

TITLE REPORT

C/R/S

ERI-US 0006

Connectivity Corridor

PARCEL

39-00724.000

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
Standard Development Company of Ohio, LLC, an Ohio limited liability company	N/A	Fee
Mailing Address: 7704 Milan Rd. Sandusky, Ohio 44870		
Phone Number: 419-357-0778-Agent		
Property Address: 2117 Cleveland Road Huron, Ohio 44839		
Agent: Raffaele Ruta, Agent 7704 Milan Rd. Sandusky, Ohio 44870 419-357-0778		

(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 Huron, County of Erie and State of Ohio: Being those parts of Lots 30 and 35, Section 2...containing 0.7556 acre.

Title acquired by: Instrument 201900839, filed 2-1-2019

APN 39-00724.000

0.7556 acre per Tax Card

(3-A) MORTGAGES, LIENS AND ENCUMBRANCES

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

(3-B) LEASES

Name & Address	Commercial/Residential	Term
None found of record		

(3-C) EASEMENTS

Name & Address	Type
Lewis F. Bruns and Sophia Bruns to County Commissioners of Erie County, Ohio No address given	Water Main Easement

Recorded in Deed Book Volume 306, Page 227, filed 12-22-1959

Cannot determine if in Take Area

East Bay Harbor Development Association to
Board of County Commissioners of Erie County, Ohio

Sanitary Sewer Easement

Recorded in Deed Book Volume 410, Page 614, filed 8-10-1971

Cannot determine if in Take Area

East Bay Harbor Development Corp. to
Board of County Commissioners of Erie County, Ohio

Sanitary Sewer Easement

Recorded in Deed Book Volume 410, Page 617, filed 8-10-1971

Cannot determine if in Take Area

East Bay Harbor Development Association to
Board of County Commissioners of Erie County, Ohio

Sanitary Sewer Easement

Recorded in Deed Book Volume 412, Page 287, filed 10-6-1971

Cannot determine if in Take Area

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

Found in the Ohio Secretary of State' Office Articles of Organization recorded as Doc ID 201832403652, filed 11-20-2018 for Standard Development Company of Ohio, LLC, Raffaele M. Ruta, Agent.

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

County: Erie Township: Huron School District: Huron CSD

AUD. PAR. NO(S)	Land	Building	Total	Taxes
39-00724.000	<u>\$113,340</u>	<u>\$95,020</u>	<u>\$208,360</u>	<u>\$2,121.63 per half</u>

1st half 2022: PAID
2nd half 2022: PAID
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 5-10-1869 to 10-20-2023. 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) 39-00724.000 and presently standing in the name of Standard Development Company of Ohio, LLC, an Ohio limited liability company as the same are entered upon the several public records of Erie County, Ohio.

Date & Time 10-20-2023 @ 7:59 AM (am/pm)

Signed Dick Schorr

Dick Schorr
Print Name 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 known 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 39-00724.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
		Brief Land Description & Remarks				
Sandusky Vending Limited Partnership, an Ohio limited partnership	Standard Development Company of Ohio, LLC, an Ohio limited liability company	12-28-2018	2-1-2019 at 3:34 PM	Inst. 201900839	Exempt	General Warranty Deed
Fee	Fee	Situating in the Township of Huron, County of Erie and State of Ohio: Being those parts of Lots 30 and 35, Section 2...containing 0.7556 acre.				
		Note: Legal Description contains 9 parcels of which the Subject Tract being Parcel 2.				
Michele J. Ruta, President of Lodging Industry, Inc., an Ohio corporation, Affiant	Sandusky Vending Limited Partnership, an Ohio limited partnership	10-30-2007	11-2-2007 at 2:53 PM	Inst. 200712383	Exempt	Affidavit of Entity Merger
Fee	Fee	Situating in the Township of Huron, County of Erie and State of Ohio: Being those parts of Lots 30 and 35, Section 2...containing 0.7556 acre.				
		Note: Legal Description contains 13 parcels of which the Subject Tract being Parcel 12.				
W-R Realty, an Ohio partnership	Sandusky Vending Company, an Ohio partnership	7-25-1990	8-8-1990 at 2:40 PM	DB 566, Page 903	\$90.00	Warranty Deed
Fee	Fee	Situating in the Township of Huron, County of Erie and State of Ohio: Being those parts of Lots 30 and 35, Section 2...containing 0.7556 acre.				

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00724.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Walter R. Wagner, married All dower rights released Fee	W-R Realty, an Ohio partnership Fee	7-23-1990	8-8-1990 at 2:39 PM	DB 566, Page 901	Exempt	Quit Claim Deed Situating in the Township of Huron, County of Erie and State of Ohio: Being those parts of Lots 30 and 35, Section 2...containing 0.7556 acre.
Walter R. Wagner, Plaintiff vs. D. John Biechele, et.al., Defendants Fee	Walter R. Wagner Fee	11-13-1979	12-4-1979 at 2:44 PM	DB 481, Page 442	Exempt	Judgement Entry Situating in the Township of Huron, County of Erie and State of Ohio: Being those parts of Lots 30 and 35, Section 2...containing 0.7556 acre. Note: the Court ordered that the title and interest of Wildlife Realty in the Sohio parcel (Subject Parcel) be transferred to Walter R. Wagner.
D. John Biechele, married, and Walter R. Wagner, married Fee	Wildlife Realty, a partnership Fee	5-7-1973	7-16-1973 at 9:42 AM	DB 428, Page 42	Exempt	Warranty Deed Situating in the Township of Huron, County of Erie and State of Ohio: Being those parts of Lots 30 and 35, Section 2, Huron Township...containing 0.7556 acres. Legal Description contains 3 parcels of which the Subject Tract being Parcel 3.
East Bay Harbor Development Corp., an Ohio corporation Fee	D. John Biechele, married, and Walter R. Wagner, married Fee	4-2-1973	4-2-1973 at 3:10 PM	DB 425, Page 321	Exempt	Warranty Deed Situating in the Township of Huron, County of Erie and State of Ohio: Being those parts of Lots 30 and 35, Section 2, Huron Township...containing 0.7556 acres. Legal Description contains 3 parcels of which the Subject Tract being Parcel 3.

OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00724.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Sophia C. Bruns, widow, and Robert H. Bruns, married	East Bay Harbor Development Corp., an Ohio corporation	2-27-1968	3-25-1968 at 4:02 PM	DB 383, Page 62	Exempt	Warranty Deed
All dower rights released	Fee	Situating in the County of Erie, in the State of Ohio and in the Township of Huron: Being part of a 208.198 acres parcel, situated in Section 2, Lots 30 and 35...containing 19.829 acres.				
Fee						
Robert H. Bruns, Executor of the Estate of Lewis F. Bruns, deceased	Sophia C. Bruns, surviving spouse (Life Estate) and Robert H. Bruns, son (Estate and Remainder in Parcel One)	9-20-1967	9-20-1967 at 3:42 PM	DB 378, Page 344	Exempt	Certificate of Transfer
Fee	Fee	Situating in the Township of Huron, County of Erie, and State of Ohio: Being those parts of original lots numbers thirty (30), thirty-five (35) and thirty-six (36), in section number 2 (2), and original lot number thirty (30), in section number three (3), and premises situated north of and adjoining said lots numbers 35 and 36, in section number 2 and lot number 30 in section number 3, all in said Township...containing 208.198 acres.				
		Legal description contains 2 parcels of which the Subject Tract being Parcel 1.				
		Break in Chain for said parcel. No record of Herbert H. Holliger conveying or transferring the said parcel to Lewis F. Bruns. However, in Deed Book Volume 159, Page 90, filed 8-3-1936, Herbert H. Holliger and Justine Holliger, husband and wife, and Charles Holliger and Ann Holliger, husband and wife convey all of their interest in said property to Lewis F. Bruns prior to the deed in DB 155, Page 71.				
Herbert H. Holliger, heir at law and next of kin of Mary R. Holliger, deceased, Affiant	Herbert H. Holliger, son, whole, subject to dower and Charles Hollinger, widower, dower.	2-25-1937	3-10-1937 at 11:05 AM	DB 155, Page 71	Exempt	Affidavit for Transfer and Record of Real Estate Inherited
Und ¼ Int.	Und. ¼ Int.	Situating in the Township of Huron, County of Erie and State of Ohio: Being Lot 36 in the second section of said Township, Lot 35, in the second section of said Township. Lot 35 in the second section of said township, except 3/4ths acre, also 4.5 acres off the east side of Lot 30 in said second section, also 20 acres off the east side of Lot 30 in Section 3 of said Township...				
		Legal Description contains 2 parcels of which the Subject Tract being Parcel 1.				

