0^{\circ} 30'$ west magnetic bearing, with said line 4020.2 feet to a stake in the northerly right of way line of the L. S. & M. S. Ry., thence north $56^{\circ} 45'$ west in said right of way line, 228 feet to a stake in the edge of marsh; thence following the meanderings of marsh line north $3^{\circ} 12'$ east 373 feet; thence north $39^{\circ} 08'$ west 318 feet, thence north $44^{\circ} 40'$ east 926.62 feet to a stake; thence south $0^{\circ} 30'$ east 5437.08 feet to a stake in the south line of said lands of Geo. Hinde deceased; thence in said line north $86^{\circ} 40'$ west 304.65 feet to the place of beginning, containing 40.69 acres more or less, exclusive of the right of way of the L. S. & M. S. Ry. situated in Section two of Perkins Township, and in Portland Township, now City of Sandusky, Erie County, Ohio.

Also the following described marsh lands: Beginning in the north right of way line of the L. S. & M. S. Ry. at a point north $56^{\circ} 45'$ west 464 feet from the intersection of the north line of said right of way with the township line; thence north $15^{\circ} 45'$ east in the east line of lands of S. Horn, 1770 feet; thence north $86^{\circ} 45'$ west 136.5 feet; thence north $15^{\circ} 45'$ east in the line dividing the estate of Geo. Hinde, deceased, from the estate of Jacob Koch about 3690 feet to the bay shore; thence south 85° east along the bay shore 241.84 feet to a stake; thence south $10^{\circ} 43'$ west about 4000 feet to a stake; thence south $0^{\circ} 30'$ east 205 feet; thence south $44^{\circ} 40'$ west 926.62 feet; thence south $39^{\circ} 08'$ east 318 feet; thence south $3^{\circ} 12'$ west 373 feet to a point in the north right of way line of the L. S. & M. S. Ry. Company; thence in said right of way line, north $56^{\circ} 45'$ west about 505 feet to the place of beginning, containing 39-90/100 acres more or less situated in Portland Township, now City of Sandusky, Erie County, Ohio.

And that of the other of said parties the said Jane M. Hinde, hold in severalty the part and premises so set off and assigned to her and to which said part and premises are described as follows:

To Jane M. Hinde.

No. 2. Beginning at a stake in the south line of lands of Geo. Hinde, deceased, 304.65 feet

easterly from a chestnut post in the east line of the Hallam Tr act; thence north $0^{\circ} 30'$ west 5437.08 feet to a stake in the south line of marsh; thence north $44^{\circ} 40'$ east 313.38 feet; thence following the marsh south $88^{\circ} 08'$ east 417.82 feet to a stake; thence south $0^{\circ} 30'$ east 3448.13 feet to a stake; thence south $89^{\circ} 30'$ west 175.65 feet to a stake; thence south $0^{\circ} 30'$ east 2224 feet to a large pak tree; thence north $86^{\circ} 40'$ west 464.55 feet to the place of beginning, containing 72 acres, more or less, exclusive of the L. S. & M. S. Ry. Co.'s right of way, situate in section No. 2 of Perkins Township, and in Portland Township, now City of Sandusky, Erie County, Ohio.

Also the following described marsh land, beginning at a stake in the west line of the above described tract, and in the south line of marsh lands; thence north $0^{\circ} 30'$ west 205 feet; thence north $10^{\circ} 42'$ east about 4000 feet to bay shore; thence south 85° east along bay shore 427.94 feet to a stake; thence south $7^{\circ} 28'$ west about 3940 feet to a stake in south line of marsh ground; thence north $88^{\circ} 08'$ west 417.82 feet; thence south $44^{\circ} 40'$ west 313.38 feet to the place of beginning, containing 44.81 acres more or less, situate in Portland Township, now City of Sandusky, Erie County, Ohio.

Also the following premises situate in the City of Sandusky, in said county and known as part of out lot No. 48 of Scranton's survey, south of the Old Town Plat, said premises are more definitely described as follows: Being the north one-half of said out lot 48, excepting that portion owned by the Lake Erie & Western Ry. Co., said premises are bounded on the north by the south line of said Ry. Co.'s land; on the east and west by lot lines and on the south by the middle line of said outlot; and contains two acres of land more or less.

And that of the other of said parties the said Anna May Hinde hold in severalty the part and premises so set off and assigned to her and which said part and premises are described as follows:

To Anna May Hinde.

No. 3. Beginning at an oak tree in the south line of lands of George Hinde deceased, 769.20 feet easterly from a chestnut post in the east line of the Hallam Tract; thence north $0^{\circ} 30'$ west 2224 feet to a stake; thence north $89^{\circ} 30'$ east 175.65 feet to a stake; thence north $0^{\circ} 30'$ west 3448.13 feet to a stake in the south line of marsh lands; thence south $88^{\circ} 08'$ east 450.18 feet; thence south $12^{\circ} 31'$ west 635 feet; thence south $56^{\circ} 14'$ east 161 feet; thence north $44^{\circ} 01'$ east 67.4 feet to a stake; thence south $0^{\circ} 30'$ east 5111.67 feet to a stake; thence north $86^{\circ} 40'$ west 648 feet to the place of beginning, containing $67\frac{1}{10}$ acres more or less, exclusive of the right of way of the L. S. & M. S. Ry. Company, situate in section No. two of Perkins Township, and in Portland Township, now City of Sandusky, Erie County, Ohio.