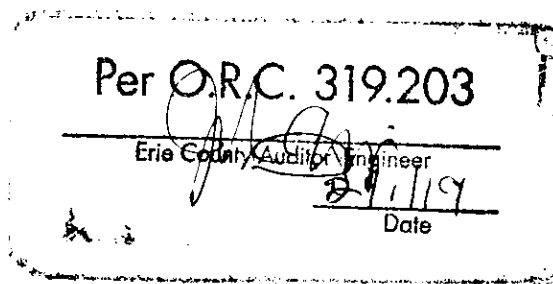
OHIO DEPARTMENT OF TRANSPORTATION
TITLE CHAIN

DIST 3 CRS ERI-US 0006 Connectivity Corridor PARCEL 39-00724.000 PID 116570

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Lewis F. Bruns, Executor of the Estate of Christina Bruns, deceased Und. ½ Int.	Lewis F. Bruns Und. ½ Int.	12-14-1936	3-10-1937 at 11:00 AM	DB 155, Page 70	Exempt	Certificate of Transfer
		Situating in the Township of Huron, County of Erie and State of Ohio: Being Lot 36 in the second section of said Township, Lot 35, in the second section of said Township. Lot 35 in the second section of said township, except 3/4ths acre, also 4.5 acres off the east side of Lot 30 in said second section, also 20 acres off the east side of Lot 30 in Section 3 of said Township... Legal Description contains 2 parcels of which the Subject Tract being Parcel 2.				
Herbert H. Holliger and Justine Holliger, husband and wife, and Charles Holliger and Ann Holliger, husband and wife No dower rights released Fee	Lewis F. Bruns Fee	7-29-1936 7-30-1936	8-3-1936 at 11:00 AM	DB 154, Page 90	\$5.00 Stamp	Quit Claim Deed
		Situating in the Township of Huron, County of Erie, and State of Ohio: Being Lot 36 in the second section of said township, Lot 35 in the second section of said township, except three-fourths of an acre in the southeast corner, also 20 acres off the east side of Lot 30... Note: "It is the intention of this deed to convey to the grantee all such right. title and interest as the grantors or any of them have, or may have in and to any real estate located in Huron Township, Erie County, Ohio and formerly owned by Henry Bruns, deceased and Christina Bruns, deceased, or either of them."				
John Ray Judge and Ex-Officio Clerk of Probate Court, Re: Henry Bruns, deceased Und. ½ Int.	Christina Bruns, wife, Louis F. Bruns, son, and Mary R. Hollinger, daughter Und. ½ Int.	11-28-1921	11-29-1921 at 3:00 PM	DB 107, Page 627	Exempt	Certificate Transmitted To County Recorder
		In the matter of the Will, the following: "Fifth: I give devise and bequeath to my beloved wife Christina Bruns, in lieu of her dower, the use for and during the period of her natural life the remainder of my property both real and personal and mixed of every kind and nature whatever, she to have the rents issues and profits of the same for her own. Sixth: I give devise and bequeath, at the death of my wife, all of my property herein devised to her life to my beloved children Louis F. Bruns and Mary Hollinger each a one half equal share, share and share alike."				
Lewis Beatty, deceased Fee	Christina Bruns and Henry Bruns Fee	6-2-1895	6-2-1895	Grand Real Estate Book 1900		
		Note: No record of this transaction in the Erie County Recorder's Office. Found this record in the Erie County Auditor's Office of the Series-Grand Real Estate Records 1900. These were the records of the parcels for Tax Valuation. The acreage and lots are as follows: Section 3, Lot 30-20 acres, Section 2, Lot 35-68.25 acres and Section 2, Lot 36-100 acres. This one showed that the parcels were conveyed to Christina and Henry Bruns by Will. The Erie County Clerk of Courts did not have any records going back that far.				

Richard H. Jeffrey

Transferred	
In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.	
FEE \$	
Exempt:	☒
R.E. TRANSFER:	
\$	
Richard H. Jeffrey Erie County Auditor	
Trans. Fees: \$	3.00
Date:	2/1/19 By: <i>[Signature]</i>



GENERAL WARRANTY DEED

Sandusky Vending Limited Partnership, an Ohio limited partnership, the GRANTOR, for valuable consideration paid, grant with general warranty covenants, to Standard Development Company of Ohio, LLC, an Ohio limited liability company, the GRANTEE, whose tax mailing address will be 7704 Milan Rd., Sandusky, Ohio 44870, Sandusky, OH 44870, the following real property situated in the Township of Perkins, County of Erie and State of Ohio and bounded and described in Exhibit A:

Subject to easements, restrictions, conditions of record, real estate taxes, assessments and zoning.

Prior Instrument Reference: RN200712383; RN 200512559;
RN 201408033; and RN 20071110
Erie County, Ohio Official Records

IN WITNESS WHEREOF the said **GRANTOR**, Sandusky Vending Limited Partnership, an Ohio limited partnership, by its general partner, Lodging Industry, Inc., has hereunto caused the execution thereof this 28th day December, 2018.

SANDUSKY VENDING LIMITED PARTNERSHIP
By Lodging Industry, Inc., its General Partner

By: *[Signature]*
Michele J. Ruta
Its: President

STATE OF OHIO: COUNTY OF ERIE) ss:

BE IT REMEMBERED, that on this 28th day of December, 2018, before me, the subscriber, a Notary Public in and for said state, personally came Michele J. Ruta, president of Lodging Industry, Inc., the general partner of Sandusky Vending Limited Partnership the **GRANTOR** in the foregoing General Warranty Deed, and acknowledged the signing thereof to be his voluntary act and deed.

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



AMM III
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
My Comm. Has No
Expiration Date
Section 147.03 R. C.

[Signature]
Notary Public
Commission Expires: _____

EXHIBIT A**Parcel No. 1:**

Parcel No.: 30-00458.000

Property Address: 121 Shawnee, Sandusky, Ohio

Situated in the Village of Bay View, County of Erie and State of Ohio: Being Lot Number Ninety-nine (99) in the first Subdivision of The Bay Bridge Beach Company, as per plat recorded in Volume 8, Pages 21 and 22, Erie County, Ohio Records.