Also the following described marsh lands: Beginning at a stake in the west line of the above described tract and the south line of marsh lands; thence north $7^{\circ} 28'$ east about 3940 feet to Bay Shore; thence along bay shore south 85° east 398.81 feet to a stake; thence south $6^{\circ} 17'$ west about 3900 feet; thence south $0^{\circ} 30'$ east about 710 feet to a stake; thence south $44^{\circ} 1'$ west 67.4 feet; thence north $56^{\circ} 14'$ west 161 feet; thence north $12^{\circ} 31'$ east 635 feet; thence north $88^{\circ} 08'$ west 450.18 feet to the place of beginning, containing 38.86 acres more or less, situate in Portland Township, now City of Sandusky, Erie County, Ohio.

And that of the other of said parties the said Nora M. Hinde hold in severalty that part and premises so set off and assigned to her and which said part and premises are described as follows:

To Nora Mabel Hinde.

No. 4, Beginning at a post in the south line of lands of George Hinde, deceased, and at the southwest corner of the school lot; thence north $86^{\circ} 40'$ west 576 feet to a stake; thence north $0^{\circ} 30'$ west 5111.67 feet to a stake in the south line of marsh; thence north $44^{\circ} 01'$ east 562.60 feet; thence south $64^{\circ} 17'$ east 383.18 feet to a stake; thence south $0^{\circ} 30'$ east 5146.57 feet to the center of the road; thence in center line of road north $57^{\circ} 15'$ west 122.6 feet to the northwest corner of school lot; thence with the west line of school lot south $11^{\circ} 20'$ west 238.3 feet to the place of beginning, containing 88 acres of land be the same more or less, exclusive of the right of way of the L. S. & M. S. Ry. Company, situate in Section number two of Perkins Township and in Portland Township, now City of Sandusky, Erie County, Ohio.

Also the following described marsh lands: beginning at a stake in the west line of the above described tract and in the south line of marsh; thence north $0^{\circ} 30'$ west about 710 feet; thence north $6^{\circ} 17'$ east about 2900 feet to Bay Shore; thence south 85° east 523.04 feet to a stake; thence south $2^{\circ} 57'$ west about 3800 feet; thence south $0^{\circ} 30'$ east about 430 feet to a stake in south line of marsh; thence north $64^{\circ} 17'$ west 383.18 feet; thence south $44^{\circ} 01'$ west 562.60 feet to the place of beginning, containing 61.3 acres more or less, situate in Portland Township, now City of Sandusky, Erie County, Ohio.

And that of the other of said parties the said John G. Hinde hold in severalty that part and premises so set off and assigned to him and which said part and premises are described as follows:

To John G. Hinde.

No. 5. Beginning at a stone in the center of the road, in the east line of Perkins Township and at the southeast corner of lands of George Hinde, deceased; thence in center of road north $86^{\circ} 40'$ west 415.20 feet to a stake; thence in center line of road north $57^{\circ} 15'$ west 352 feet; thence north $0^{\circ} 30'$ west 5146.57 feet to a stake in south line of marsh; thence south $64^{\circ} 17'$ east 792.32 feet to a stake in the east line of said Hinde Estate; thence south $0^{\circ} 30'$ east in the west line of Huron Township 5039.40 feet to the place of beginning, containing 82 acres more or less, exclusive of the right of way of the L. S. & M. S. Ry. Company, situate in the second section of Perkins Township, and in Portland Township, now in the City of Sandusky, Erie County, Ohio.

Also the following described marsh lands: Beginning at a stake in the west line of the above described tract and in the south line of marsh lands; thence north $0^{\circ} 30'$ west about 430 feet; thence north $2^{\circ} 57'$ east about 3800 feet to bay shore; thence with bay shore south 85° east 487.37 feet to a stake; thence south $0^{\circ} 30'$ east 4541.20 feet to a stake; thence north $64^{\circ} 17'$ west 792.32 feet to the place of beginning, containing 61.26 acres more or less, situate in Portland Township, now City of Sandusky, Erie County, Ohio.

And the Clerk of this Court is hereby directed to have so much of this decree as will show the transfer of title to the several parties to this action put upon record in the office of the Recorder of Erie County, Ohio.

State of Ohio,
Erie County, ss.

I, J. F. Hertlein, Clerk of the Courts in and for the county and state aforesaid, do hereby certify this to be a true and certified copy of so much as is necessary to show title in cause

number 8811, Anna May Hinde against Jane M. Hinde, et al. in the Court of Common Pleas, as found in record Vol. 40, page 242.

Witness my hand and the seal of said court this 12th day of April, 1905.

J. P. Hertlein

(Seal)

Clerk of Courts

Received May 2 (10-30 A.M.) 1905

Recorded May 15th, 1905.

F. Erich Hartmann, Recorder

By Francis H. Pison Deputy

Ward B. and Mary B. Wetherell, et al.