Parcel No. 2:

Parcel No.: 39-00724.000

Property Address: 2117 Cleveland, Sandusky, Ohio

Situated in the Township of Huron, County of Erie and State of Ohio:

Being those parts of Lots 30 and 35, Section 2, Huron Township, Erie County, Ohio as follows:

Beginning at a point in the centerline of Cleveland-Sandusky Road, South 70°58' West, 351.34 feet from its intersection with the westerly line of Rye Beach Road (the westerly line of Rye Beach Road being 3 feet westerly of and parallel with the east line of Lot 35); thence North 0°20' West, 231.67 feet to a point; thence South 70°58' West, 150.00 feet to a point; thence South 0°20' East, 231.67 feet to the centerline of the Cleveland-Sandusky Road; thence North 70°58' East, along said centerline, 150.00 feet to the place of beginning and containing 0.7556 acre, more or less, but subject however to all legal highways and a 30 feet wide easement for water line purposes across the front of the above described premises.

Parcel No. 3:

Parcel No.: 39-00197.000

Property Address: Rye Beach, Huron, Ohio

Situated in the Township of Huron, County of Erie and State of Ohio:

Parcel A:

Situated in Section 2, Original Lot 35, and being more definitely described as follows:

Beginning at a point on the centerline of Cleveland-Sandusky Road at the Southwest corner of a parcel owned by Emro Marketing Co. (DV 551 PG 395) said point being located South 70 58' 00" West along the centerline of said road, a distance of 150.00 feet from a railroad spike, found, marking its intersection with the West line of Rye Beach Road;

1. Thence South 70°58'00" West continuing with the centerline of the Cleveland-Sandusky Road, a distance of 137.90 feet (138.00 feet deed) to the southeast corner of a 7.1799 acre parcel owned by Harvest Limited Realty (DV 544, PG 285);
2. Thence North 00°24'00" West along the east line of said Harvest Limited Realty parcel, passing through a ¾" iron pipe, found, on the north line of the Cleveland-Sandusky Road, a distance of

231.37 feet (231.67 feet deed) to a ¾" iron pipe, found, on the south line of a 3.42 acre parcel owned by Erie Village, Ltd. (DV 498 PG 791);

3. Thence North 70°58'00" East along the south line of said Erie Village Ltd. parcel a distance of 287.90 feet (288.00) to a PK nail, set, in an existing wood power pole, found, on the west line of Rye Beach Road;
4. Thence South 00°24'00" East along the west line of Rye Beach Road a distance of 49.70 feet (50.00 feet deed) to a PK nail, set at the northeast corner of said Emro Marketing Co. parcel;
5. Thence South 70°58'00" West along the north line of Emro Marketing Co. parcel a distance of 150.00 feet to a railroad spike, set, at the northwest corner thereof;
6. Thence South 00°24'00" East along the West line of said Emro Marketing Co. parcel passing through a ¾" iron pin, found, on the north line of the Cleveland-Sandusky road, a distance of 181.67 feet to a point on the centerline of said road and the point of beginning, containing 0.8562 acre, more or less, but being subject to all legal highways.

Parcel B:

Easement for ingress and egress over the following described parcel:

Being part of Lot 35, Section 2, Huron Township, Erie County, Ohio as follows:

Beginning at the intersection of the centerline of the Cleveland-Sandusky Road with a line which is 3.00 feet westerly of and parallel with the east line of said Lot 35; thence South 70°58' West along the centerline of the Cleveland-Sandusky Road a distance of 150.00 feet to a point; thence North 0°20' West a distance of 31.67 feet to the true point of beginning; thence continuing North 0°20' West a distance of 67.0 feet to a point; thence North 70°58' East a distance of 17.5 feet to a point; thence South 0°20' East a distance of 67.0 feet to a point; thence South 70°58' West a distance of 17.5 feet to the point of beginning.

Parcel C:

Easement for ingress and egress over the following described parcel:

Being part of Lot 35, Section 2, Huron Township, Erie County, Ohio as follows:

Beginning at the intersection of the centerline of the Cleveland-Sandusky Road with a line which is 3.00 feet westerly of and parallel with the east line of said Lot 35; thence North 0°20' West a distance of 171.67 feet to the true point of beginning; thence South 70°58' West a distance of 53.0 feet to a point; thence North 0°20' West a distance of 10 feet to a point; thence North 70°58' East a distance of 53 feet to a point; thence South 0°20' East a distance of 10 feet to the point of beginning.

Parcel No. 4:

Parcel No.: 32-03238.000

Property Address: 6406 Milan, Sandusky, OH

Parcel A:

Situated in the Township of Perkins, County of Erie and State of Ohio, and known as being those parts of Lots Nos. 9 and 10, in Section No. 1, bounded and described as follows: Beginning in the center line of the Sandusky-Norwalk Road, so-called, at a point South $18^{\circ}17'$ East, 1177.98 feet from its intersection with the center line of Bogart Road, so-called, said point of beginning being North $18^{\circ}17'$ West, 210.00 feet from the Southwest corner of a 15 acre parcel of land conveyed to Glenn G. Parker and Florence M. Parker by deed dated March 14, 1945 and recorded in Volume 180, page 354 of Erie County Deed Records, running thence, South $88^{\circ}50'$ East, a distance of 473.35 feet to the Easterly line of the land conveyed to Glenn G. Parker and Florence M. Parker, as aforesaid; thence North $17^{\circ}40'$ West, along said last mentioned line, a distance of 84.74 feet; thence North $88^{\circ}50'$ West, a distance of 474.38 feet to the center line of the Sandusky-Norwalk Road; thence South $18^{\circ}17'$ East along the center line of said road, a distance of 85.00 feet to the place of beginning, containing 0.876 of an acre of land, be the same more or less, but subject to all legal highways.

Parcel B:

Situated in the Township of Perkins, County of Erie and State of Ohio, and known as being those parts of Lots Nos. 9 and 10, in Section No. 1, bounded and described as follows: Beginning at a point in the southerly line of lands conveyed to Richard G. Schuster by deed recorded in Volume 384, Page 783, Erie County Deed Records, the same being the northerly line of lands now or formerly owned by Catherine Schuster, South $88^{\circ}50'$ East 128.66 feet from its intersection with the centerline of Milan Road, U.S. Route 250; thence South $88^{\circ}50'$ East, along the south line of said Richard Schuster lands, 195.72 feet to a point; thence, North $17^{\circ}40'$ West, 16.14 feet to a point; thence North $88^{\circ}50'$ West, 195.91 feet to a point; thence South $18^{\circ}17'$ Est, 16.20 feet to the place of beginning and containing 0.07 acre, more or less.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES:

Situated in the Township of Perkins, County of Erie, State of Ohio and in Section 1, Lot 9, Township 6-N, Range 23-W, Connecticut Western Reserve, and being part of a record 0.3828 hectare (0.9460) parcel conveyed by Deed Volume 517, page 635. Parcel 18WL is bounded and described as follows:

Commencing for reference at a point at the intersection of the Centerline of right of way for U.S. 250 and the east line of Lot 9, Section 1, said point being on Centerline of Right of Way Station 109+232.011; thence S $01^{\circ}50'45''$ E, 3.920 meter (12.86 feet) along the Lot line to a point at the intersection of said Lot line and the easterly line of lands conveyed to Lawrence J. Holkenborg and Nancy O. Holkenborg as recorded in Deed Volume 405, page 173, being 1.069 meter (3.51 feet) right of the Centerline of Right of Way Station 108+235.782; thence N $17^{\circ}33'09''$ W, along the easterly line of Lawrence J. Holkenborg and Nancy O. Holkenborg, and lands conveyed to George Hommel, Inc., as recorded in Deed Volume 09, page 986, and lands conveyed to Life Tabernacle Church, formerly known as United Pentecostal Church as recorded in Deed Volume 510, page 636, and lands conveyed to Carmelo Ruta, Inc. as recorded in Book 210, page 22, and lands conveyed to Dorothy P. Hardy, as recorded in Book 265, page 483, for a distance of 281.087 meters (922.20 feet) to a point being the southwesterly corner of lands of the Grantor, said point being 0.513 meters (1.68 feet) right of the Centerline of Right of Way Station 108+954.695, said point also being the principal point of beginning for the parcel described herein;