To

Nettie L. DeWitt

(No. 491)

WARRANTY DEED

Know all men by these presents, That we, Ward B. Wetherell, sole heir at law of Catherine A. Wetherell, deceased, Geo. P. Barker, Jacob A. Barker, Frank S. Barker and Henry K. Barker, who are all the heirs of Eliza M. Barker, deceased, with Ward B. Wetherell who is also heir of Eliza M. Barker, Dec'd., of the county of _____ and State of Wis. and Ohio, in consideration of the sum of One Dollar and other considerations in hand paid by Nettie L. DeWitt, of Erie County, Ohio, have bargained and sold, and do hereby grant, bargain, sell and convey unto the said Nettie L. DeWitt, her heirs and assigns forever, the following premises, situate in the County of Erie, in the State of Ohio and in the City of Sandusky, and bounded and described as follows:-

To-wit:-

Lot number Fifteen on Hancock Street, except the east one-fourth of said lot. Z. W. Barker's Will recorded in Vol. 3 of Wills on pages 76 and 77 leaves the above property to Catherine A. Wetherell and Eliza M. Barker, his two daughters in equal proportions. Catherine Wetherell died leaving as her only heir Ward B. Wetherell and Eliza M. Barker died leaving the above named nephews and Mary E. Barker, widow of Jacob A. Barker, Dec'd., (who was a brother of said Eliza M.) Both Catherine A. Wetherell and Eliza M. Barker died without leaving any will.

The intention of this deed is to convey all and any interest any of the grantors may have in xxxxxxxxxxxxxxxsaid property of whatever name or nature as heirs as aforesaid.

To have and to hold said premises with the appurtenances, unto the said Nettie L. DeWitt, her heirs and assigns forever.

And the said Ward B. Wetherell, Geo. P. Barker, Jacob A. Barker, Frank S. Barker and Henry K. Barker, for themselves and their executor, administrator and heirs do hereby covenant with the said Nettie L. DeWitt, her heirs and assigns, that they are lawfully seized of the premises aforesaid, that the said premises are free and clear from all incumbrances whatsoever, except the two paving assessments which grantee agrees to pay, and that they will forever warrant and defend the same, with the appurtenances, unto the said Nettie L. DeWitt, her heirs and assigns, against the lawful claims of all persons whomsoever.

BE IT REMEMBERED that on this twenty-fourth day of March A.D. 1915 before me the subscriber a notary public in and for said county personally came the above named May Hinde Peterson and John C. Peterson the grantors in the foregoing deed, and acknowledged the signing of the same to be their voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed my official seal on ... day and year last aforesaid.

(SEAL)

Joseph G. Pyle, Notary Public.

Erie County, Ohio

Received April 16 (10:40 AM) 1915.

Gottlieb Zimmerman, Recorder.

Recorded April 17, 1915.

Per *Marie Hef* Deputy

Revenue Stamps attached, value \$0.50.

John Hinde

To

Board of Commissioners of the

(No. 350).

County of Erie, Ohio

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS THAT I, John Hinde unmarried of the Township of Perkins, County of Erie and State of Ohio, grantor, in consideration of the sum of One dollar and other valuable considerations to me paid by The Board of Commissioners of the County of Erie and State of Ohio grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said grantee The Board of Commissioners of the County of Erie and State of Ohio its successors and assigns forever the following real estate situated in the County of Erie in the State of Ohio and in the Township of Perkins and in Section Two (2) of said Township and bounded and described as follows:-

Situate in the eight hundred and sixty acre tract, in Section No. 2 of Perkins Township, in the County of Erie, State of Ohio, and more definitely described as follows:- Commencing at a point where the north line of the L. S. & M. S. R. R. right of way intersects the east line of Perkins Township; thence northwesterly along the above right of way one thousand two hundred and twenty-seven and nine hundredths (1227.9) feet to the east line of Peterson lands; thence northerly in the east line of Peterson land to a point fifty (50) feet at right angles from the railroad right of way; thence southeasterly and parallel to the railroad right of way and fifty (50) feet therefrom, the east line of Perkins Township; thence southerly to the place of the beginning; containing 1.409 acres of land more or less. Also included in the above all slope rights of one and one half foot horizontal to one foot vertical along the north line of the above described parcel.

TO HAVE AND TO HOLD said premises with all the privileges and appurtenances thereunto belonging to the said grantee The Board of Commissioners of the County of Erie and State of Ohio its successors and assigns forever. And the said grantor John Hinde for himself and his heirs do hereby covenant with the said grantee The Board of Commissioners of the County of Erie and State of Ohio its successors and assigns that he is lawfully seized of the premises aforesaid; that the said premises are free and clear from all incumbrances whatsoever; and that he will forever warrant and defend the same, with the appurtenances unto the said grantee the Board of Commissioners of the County of Erie and State of Ohio its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the said grantor John Hinde has hereunto set his hand this twenty-fourth day of March in the year of our Lord one thousand nine hundred and fifteen (1915).

Signed and acknowledged in presence of

August Kuebeler Jr.

John Hinde

Joseph G. Pyle

THE STATE OF OHIO ERIE COUNTY SS:

BE IT REMEMBERED that on this twenty-fourth day of March A.D. 1915 before me the subscriber a notary public in and for said county personally came the above named John Hinde the grantor in the foregoing deed and acknowledged the signing of the same to be his voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

(SEAL)

Joseph G. Pyle, Notary Public, Erie County,
Ohio

Received April 16 (10:40 AM) 1915.

Gottlieb Zimmerman, Recorder.

Recorded April 17, 1915.

Per *L. Marie Slief* Deputy

August & Mary Nees

To

Board of Commissioners of Erie
County, Ohio.

(No. 351).