1. Thence continuing N 17°33'09" W, along the easterly line of Dorothy P. Hardy for a distance of 25.946 meters (85.12 feet) to a point at the northwesterly corner of the lands of the Grantor, being 0.461 meters (1.51 feet) right of the Centerline Right of Way Station 108+928.749;
2. Thence S 88°09'30" E, along the southerly line of lands conveyed to Kwie Fang Liem as recorded in Deed Volume 517, page 357 and passing through a 1" iron pin found at 13.001 meters (42.65 feet) for a total distance of 19.586 meters (64.26 feet) to an iron pin set being 18.00 meters (59.05 feet) left of the Centerline Right of Way Station 108+935.290;
3. Thence S 18°45'44" E, for a distance of 26.130 meters (85.73 feet) to an iron pin set on the northerly line of lands conveyed to Bonnie L. Worcester, Trustee, et al., as recorded in Book 255, page 214, and Deed Volume 525, page 672 being 18.500 meters (60.70 feet) left of the Centerline of Right of Way Station 108+961.415;
4. Thence N 88°12'06" W, along the northerly line of Bonnie L. Worcester, Trustee, et al., and passing through a ¾" pipe found at 7.353 meters (24.12 feet) for a total distance of 20.165 meters (66.16 feet) to the principal point of beginning containing 0.0486 hectares (0.1201 acres) of which the present road occupies 0.0329 hectares (0.0813 acres) resulting in a net right of way taking of 0.0157 hectares (0.0388 acres).

Containing in all after said exception 0.8259 acres.

Parcel No. 5:

Parcel No. 32-01285.000

Property Address: Galloway, Sandusky, OH

Being a parcel of land located in part of Lot 3, 860 Acre Tract, Section 2, Perkins Township, Erie County, Ohio and being more particularly described as follows:

Beginning at an iron pin found in monument box found on the centerline of Hull Road where the same intersects the centerline of Galloway Road, thence South 03° 52' 37" East along the centerline of Galloway Road, a distance of 920.21 feet to an iron pin found in monument box, thence South 03° 52' 27" East continuing along centerline of Galloway Road, a distance of 609.89 feet to an iron pin found in a monument box, thence continuing South 03° 46' 35" East along the centerline of Galloway Road, a distance of 851.98 feet to a PK nail set, thence South 86° 08' 49" West, a distance of 23.28 feet to a ½" iron pin set on the centerline of Galloway Road, thence South 03° 50' 38" East continuing along the centerline of Galloway Road, a distance of 141.92 feet to a PK nail set, thence South 89° 01' 51" West along the Northerly line of lands now or formerly owned by Donald Wahl, as recorded in Volume 542, Page 422 of the Erie County Deed Records, a distance of 200.00 feet to a ½" iron pin set, thence South 03° 50' 38" East, parallel with the centerline of Galloway Road and the Westerly line of said Wahl's land, a distance of 255.00 feet to a ½" iron pin set at the principal place of beginning for this description;

1. Thence South 89° 01' 51" West, a distance of 80.10 feet to a ½" iron pin set;
2. Thence South 03° 50' 38" East parallel with the centerline of Galloway Road, a distance of 63.30 feet to a ½" iron pin set;
3. Thence South 78° 24' 46" West parallel with the Northerly right of way of State Route 2, a distance of 561.22 feet to a ½" iron pin set;

4. Thence South $81^{\circ} 18' 23''$ West continuing parallel with the Northerly right of way of State Route 2, a distance of 610.50 feet to a $\frac{1}{2}$ " iron pin set on the Easterly line of lands now or formerly owned by Sandusky Center Partners, as recorded in Volume 557 Page 272 of the Erie County Deed Records;
5. Thence South $03^{\circ} 08' 16''$ East along said Sandusky Center Partners easterly line and the easterly line of Lot 4, a distance of 100.47 feet to a $\frac{1}{2}$ " iron pin set on the Northerly right of way of State Route 2;
6. Thence along the northerly right of way of State Route 2, North $81^{\circ} 18' 23''$ East, a distance of 622.75 feet to a $\frac{1}{2}$ " iron pin set;
7. Thence continuing along the Northerly right of way of State Route 2, North $78^{\circ} 24' 46''$ East, a distance of 536.84 feet to a $\frac{1}{2}$ " iron pin set;
8. Thence continuing along the Northerly right of way of State Route 2, North $73^{\circ} 39' 04''$ East, a distance of 95.45 feet to a $\frac{1}{2}$ " iron pin set on the Westerly line of land now or formerly owned by Paul and Corrine Christiansen, as recorded in Volume 267, Page 464 of the Erie County Deed Records;
9. Thence North $03^{\circ} 50' 38''$ West along said Christiansen's Westerly line and parallel with the centerline of Galloway Road, a distance of 56.33 feet to a $\frac{1}{2}$ " iron pin set at said Christiansen's Northwesterly corner;
10. Thence North $89^{\circ} 01' 56''$ East along said Christiansen's Northerly line, a distance of 200.00 feet to a PK nail set on the centerline of Galloway Road;
11. Thence North $03^{\circ} 50' 38''$ West, along the centerline of Galloway Road, a distance of 85.00 feet to a PK nail set at said Wahl's Southeasterly corner;
12. Thence South $89^{\circ} 01' 56''$ West along said Wahl's Southerly line, a distance of 200.00 feet to the principal place of beginning and containing 3.3604 acres of land, but subject to all legal highways.

Bearings are assumed and used to indicate angles only.

This description was prepared by Baharoglu and Associates, Inc. Consulting Engineers and Surveyors, Norwalk, Ohio on May 19, 1993 from an actual survey of the premises dated, February 13, 1991, by Baharoglu & Associates, Inc. Consulting Engineers and Surveyors, Norwalk, Ohio per Ronald A. Morehouse, Registered Surveyor No. 5340.

EXCEPTING THEREFROM:

Being situated in the State of Ohio, County of Erie, Perkins Township, Section No. 2, 860 Acre Tract, Part of Lots NO. 3 and being more definitely described as follows:

Commencing at a point, marking the intersection of the centerline of State Route 2 with the centerline of Galloway Road; Thence North $03^{\circ} 50' 38''$ West along the centerline of Galloway Road, a distance of 161.03 feet to a point on the North line of State Route 2; Thence South $79^{\circ} 40' 52''$ West along the North

line of State Route 2, a distance of 201.03 feet to a point; Thence South $73^{\circ} 39' 04''$ West continuing along said North line, a distance of 95.345 feet to a point; Thence South $78^{\circ} 24' 46''$ West continuing along said North line, a distance of 536.84 feet to a point; Thence South $81^{\circ} 18' 23''$ West continuing along said North line, a distance of 622.75 feet to a point; Thence North $03^{\circ} 08' 16''$ West along the East line of a parcel owned by Park Place Enterprises II LTD. (RN 200210089), a distance of 20.09 feet to the point of beginning;

- (1) Thence North $03^{\circ} 08' 06''$ West continuing along aid East line, a distance of 80.38 feet to a point, marking the Southwest corner of a parcel owned by Billetter & Homan (BV 2 PG 599):
- (2) Thence North $81^{\circ} 18' 23''$ East along the South line of said Billetter and Homan parcel, a distance of 175.00 feet to a point;
- (3) Thence South $03^{\circ} 08' 16''$ East a distance of 80.38 feet to a point;
- (4) Thence South $81^{\circ} 18' 23''$ West a distance of 175.00 feet to the point of beginning, containing 0.3214 acre, more or less, but being subject to all legal highways, easements and restrictions of record.

The above description was prepared by Daniel E. Hartung, Jr., Professional Surveyor No. 5667 in February 2007, taken from existing deed and survey records and does not indicate an actual survey made by me. The bearings used were assumed only for the purpose on indicating angles.

Parcel No.: 6

Parcel No. 41-00034.000

Property Address: 7510 U.S. 250, Sandusky, OH

Situated in the Township of Huron, County of Erie and State of Ohio: and being a part of Lot No. 10, Section No. 4 and more definitely described as follows:

Beginning at a point at the intersection of the centerline of the Sandusky-Milan Road with the centerline of Fox Road, which intersection is marked by a hole cut into the concrete pavement; Thence North $19^{\circ}08'$ West along the centerline of the Sandusky-Milan Road a distance of 249.72 feet; thence North $82^{\circ}24'$ East a distance of 315.52 feet to an iron stake; thence South along a line parallel with the centerline of said Sandusky-Milan Road a distance of 120 feet to an iron stake; thence North $82^{\circ}24'$ East a distance of 17.1 feet to an iron stake; thence South $024'$ East a distance of 166.55 feet to the centerline of the said Fox Road; thence West along the said centerline of Fox Road a distance of 288.48 feet to the place of beginning; and containing 1.884 acres.

EXCEPTING THEREFROM:

Situated in the Township of Huron, County of Erie and State of Ohio, and in Section 4, Lot 10, Township 6-N Range 22-W, Connecticut Western Reserve, and being part of a record 0.7624 hectare (1.8840 acre) parcel conveyed by Book 315, Page 944. Parcel 45 WL is bounded and described as follows:

Beginning at a point at the intersection of the Centerline of right of way for U.S. 250 and the centerline for Fox Road, which is the south line of Lot 10, Section 4, said point being at Centerline of Right of Way Station 110+676.587, said point also being the Principal Point of Beginning for the parcel herein described herein;

- 1) Thence N. 88° 29' 56" W along centerline for Fox Road and Lot line for a distance of 0.308 meters (1.01 feet) to a point at the southeasterly corner of lands conveyed to Erie County Conservation League, Inc. as recorded in Deed Vol. 224, Page 528 being 0.291 meters (0.95 feet) right of Centerline of Right of Way Station 110+676.485;
- 2) Thence N. 17° 48' 19" W along the easterly line of Erie County Conservation League, Inc. for a distance of 75.965 meters (249.23 feet) to a point being the southwesterly corner of lands conveyed to Ollie V. Zess and Robin A. Zess as recorded in Book 013, Page 724 being 0.399 meters (1.31 feet) right of Centerline of Right of Way Station 110+600.520;
- 3) Thence N. 83° 49' 14" E along the southerly line of lands conveyed to Ollie V. Zess and Robin A. Zess as recorded in Book 013, Page 724 and passing through a half inch iron pin found at 12.452 meters (40.85 feet) being 11.802 meters (38.72 feet) left of Centerline of Right of Way Station 110+603.012 for a total distance of 20.820 meters (68.31 feet) to an iron pin set being 20.000 meters (65.62 feet) left of Centerline of Right of Way Station 110+604.687;
- 4) Thence S. 16° 59' 40" E for a distance of 78.532 meters (257.65 feet) to a point on the Lot line, also being the northerly line of lands conveyed to Giovanna Ruta, Inc., A Corporation as recorded in Book 263, Page 297 being 19.000 meters (62.34 feet) left of Centerline of Right of Way Station 110+683.212;
- 5) Thence N. 88° 29' 56" W along the Lot line, also being the northerly line of Giovanna Ruta, Inc., a Corporation for a distance of 20.123 meters (66.02 feet) to the Principal Place of Beginning containing 0.1535 hectares (0.3793 acres) of which present road occupies 0.1028 hectares (0.2540 acres) resulting in a net right of way taking area of 0.0507 hectares (0.1253 acres).

This description was prepared under the supervision of William H. Long, P.S. 6505 from a survey made by Engineering Associates, Inc. in 1997. The iron pins set are 19mm (¾ in.) diameter rebar 762 mm (30 in.) in length topped with a 38 mm (1½ in.) diameter identification cap marked ODOT R/W LONG P.S. 6505. The bearing referred to herein are relative to Grid North on the Ohio State Plane Coordinate system NAD 83(1995). The stations referred to herein are from the centerline of right of way for U.S. 250 as found on ODOT right of way plan ERI-250-8.763 (5.45) and the centerline plat recorded in Plat Book _____, Page _____ in the Erie County Recorder's Office.

FURTHER EXCEPTING THEREFROM:

Situated in the Township of Huron, County of Erie, State of Ohio, and in Section 4, Lot 10, Township 6-N, Range 22-W, Connecticut Western Reserve, and being part of a record 0.7624 hectares (1.8840 acres) parcel conveyed by Book 315, Page 944. Parcel 45WD is bounded and described as follows:

Commencing for reference at a point at the intersection of the Centerline of Right of Way for U.S. 250 and the Centerline of Right of Way for Fox Road, and the south line of Lot 10, Section 4, being at the Centerline of Right of Way for U.S. Route 250 Station 110+676.587, and being at Centerline of Right of Way for Fox Road Station 19+999.964; thence S. 88° 29' 56" E. along the centerline of Right of Way for Fox Road, and south line of Lot 10, Section 4, and the northerly line of lands conveyed to Giovanna Ruta, Inc., a Corporation, as recorded in Book 263, Page 297, for a distance of 20.431 meters (67.03 feet) to a point on the easterly limited access right of way line for U.S. Route 250, being 19.000 meters (62.34 feet) left of Centerline of Right of Way for U.S. Route 250 Station 110+683.212, and being

Centerline of Right of Way for Fox Road Station 20+020.086. said point also being the Principal Point of Beginning for the parcel described herein;

- 1) Thence N. 16° 59' 40" W. along the easterly limited access line for U.S. 250 for a distance of 18.214 meters (59.76 feet) to an iron pin set, being 19.232 meters (63.10 feet) left of Centerline of Right of Way Station 110+665.000;
- 2) Thence S. 71° 04' 52" E. for a distance of 27.157 meters (89.10 feet) to an iron pin set on the northerly right of way line for Fox Road, being 41.022 meters (137.59 feet) left of Centerline of Right of Way for U.S. Route 250 Station 110+681.208, and being 9.144 meters (30.00 feet) left of Centerline of Right of Way for Fox Road Station 20+040.220;
- 3) Thence S. 01° 30' 04" W. for a distance of 9.144 meters (30.00 feet) to a point on the Centerline Right of Way for Fox Road, and the south line of Lot 10, Section 4, and the northerly line of the lands of Giovanna Ruta, Inc., a Corporation, being 38.011 meters (124.71 feet) left of the Centerline of Right of Way for U.S. Route 250 Station 110+689.842, and being Centerline Right of Way for Fox Road Station 20+040.220;
- 4) Thence N. 88° 29' 56" W. along the centerline for Fox Road, which is the south line of Lot 10, Section 4, which is the northerly line of the lands of Giovanna Ruta, Inc., a Corporation, for a distance of 20.134 meters (66.06 feet) to the Principal Place of Beginning containing 0.0292 hectares (0.0722 acres) of which the present road occupies 0.0198 hectares (0.0489 acres) resulting in a net right of way take area of 0.0094 hectares (0.0233 acres).