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS that I, August Nees of the Township of Perkins, County of Erie and State of Ohio grantor in consideration of the sum of One dollar and other valuable considerations to me paid by The Board of Commissioners of the County of Erie and State of Ohio grantee the receipt whereof is hereby acknowledged do hereby grant, bargain, sell and convey to the said grantee The Board of Commissioners of the County of Erie and The State of Ohio its successors and assigns forever the following real estate situated in the county of Erie in the State of Ohio and in the Township of Perkins, and bounded and described as follows:-

Situate in lot No. 46 Sub lot No. 4 of the Hallam Tract in Perkins Township in the County of Erie State of Ohio and more definitely described as follows: Commencing at a point where the north line of the L. S. & M. S. R. R. right of way intersects the Corporation line of the City of Sandusky, thence south easterly along the Railroad right of way one hundred and twenty-nine and two tenths (129.2) feet to Mabel Hinde's land, thence northerly in Mabel Hinde's west line to a point fifty (50) feet at right angles from the Railroad right of way thence northwesterly and parallel to the Railroad right of way and fifty (50) feet therefrom to the corporation line thence westerly to the place of the beginning containing 0.148 acres of land more or less. Also all slope rights of one and one-half foot horizontal to one foot vertical along the north line of the above described parcel.

TO HAVE AND TO HOLD said premises with all the privileges and appurtenances thereunto belonging to the said grantee The Board of Commissioners of the County of Erie and State of Ohio its successors and assigns forever.

And the said grantor August Nees for himself and his heirs do hereby covenant with the said grantee the Board of Commissioners of the County of Erie and State of Ohio its successors and assigns that he lawfully seized of the premises aforesaid; that the said premises are free and clear from all incumbrances whatsoever; and that he will forever warrant and defend the same, with the appurtenances unto the said grantee the Board of Commissioners of the County of Erie and The State of Ohio its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the said grantor August Nees and Mary A. Nees his wife who for the sum of one dollar to her in hand paid receipt of which is hereby acknowledged does hereby release her right of dower in the premises have hereunto set their hands this twenty-fourth day of March in the year of our Lord one thousand nine hundred and fifteen (1915).

Per O.R.C. 319.203

Erie County Auditor/Engineer

Date

8/15/16

ODOT RE 211
Rev. 07/2016

TE
State

EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT: Cedar Point Park LLC, a Delaware limited liability company, the Grantor(s) herein, as a GIFT/DONATION PURSUANT TO R.C. 5501.33, does hereby grant, bargain, sell, convey and release to the State of Ohio for the use and benefit of the Department of Transportation, the Grantee herein, an easement, which is more particularly described in Exhibit A attached hereto, within the following described real estate:

PARCEL(S): 1-SH1, 1-SH2 and 1-SH3 (Standard Highway Easements)

ERI-US6-11.36

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF
Part of Erie County Current Tax Parcel Nos. 32-01427.001, 32-01427.000 and 32-02214.000
Prior Instrument Reference: 201600753 and 201603072, Erie County Recorder's Office.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

The property conveyed herein to Grantee is being acquired for one of the statutory purposes the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Sections 5501.31 and 5519.01 of the Revised Code.

Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property conveyed herein if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase; provided however that such right of repurchase is subject to the authority of the Director of Transportation to convey unneeded property pursuant to Section 5501.34 (F) of the Revised Code. The price to be paid upon such repurchase shall be the property's fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by the court. The within right of repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

Notwithstanding the foregoing right of repurchase under Section 163.211 of the Revised Code, and as consideration for the within transfer of a permanent easement(s) without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, hereby agrees that if at anytime the permanent easement(s) granted herein, or any part thereof, shall cease to be used for the purposes for which granted, namely as and for, or in connection with, a road that shall be open to the public without charge, then Grantee, pursuant to Section 5501.45(G), of the Ohio Revised Code, as the same may be amended from time to time, shall extinguish the subject permanent easement(s), or the relevant part thereof, to the then underlying fee owner of record at no cost. Grantee agrees further that it will make the foregoing binding upon any public entity to which Grantee might transfer the subject property for the purpose of using the same for a road that shall be open to the public without charge.

IN WITNESS WHEREOF Cedar Point Park LLC, a Delaware limited liability company has caused its name to be subscribed by Duffield E. Milkie, its Executive Vice President, General Counsel on the 15th day of August, 2016.

CEDAR POINT PARK LLC, A DELAWARE
LIMITED LIABILITY COMPANY


By: Duffield E. Milkie
Its: Executive Vice President, General Counsel

STATE OF OHIO, COUNTY OF Erie SS:
BE IT REMEMBERED, that on the 15th day of August, 2016, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Duffield E. Milkie, who acknowledged being the Executive Vice President, General Counsel of Cedar Point Park LLC, a Delaware limited liability company, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



MELISSA L. JOHNSON
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
January 21, 2018


NOTARY PUBLIC
My Commission expires: 1-21-2018

EXHIBIT A

RX 270 SH

Page 1 of 2

Rev. 06/09

Ver. Date 07/29//2016

PID N/A

**PARCEL 1-SH1
ERI-US6-11.36
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the Township of Perkins, County of Erie, State of Ohio, being part of the 860 Acre Tract in Section 2 of said Township, being part of a parcel of land, now or formerly owned by Cedar Point Park, LLC., per RN 201600753 (Expansion Area), all references herein are made to the Erie County Recorder records, and being more fully described as follows:

Commencing at a 5/8" rebar found with "Hancock & Associates" I.D. cap at the intersection of the northerly right of way line of U.S. 6 (Cleveland Road-W), variable width, and the southerly corporation line of the City of Sandusky, said rebar being also on the Grantor's southerly line, said rebar being located 25.00 feet left of existing U.S. 6 centerline of right of way Station 94+68.95;

Thence S 58°07'34" E, 581.05 feet, along the northerly right of way line of U.S. 6 and the Grantor's southerly line, to a rebar set 25.00 feet left of existing U.S. 6 centerline of right of way Station 100+50.00, said rebar also being the **TRUE POINT OF BEGINNING** for the following parcel herein described;

1. Thence S 73°03'27" E, 155.24 feet, to a rebar set 65.00 feet left of existing U.S. 6 centerline of right of way Station 102+00.00;
2. Thence S 58°07'34" E, 225.00 feet, to a rebar set 65.00 feet left of existing U.S. 6 centerline of right of way Station 104+25.00;

EXHIBIT A

RX 270 SH

Page 2 of 2

Rev. 06/09

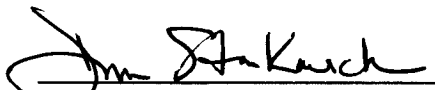
3. Thence S 48°28'41" E, 62.18 feet, to a rebar set to a rebar set 54.58 feet left of existing U.S. 6 centerline of right of way Station 104+86.30;
4. Thence S 31°52'26" W, 29.58 feet, to a point on the existing northerly right of way line of U.S. 6 and the Grantor's southerly line, said point being located 25.00 feet left of existing U.S. 6 centerline of right of way Station 104+86.30;
5. Thence N 58°07'34" W, 436.30, along the existing northerly right of way line of U.S. 6 and the Grantor's southerly line, to the point of beginning and containing **0.3245 acres of land**, more or less, of which 0.0000 acres of land are present road occupied.

The above described area is contained entirely within Erie County Auditor Parcel Number 32-01427.001.

The above description was prepared on July 29, 2016, by Dan Stankavich, P.S. 7122 of AECOM, for the State of Ohio, Department of Transportation and is based on a survey by, or under of Dan Stankavich, P.S. 7122 in March through July of 2016.

Bearing for the above description are grid bearings based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).

All rebars set are ¾" diameter x 30" long with rebar with 2" diameter aluminum cap stamped "ODOT RW – AECOM - 7122".


Dan Stankavich, P.S. 7122



August 9, 2016
Date

EXHIBIT A

RX 270 SH

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Rev. 06/09

Ver. Date 07/29//2016

PID N/A

**PARCEL 1-SH2
ERI-US6-11.36
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the Township of Perkins, County of Erie, State of Ohio, being part of the 860 Acre Tract in Section 2 of said Township, being part of a parcel of land, now or formerly owned by Cedar Point Park, LLC., per RN 201600753 (Sports Force Complex), all references herein are made to the Erie County Recorder records, and being more fully described as follows:

Commencing at a 5/8" rebar found with "Hancock & Associates" I.D. cap at the intersection of the northerly right of way line of U.S. 6 (Cleveland Road-W), variable width, and the southerly corporation line of the City of Sandusky, said rebar being also on the Grantor's southerly line, said rebar being located 25.00 feet left of existing U.S. 6 centerline of right of way Station 94+68.95;

Thence S 58°07'34" E, 1017.35 feet, along the northerly right of way line of U.S. 6 and the Grantor's southerly line, to a point located 25.00 feet left of existing U.S. 6 centerline of right of way Station 104+86.30, said point also being the **TRUE POINT OF BEGINNING** for the following parcel herein described;

1. Thence N 31°52'26" E, 29.58 feet, to a rebar set 54.58 feet left of existing U.S. 6 centerline of right of way Station 104+86.30;
2. Thence S 48°28'41" E, 39.25 feet, to a rebar set 48.00 feet left of existing U.S. 6 centerline of right of way Station 105+25.00;

EXHIBIT A

Page 2 of 3

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Rev. 06/09

3. Thence S 58°41'56" E, 500.02 feet, to a rebar set 53.00 feet left of existing U.S. 6 centerline of right of way Station 110+25.00;
4. Thence S 60°25'00" E, 50.04 feet, to a rebar set 55.00 feet left of existing U.S. 6 centerline of right of way Station 110+75.00;
5. Thence S 58°07'34" E, 300.00 feet, to a rebar set 55.00 feet left of existing U.S. 6 centerline of right of way Station 113+75.00;
6. Thence S 56°41'38" E, 200.06 feet, to a rebar set 50.00 feet left of existing U.S. 6 centerline of right of way Station 115+75.00;
7. Thence S 50°31'53" E, 75.66 feet, to a rebar set 40.00 feet left of existing U.S. 6 centerline of right of way Station 116+50.00;
8. Thence S 57°29'22" E, 253.31 feet, to a rebar set 37.19 feet left of existing U.S. 6 centerline of right of way Station 119+03.29;
9. Thence S 31°52'26" W, 12.19 feet, to a point on the existing on the existing northerly right of way line of U.S. 6 and the Grantor's southerly line, said point being located 25.00 feet left of existing U.S. 6 centerline of right of way Station 119+03.29, witness a ¾" diameter iron pipe found S 58°07'34" E, 0.28 feet and being 25.00 feet left of existing U.S. 6 centerline of right of way Station 119+03.57;
10. Thence N 58°07'34" W, 1416.99, along the existing northerly right of way line of U.S. 6 and the Grantor's southerly line, to the point of beginning and containing **0.7958 acres of land**, more or less, of which 0.0000 acres of land are present road occupied.