This description was pared under the supervision of William H. Long, P.S. 6505 from a survey made by Engineering Associates, Inc., in 1997. The iron pins set are 19 mm (¾ in.) diameter rebar 762 mm (30 in.) in length topped with a 38 mm (1½ in.) diameter aluminum identification cap marked ODOT R/W LONG P.S. 6505. The bearing referred to herein are relative to Grid North on the Ohio State Plane Coordinate system NAD 83(1995). The stations referred to herein are from the centerline of right of way for U.S. 250 as found on ODOT right of way plan ERI-250-8.763 (5.45) and the centerline plat recorded in Plat Book _____, Page _____ in the Erie County Recorder's Office.

Parcel No. 7:

Parcel ID: 32-00376.000

Property Address: 6512 Milan, Sandusky, OH

Situated in the Township of Perkins, County of Erie and State of Ohio:

Being those parts of original lots numbers 9 and 10 lying Easterly of the middle line of the Sandusky-Norwalk Road in Section No. 1 of said Township, bounded and described as follows:

Beginning at cross drill hole cut in the concrete pavement in the middle line of the Sandusky-Norwalk Road at the Northwesterly corner of a parcel of 0.50 acres conveyed to John H. Lindsley by William D. Delius by deed dated July 6, 1943, and recorded in Volume 175 of Deeds, Page 31, Erie County, Ohio Records. Said point of beginning being S. 18 degrees 43' E., measured in the middle line of said Sandusky-Norwalk Road, a distance of 1866.11 feet from a cross found cut in the concrete pavement at the point of intersection of the middle line of said Sandusky-Norwalk Road with the middle of the Bogart Rod; thence from said point of beginning N. 89 degrees, 45' E. in the Northerly line of said parcel of 0.50

acres so conveyed to said John M. Lindsley and passing through an iron pipe monument set in the Westerly line of said road, a distance of 185.99 feet to an iron pipe monument set in the Northerly corner of said parcel of 0.50 acres so conveyed to the said John M. Lindsley; thence N. 0 degrees 15' W., a distance of 205.76 feet to an iron pipe monument; thence S. 89 degrees 45' W., passing through an iron pipe monument; set in the Easterly line of said Sandusky-Norwalk Road, a distance of 250.70 feet to a crossed drill hole cut in the concrete pavement at a point in the middle line of said road; thence S. 18 degrees 43' E., in the middle of said road, a distance of 216.93 feet to the place of beginning, containing 1.041 acres of which approximately 0.10 acres are in said O.L. No. 9; subject, however to all legal highways.

In the above description the courses are referred to a meridian assumed for the purpose of indicating angles only; and the Easterly line of said Sandusky-Norwalk Road is take to be 40.00 feet Easterly measured at right angles thereto form the middle line thereof.

EXCEPTING THEREFROM:

Situated in the Township of Perkins, County of Erie and State of Ohio, and in Section 1 Lot 9 and 10 Town 6-N, Range 23-W, Connecticut Western Reserve and bounded and described as follows:

Parcel No. 26AWL

Being parcel of land lying on the left side of the centerline of a survey, made by the Department of Transportation, and recorded in Book 240, Page 868 of the Records of Erie County and being located within the following described points in the boundary thereof:

ERI-250-8.763(5.45)

Situated in the Township of Perkins, County of Erie, State of Ohio and in Section 1, Lot 9 and 10, Township 6-N, Range 23-W, Connecticut Western Reserve, and being part of a record 0.4213 hectacre (1.0410 acre) parcel conveyed by Book 240, Page 868, Parcel 26WL is bounded and described as follows:

Commencing for reference at a point in the intersection of the centerline of right of way for U.S. 250 and the East line of Lot 9, Section 1, said point being on centerline of right of way station 109+232.011; thence S. .01 degrees 50' 45" E, along the lot line for a distance of 3.920 meters (12.86 feet) to a point at the intersection of said lot line and the Easterly line of lands conveyed to Lawrence J. Holkenborg and Nancy O. Holkenborg as recorded in Deed Vol. 405, Page 173 being 1.069 meters (3.51 feet) right of the centerline of right of way station 108+235.782; thence N. 17 degrees 33' 09" W along the Easterly line of Lawrence J. Holkenborg and Nancy O. Holkenborg for a distance of 71.616 meters (234.96 feet) to a point being the Southeasterly corner of the lands of the Grantor, said point being 0.927 meters (3.04 feet) right of the centerline of right of way station 109+164.166. said point also being the principal point of beginning for the parcel described herein;

- 1) Thence N. 17 degrees, 33' 09" W, along the Easterly line of Lawrence J. Holkenborg and Nancy O. Holkenborg and land conveyed to George Hommal, Inc., an Ohio Corporation as recorded in Book 509, Page 98, and lands conveyed to Life Tabernacle Church as recorded in Deed Vol. 510, Page 636 for a distance of 65.710 meters (215.61 feet) to a point in the Southwesterly corner of lands conveyed to Frank Fox & Sons, an Ohio Partnership as recorded in Book 562, Page 499 being 0.797 meters (2.61 feet) right of the centerline of right of way station 109+098.448;

- 2) Thence S. 89 degrees 15' 01" E, along the Southerly line of Frank Fox & Sons, an Ohio Partnership, and passing through a 1" pipe found 12.607 meters (41.36 feet) distant, being 11.164 meters (36.63 feet) left of the centerline of right of way station 109+102.430, for a total distance of 18,758 meters (61.54 feet) to an iron pin set being 17.000 meters (55.77 feet) left of centerline right of way station 109+104.373;
- 3) Thence S. 17 degrees 13' 48" E, for a distance of 65.758 meters (215.74 feet) to an iron pin set on the Northerly line of lands conveyed to Richard M. Jacob and Patricia A. Jacob as recorded in Deed Vol. 549, Page 638 being 16.500 meters (54.13 feet) left of centerline of right of way station 109+170.129;
- 4) Thence N. 88 degrees 46' 32" W, along the Northerly line of Richard M. Jacob and Patricia A. Jacob for a distance of 18.419 meters (60.43 feet) to the principal point of beginning containing 0.1160 hectares (0.2866 acres) of which the present road occupies 0.0859 hectares (0.2123 acres) resulting in a net right of way taking area of 0.0301 hectares (0.0743 acres).

Parcel No.: 8

Parcel ID: 32-04790.001

Property Address: 6409 Milan, Sandusky, OH

Situating in the Township of Perkins, County of Erie and State of Ohio:

And known as being a parcel of land located in part of Lot 9, Section 1 and being more particularly described as follows:

Beginning at a PK nail found on the centerline of the Sandusky-Norwalk Road (U.S. 250) at the Southeasterly corner of lands now or formerly owned by George Hummel, as recorded in Volume 509, Page 988 of the Erie County Deed Records, said point being recorded as South 20 deg. 00' 15" East along the centerline of the Sandusky-Norwalk Road (U.S. 250), a distance of 1800.83 feet from the centerline of Taylor Road;

Thence North 20 deg. 00' 15" West along the centerline of the Sandusky-Norwalk Road, a distance of 588.00 feet to a PK nail set at the principal place of beginning for this description;

1. Thence continuing North 20 deg. 00' 15" West along the centerline of the Sandusky-Norwalk Road (U.S. 250), a distance of 490.66 feet to a PK nail set at the Southeasterly corner of lands now or formerly owned by Richard G. and Cathleen Schuster, as recorded in Volume 531, Page 391 of the Erie County Deed Records;
2. Thence South 43 deg. 27' 15" West along the Southerly line of said Schuster's land passing through at ½ inch iron pin set 52.22 feet from the last described point, a distance of 305.91 feet to a ½ inch iron pin set;
3. Thence South 30 deg. 08' 30" West continuing along said Schuster's land, a distance of 364.67 feet to a ½ inch iron pin set;

4. Thence South 76 deg. 11' 30" West continuing along the Southerly line of said Schuster's land, a distance of 92.12 feet to a ½ inch iron pin set;
5. Thence South 04 deg. 10' 00" East parallel with the 10.00 feet Easterly from the Westerly line of Lot 9 and the Westerly line of lands now or formerly owned by Joseph F. and Martha Ann Yost, as recorded in Volume 400, Page 659 of the Erie County Deed Records, a distance of 164.84 feet to a ½ inch iron pin set;
6. Thence North 67 deg. 38' 30" East passing through a ½ inch iron pin set 40.03 feet from the center of the Sandusky-Norwalk Road, a distance of 690.77 feet to the principal place of beginning and containing 4.7177 acres of land, but subject to all legal highways.

EXCEPTING THEREFROM THE FOLLOWING:

EXCEPTION:

Situated in the Township of Perkins, County of Erie and State of Ohio, and in Section 1 , Lot 9, Township 6-N, Range 23-W, Connecticut Western Reserve and being part of a record 1.9092 hectares (4.7177 acres) parcel conveyed by Book Volume 265, Page 483. Parcel 15 WL is bounded and described as follows:

Commencing for reference at a point at the northwest corner of Lot 9, being in the centerline of Bogart Road and witnessed by an iron pin found in a monument box at a bearing N 88° 55' 45" W and a distance of 173.667 meters (569.77 feet), thence S 88° 55' 45" E along the north line of Lot 9 for a distance of 100.788 meters (330.67 feet) to a point in the west line of lands conveyed to the Sandusky Vending Company, an Ohio Partnership, as recorded in Book 046, page 498, being 11.566 meters (37.95 feet) left of the centerline of Right of Way Station 108+603.110; thence S 17° 33' 09" E along the west line of the lands of the Sandusky Vending Company for a distance of 233.890 meters (767.35 feet) to a point at the northeast corner of the Grantor's lands, being 0.266 meters (0.87 feet) right of the centerline of Right of Way Station 108+829.814, said point also being the principal point of beginning for the parcel described herein;

- 1) Thence continuing S 17° 33' 09" E along the west line of lands of Sandusky Vending Company and lands conveyed to Ohio Edison Company, an Ohio Corporation as recorded in Book 108, pages 801, 808 and 810 and lands conveyed to Kwie Fang Liem, as recorded in Deed Volume 517 page 357 and lands conveyed to L. and L. Food Services, Inc., as recorded in Deed Volume 517 page 635 and lands conveyed to Bonnie L. Worcester, Trustee of the Bonnie L. Worcester Revocable Living Trust, UAD January 9, 1996, Bonnie Worcester and Matthew C. Claus, as Recorded in Book 255 page 214 and Deed Volume 525 page 672 for a distance of 148.856 meters (488.37 feet) to a point at the southeast corner of the Grantor's lands, also being the northeast corner of lands conveyed to Carmelo Ruta, Inc., a Corporation as recorded in Book 210 page 22, being 0.560 meters (1.84 feet) right of the Centerline of Right of Way Station 108+978.670;
- 2) Thence S 69° 35' 57" W along the northerly line of the lands of Carmelo Ruta, Inc., and passing through an iron pin found at a distance of 10.848 meters (35.59 feet) for a total distance of 18.961 meters (62.21 feet) to an iron pin set being 19.500 meters (963.98 feet) right of the Centerline Right of Way Station 108+979.575;

- 3) Thence N 17° 39' 56" W for a distance of 140.124 meters (459.72 feet) to an iron pin set on the southerly line of lands conveyed to Richard G. Schuster, Trustee and Cathleen C. Schuster, Trustee as Recorded in Book 111 pages 233, 237, 241, and 243 being 19.500 meters (963.98 feet) right of the centerline of Right of Way Station 108+839.450;
- 4) Thence N 45° 43' 24" E along the southeasterly line of the lands of Richard G. Schuster, Trustee and Cathleen C. Schuster, Trustee for a distance of 21.513 meters (70.58 feet) to the Principal point of Beginning containing 0.2757 hectares (0.6813 acres) of which the present road occupies 0.1980 hectares (0.4893 acres) resulting in a net right of way taking area of 0.0777 hectares (0.1920 acres).

This description was prepared under the supervision of William H. Long, P.S. 6505 from a survey made by Engineering Associations, Inc., in 1997. The iron pins set are 19mm (¾ in) diameter rebar 762 mm (30 in.) In length topped with a 38 mm (1½ in) diameter aluminum identification cap marked ODOT R/W LONG P.S. 6505. The bearings referred to herein are relative to Grid North on the Ohio State Plane Coordinate system NAD83(1995). The stations referred to herein are from the centerline of right of way for U.S. 250 as found on ODOT right of way plat ERI-250-8.763(5.45) and the centerline plan recorded in plat Book ____ Page ____ In the Erie County Recorder's Office.

CONTAINING IN ALL AFTER SAID EXCEPTION 4.0364 ACRES MORE OR LESS

Parcel No. 9:

Parcel ID: 42-00475.000

Property Address: 1901 Sawmill, Huron, OH

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

Being those parts of lots 28 and 32, Section 2, Huron Township, City of Huron, Erie County, Ohio, as follows:

Beginning at the intersection of the west line of said Lot 32 with the southerly right of way line of Relocated Ohio State Route 2; thence South 1° 04' East, along the west line of said Lot 32, a distance of 621.08 feet to the southwest corner thereof; thence along a curve to the right, having a radius of 259.30 feet, the chord for which is South 73° 22' East, 137.28 feet, a distance of 138.94 feet to a point of tangency, thence South 58° 01' East, 18.82 feet to a point; thence North 13° 41' 32" East, 551.60 feet to the southerly right of way line of Relocated Ohio State Route 2; thence North 65° 07' 04" West, along last mentioned line, 319.25 feet to the place of beginning and containing 3.0004 acres more or less.

This instrument was prepared by Carl J. Kamm III, Flynn, Py & Kruse, L.P.A., 165 East Washington Row, Sandusky, Ohio 44870.