The above described area is contained entirely within Erie County Auditor Parcel Number 32-01427.000.

The above description was prepared on July 29, 2016, by Dan Stankavich, P.S. 7122 of AECOM, for the State of Ohio, Department of Transportation and is based on a survey by, or under of Dan Stankavich, P.S. 7122 in March through July of 2016.

EXHIBIT A

RX 270 SH

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Bearing for the above description are grid bearings based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).

All rebars set are $\frac{3}{4}$ " diameter x 30" long with rebar with 2" diameter aluminum cap stamped "ODOT RW - AECOM - 7122".


Dan Stankavich, P.S. 7122



August 9, 2016
Date

EXHIBIT A

RX 270 SH

Page 1 of 2

Rev. 06/09

Ver. Date 07/29//2016

PID N/A

**PARCEL 1-SH3
ERI-US6-11.36
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the Township of Perkins, County of Erie, State of Ohio, being part of the 860 Acre Tract in Section 2 of said Township, being part of a parcel of land, now or formerly owned by Cedar Point Park, LLC., per RN 201603072, all references herein are made to the Erie County Recorder records, and being more fully described as follows:

Commencing at a 5/8" rebar found with "Hancock & Associates" I.D. cap at the intersection of the northerly right of way line of U.S. 6 (Cleveland Road-W), variable width, and the southerly corporation line of the City of Sandusky, said rebar being also on the Grantor's southerly line, said rebar being located 25.00 feet left of existing U.S. 6 centerline of right of way Station 94+68.95;

Thence S 58°07'34" E, 2434.34 feet, along the northerly right of way line of U.S. 6 and the Grantor's southerly line, to point located 25.00 feet left of existing U.S. 6 centerline of right of way Station 119+03.29, witness a ¾" diameter iron pipe found S 58°07'34" E, 0.28 feet and 25.00 feet left of existing U.S. 6 centerline of right of way Station 119+03.57, said point also being the **TRUE POINT OF BEGINNING** for the following parcel herein described;

1. Thence N 31°52'26" E, 12.19 feet, to a rebar set 37.19 feet left of existing U.S. 6 centerline of right of way Station 119+03.29;
2. Thence S 57°29'22" E, 196.72 feet, to a rebar set 35.00 feet left of existing U.S. 6 centerline of right of way Station 121+00.00;

EXHIBIT A

RX 270 SH

Page 2 of 2

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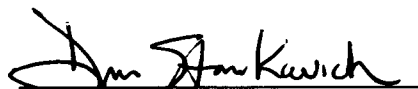
3. Thence S 52°24'56" E, 100.50 feet, to a rebar set on the existing northerly right of way line of U.S. 6 and the Grantor's southerly line, said rebar being located 25.00 feet left of existing U.S. 6 centerline of right of way Station 122+00.00;
4. Thence N 58°07'34" W, 296.71, along the existing northerly right of way line of U.S. 6 and the Grantor's southerly line, passing over a ¾" diameter pipe found at 296.43 feet, to the point of beginning and containing **0.0616 acres of land**, more or less, of which 0.0000 acres of land are present road occupied.

The above described area is contained entirely within Erie County Auditor Parcel Number 32-02214.000

The above description was prepared on July 29, 2016, by Dan Stankavich, P.S. 7122 of AECOM, for the State of Ohio, Department of Transportation and is based on a survey by, or under of Dan Stankavich, P.S. 7122 in March through July of 2016.

Bearing for the above description are grid bearings based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).

All rebars set are ¾" diameter x 30" long with rebar with 2" diameter aluminum cap stamped "ODOT RW – AECOM - 7122".


Dan Stankavich, P.S. 7122



August 9, 2015
Date

Entity#: 2346642
Filing Type: FOREIGN LIMITED LIABILITY COMPANY
Original Filing Date: 11/26/2014
Location: --
Business Name: CEDAR POINT PARK LLC

Status: Active
Exp. Date: -

Agent/Registrant Information

CORPORATION SERVICE COMPANY
1160 DUBLIN ROAD, SUITE 400
COLUMBUS OH 43215
01/19/2024
Active

Filings

Filing Type	Date of Filing	Document ID
FOREIGN LLC – CERTIFICATE OF REGISTRATION	11/26/2014	201433502360
SUBSEQUENT AGENT APPOINT/LIMITED/LIABILTY/PARTNERS	10/19/2015	201529304040
AGENT ADDRESS CHANGE/LIMITED/LIABILITY/PARTNERS	11/10/2016	201632602630
AGENT ADDRESS CHANGE/LIMITED/LIABILITY/PARTNERS	04/18/2022	202210801594
AGENT ADDRESS CHANGE/LIMITED/LIABILITY/PARTNERS	01/19/2024	202401901494

Wed Jan 24 2024

UNITED STATES OF AMERICA
STATE OF OHIO
OFFICE OF SECRETARY OF STATE

I, Frank LaRose, Secretary of State of the State of Ohio, do hereby certify that this is a list of all records approved on this business entity and in the custody of the Secretary of State.



*Witness my hand and the seal of the
Secretary of State at Columbus,
Ohio this 24th of January, A.D. 2024*

Ohio Secretary of State

A handwritten signature in blue ink, reading "Frank LaRose".



DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	PENALTY	CERT	COPY
12/02/2014	201433502360	REG. OF FOR. PROFIT LIM. LIAB. CO. (LFP)	125.00	0.00	0.00	0.00	0.00

Receipt

This is not a bill. Please do not remit payment.

CT CORPORATION SYSTEM - CHRIS RICKARD
4400 EASTON COMMONS WAY
STE. 125
COLUMBUS, OH 43219

STATE OF OHIO CERTIFICATE

Ohio Secretary of State, Jon Husted

2346642

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

CEDAR POINT PARK LLC

and, that said business records show the filing and recording of:

Document(s)

REG. OF FOR. PROFIT LIM. LIAB. CO.

Effective Date: 11/26/2014

Document No(s):

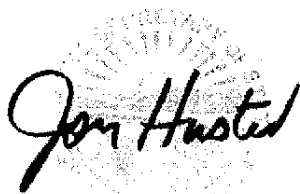
201433502360



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the
Secretary of State at Columbus, Ohio this
2nd day of December, A.D. 2014.

Ohio Secretary of State



Form 533B Prescribed by:
Ohio Secretary of State

JON HUSTED
Ohio Secretary of State

Central Ohio: (614) 466-3910
Toll Free: (877) SOS-FILE (767-3453)
www.OhioSecretaryofState.gov
Busserv@OhioSecretaryofState.gov

Mail this form to one of the following:

Regular Filing (non expedite)
P.O. Box 670
Columbus, OH 43216

Expedite Filing (Two-business day processing
time requires an additional \$100.00).
P.O. Box 1390
Columbus, OH 43216

Registration of a Foreign Limited Liability Company

Filing Fee: \$125

CHECK ONLY ONE (1) BOX

- (1) ☒ Registration of a Foreign For-Profit Limited Liability Company
(106-LFA)
ORC 1705

Jurisdiction of Formation

Date of Formation

- (2) ☐ Registration of a Foreign Nonprofit Limited Liability Company
(106-LFA)
ORC 1705

Jurisdiction of Formation

Date of Formation

Name of Limited Liability Company in its jurisdiction of formation

Name under which the foreign limited liability company desires to transact business in Ohio (if different from its name in its jurisdiction of formation) is:

Name must include one of the following words or abbreviations: "limited liability company," "limited," "LLC," "L.L.C.," "Ltd.," or "Ltd."

The address to which interested persons may direct requests for copies of the limited liability company's operating agreement, bylaws, or other charter documents of the company is:

Name

Mailing Address

City

State

ZIP Code

The limited liability company hereby appoints the following as its agent upon whom process against the limited liability company may be served in the state of Ohio. The name and complete address of the agent is

C T Corporation System

Name

1300 East 9th Street, Suite 1010

Mailing Address

Cleveland

City

Ohio

State

44114

ZIP Code

The limited liability company irrevocably consents to service of process on the agent listed above as long as the authority of the agent continues, and to service of process upon the Ohio Secretary of State if:

- a. an agent is not appointed, or
- b. an agent is appointed but the authority of that agent has been revoked, or
- c. the agent cannot be found or served after the exercise of reasonable diligence.

By signing and submitting this form to the Ohio Secretary of State, the undersigned hereby certifies that he or she has the requisite authority to execute this document.

Required

Must be signed by an authorized representative.

If authorized representative is an individual, then they must sign in the "signature" box and print their name in the "Print Name" box.

If authorized representative is a business entity, not an individual, then please print the business name in the "signature" box, an authorized representative of the business entity must sign in the "By" box and print their name in the "Print Name" box.

Michael K. French
Signature

Michael K. French, authorized representative
By (if applicable)

Michael K. French
Print Name

Signature

By (if applicable)

Print Name

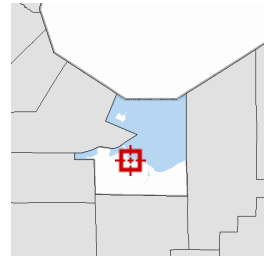
Signature

By (if applicable)

Print Name



Overview



Legend

- Parcels
- Parcel Numbers
- Parcel Dimensions
- Parcel Dimensions (Original)
- Lot Lines
- Lot Line Labels
- Streets
- Addresses
 - 0
 - 1
 - <all other values>

Parcel ID	32-02214.000	Acreage	6.8219	Last 2 Sales	Date	Price	Vol/Page
Owner	CEDAR POINT PARK LLC (Owner Address) PROPERTY TAX SERVICE COMPAN (Tax Payer Address)			4/15/2016 \$300000 201603072 /			
Property Address	CLEVELAND SANDUSKY			2/14/2006 \$270000			

Date created: 1/10/2024
Last Data Uploaded: 1/10/2024 5:56:55 AM

Developed by Schneider
GEOSPATIAL

Summary

Parcel Number **32-02214.000**
Map Number 32134276006
Location Address CLEVELAND
Legal Acres 6.8219
Legal Description S2 N OF CLEVELAND SANDUSKY RD 6.8219A
(Note: Not to be used on legal documents.)
Neighborhood 45711-SPORTS FORCE
Tax District 32-PERKINS TOWNSHIP - PERKINS LSD
School District PERKINS LSD
Homestead Reduction NO
Owner Occupancy Credit NO
Foreclosure NO
Land Use 400-COMMERCIAL - VACANT LAND
(Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)

[Download Land Use descriptions](#)

Notes

Map Number: 008 MA: 1 Cedar Point Dr., Sandusky, OH 44870
Personal Property District: 22-0270

Owner Address	Tax Payer Address
PROPERTY TAX SERVICE COMPAN	PROPERTY TAX SERVICE COMPAN
CEDAR POINT PARK LLC PO BOX 543185	CEDAR POINT PARK LLC PO BOX 543185
DALLAS TX 75354	DALLAS TX 75354

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Unit Rate	Appraised Value (100%)
P1-PRIMARY	6.5519	0	0	0	100%	60000	\$393,110
RD-ROAD	0.27	0	0	0	100%	0	\$0
Total	6.8219						\$393,110

Appraised Value

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at ecao@eriecounty.oh.gov or by phone at (419) 627-7746.

Assessed Year	2023	2022	2021	2020	2019
Land Value	\$393,110	\$393,110	\$393,110	\$393,110	\$393,110
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$0	\$0	\$0	\$0	\$0
Total Value (Appraised 100%)	\$393,110	\$393,110	\$393,110	\$393,110	\$393,110

Taxable Value (35% of Appraised Value)

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at ecao@eriecounty.oh.gov or by phone at (419) 627-7746.

Assessed Year	2023	2022	2021	2020	2019
Land Value	\$137,590	\$137,590	\$137,590	\$137,590	\$137,590
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$0	\$0	\$0	\$0	\$0
Total Value (Assessed 35%)	\$137,590	\$137,590	\$137,590	\$137,590	\$137,590

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Uncollectable	Half Year Due	Full Year Due
2023 Pay 2024	\$0.00	\$10,299.95	\$0.00	\$0.00	\$5,149.98	\$10,299.95

2023 Pay 2024 Tax Details

	1st Half	2nd Half	Total
Gross Charge:	\$7,196.00	\$7,196.00	\$14,392.00
Reduction Factor:	(\$2,048.77)	(\$2,048.77)	(\$4,097.54)
Non Business Credit:	\$0.00	\$0.00	\$0.00
Owner Occupancy Credit:	\$0.00	\$0.00	\$0.00
Homestead Reduction:	\$0.00	\$0.00	\$0.00
Total RE Taxes:	\$5,147.23	\$5,147.23	\$10,294.46
Special Assessments:	\$2.75	\$2.74	\$5.49
Penalties:	\$0.00	\$0.00	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Delinquent:	\$0.00	\$0.00	\$0.00
Total Taxes:	\$5,149.98	\$5,149.97	\$10,299.95
Net Paid:	\$0.00	\$0.00	\$0.00
Surplus:	\$0.00	\$0.00	\$0.00
Refunded:	\$0.00	\$0.00	\$0.00
Uncollectable:	\$0.00	\$0.00	\$0.00
Net Due:	\$5,149.98	\$5,149.97	\$10,299.95

2022 Pay 2023	\$0.00	\$10,283.47	\$10,283.47	\$0.00	\$0.00	\$0.00
2021 Pay 2022	\$0.00	\$10,417.55	\$10,417.55	\$0.00	\$0.00	\$0.00

For tax bills and related information, please visit the Erie County Treasurer's website by [clicking here](#)

Special Assessments

Every assessment code begins with a letter C - County, M - City or Village or T - Township. This represents the type of entity who established the assessment.
Click [HERE](#) for a list of Entity and Assessment Codes

Project Number (click for detail)	Tax Year	First Half Net	Second Half Net
C163232002 - HINDE #6	2023 Pay 2024	\$2.75	\$2.74
C163232002 - HINDE #6	2022 Pay 2023	\$2.75	\$2.74

Click to expand the 2021 Pay 2022 to see the Tax Details in the Tax History section above for the current payments and balances.

Payments

Payment Date	Amount Paid
7/12/2023	\$5,141.73
2/10/2023	\$5,141.74
7/12/2022	\$5,208.77
2/16/2022	\$5,208.78
7/9/2021	\$4,865.20
2/19/2021	\$4,865.20
7/8/2020	\$4,934.28
2/14/2020	\$4,934.28
7/11/2019	\$4,968.77
2/14/2019	\$4,968.77
7/13/2018	\$5,006.96
2/16/2018	\$5,006.97
7/14/2017	\$2,931.69
2/10/2017	\$2,931.70
4/18/2016	\$2,924.61
1/21/2016	\$2,924.61

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
4/15/2016	\$300,000	DUKE INC	CEDAR POINT PARK LLC	1
2/14/2006	\$270,000	RPD REALTY LLC	DUKE INC	1
9/26/2005	\$230,000	AIR INN INC	RPD REALTY LLC	1
12/29/1999	\$0	WOLFF JEFFREY H	AIR INN INC	1
3/19/1999	\$0	AIR INN INC	WOLFF JEFFREY H	1
5/29/1998	\$320,000	LOGAN DAVID JR & MARY	AIR INN INC	1
1/1/1950	\$0	UNKNOWN	LOGAN DAVID JR & MARY	0

Recent Sales In Area

Sale date range:

From: 01/10/2021

To: 01/10/2024

Sales by Neighborhood

1500

Feet

▼

Sales by Distance

Historical Grand List

[Browse all Erie County Historical Grand List Documents](#)

32-02214.000 (PDF)

Map



Property Card

Property Card

No data available for the following modules: Dwellings, Buildings, Additions, Improvements, Ag Soil, Photos, Sketches.

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