Emu
Hand
Allyn, Py & Kruse
105 E. Washington Row
city

RN 200712383 Page 1 of 21
ERIE COUNTY OHIO RECORDER
Barbara A. Sessler 21P
RECORDING FEE: 180.00
CTR Date 11/02/2007 Time 14:53:44

AFFIDAVIT OF ENTITY MERGER

STATE OF OHIO)
)
COUNTY OF LORAIN) **SS:**

Michele J. Ruta, being first duly sworn, says:

1. I am the President of Lodging Industry, Inc., an Ohio corporation, and I am authorized to make this affidavit on behalf of the Company.
2. Lodging Industry, Inc. is the General Partner of Sandusky Vending Limited Partnership, an Ohio limited partnership.
2. Prior to October 1, 2007, Sandusky Vending Company, an Ohio general partnership, owned real property in Erie County, Ohio.
3. On October 1, 2007, Sandusky Vending Company merged into Sandusky Vending Limited Partnership, as evidenced by the attached Certificate of Merger from the Ohio Secretary of State (Exhibit A), with Sandusky Vending Limited Partnership being the surviving entity.
4. The purpose of this affidavit is to record a change of ownership through a merger to all the real property which Sandusky Vending Limited Partnership, formerly Sandusky Vending Company, held title to on October 1, 2007.
5. Sandusky Vending Limited Partnership is the owner in fee simple of the following real property, as evidenced by deeds recorded in the records of the Erie County Recorder, in the name of Sandusky Vending Company:
 - a. Parcel Number 32-00430-003, by deed dated May 25, 2007 and recorded at RN 200706400, Recorder's Office, Erie County, Ohio, described in said deed as shown on the attached Exhibit B.
 - b. Parcel Number 32-01285-000, by deed dated May 28, 1993 and recorded in OR book 124, page 591, Recorder's Office, Erie County, Ohio, described in said deed as shown on the attached Exhibit C.
 - c. Parcel Number 32-01261-000, by deed dated February 21, 1992 and recorded in OR book 46, page 498, Recorder's Office, Erie County, Ohio, described in said deed as shown on the attached Exhibit D, excepting therefrom the parcel interest conveyed by deed dated August 17, 2000, and recorded at RN 200010671, Recorder's Office, Erie County, Ohio.
 - d. Parcel Numbers 57-00233-000 and 57-00234-000, by deed dated July 11, 1988 and recorded in Deed book 545, page 274, Recorder's Office, Erie County, Ohio, described in said

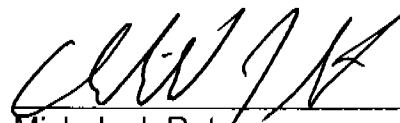
FL *DE* *LWM*
PR *JS* *SC*

- deed as shown on the attached Exhibit E.
- e. Parcel Number 39-00197-000, by deed dated January 11, 2002 and recorded at RN 200200938, Recorder's Office, Erie County, Ohio, described in said deed as shown on the attached Exhibit F.
 - f. Parcel Number 30-00458-000, by deed dated March 25, 1999 and recorded at RN 9904568, Recorder's Office, Erie County, Ohio, described in said deed as shown on the attached Exhibit G.
 - g. Parcel Numbers 32-00432-000 and 41-00034-000 by deed dated January 24, 1997 and recorded in OR book 315, page 944, Recorder's Office, Erie County, Ohio, described in said deed as shown on the attached Exhibit H, excepting therefrom the parcel interest conveyed by deed dated August 17, 2000, and recorded at RN 200010671, Recorder's Office, Erie County, Ohio.
 - h. Parcel Number 32-03238-000, by deed dated August 28, 2000 and recorded at RN 200010982, Recorder's Office, Erie County, Ohio, described in said deed as shown on the attached Exhibit I.
 - i. Parcel Numbers 54-00531-000 and 54-01812-000, by deed dated October 1, 2004 and recorded at RN 200414178, Recorder's Office, Erie County, Ohio, described in said deed as shown on the attached Exhibit J.
 - j. Parcel Number 32-02450-000, by deed dated May 7, 2002 and recorded at RN 200207926, Recorder's Office, Erie County, Ohio, described in said deed as shown on the attached Exhibit K.
 - k. Parcel Number 32-03190-000, by deed dated June 25, 2004 and recorded at RN 200409257, Recorder's Office, Erie County, Ohio, described in said deed as shown on the attached Exhibit L.
 - l. Parcel Number 39-00724-000, by deed dated July 25, 1990 and recorded in Deed book 566, page 903, Recorder's Office, Erie County, Ohio, described in said deed as shown on the attached Exhibit M.
 - m. Parcel Number 45-00248-000, by deed dated May 22, 2003 and recorded at RN 200309816, Recorder's Office, Erie County, Ohio, described in said deed as shown on the attached Exhibit N.

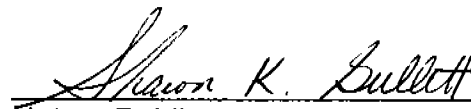
6. The above listed properties are on the current tax list of the Auditor of Erie County, Ohio, in the name of Sandusky Vending Company. The tax mailing address for all parcels should be Sandusky Vending Limited Partnership, 910 Lorain Blvd. Suite N, Elyria, Ohio 44035.

7. Further, Sandusky Vending Limited Partnership has succeeded to the leasehold interest of Sandusky Vending Company in Parcel Number 39-00400-000, evidenced by a 50 year lease that commenced on July 1, 1992. A Memorandum of Lease is recorded at OR book 76, page 310, Recorder's Office, Erie County, Ohio.

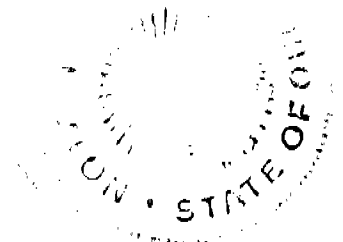
FURTHER AFFIANT SAYETH NAUGHT.


Michele J. Ruta

Sworn to and subscribed in my presence this 30TH day of OCTOBER, 2007.

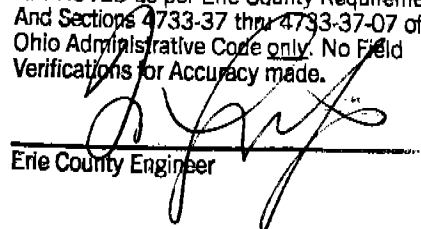

Notary Public
Comm. Expires: 4-1-2010

Sharon K. Gullett, Notary
State of Ohio
My Commission Expires: 04/01/10



This Document Prepared By:
Carl J. Kamm III
Flynn, Py & Kruse L.P.A.
165 E. Washington Row
Sandusky, Ohio 44870

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

3

Transferred	
In Compliance with sections 319-202 and 322-02 of the Ohio Revised Code.	
FEE: \$	
EXEMPT: ☒	
RE. TRANSFER:	
\$	
Thomas J. Paul Erie County Auditor	
Trans. Fees: \$	3.50
Date: 11/2/07	By: TP

EXHIBIT A



DATE:	DOCUMENT ID	DESCRIPTION	FILING	EXPED	PENALTY	CERT	COPY
09/27/2007	200726902076	MERGER/DOMESTIC (MER)	125.00	.00	.00	.00	.00

Receipt

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

FLYNN, PY & KRUSE CO., LPA
165 E WASHINGTON ROW
SANDUSKY, OH 44870

ERIE COUNTY OHIO RECORDER
RN 200712383 Page 4 of 21

**STATE OF OHIO
CERTIFICATE**

Ohio Secretary of State, Jennifer Brunner

928801

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

SANDUSKY VENDING LIMITED PARTNERSHIP

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

Document(s)
MERGER/DOMESTIC

Document No(s):
200726902076



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 1st day of October, A.D. 2007.

Ohio Secretary of State

EXHIBIT B

PERMANENT PARCEL NO.: 32-00430.000

Being situated in the State of Ohio, County of Erie, Perkins Township, Section No. 1 Original Lots No. 9 & 10, 1620 Acre Tract and being more definitely described as follows:

Commencing at a monument box, found, marking the intersection of the centerline of Bogart Road with the centerline of Galloway Road; Thence South $87^{\circ} 29' 58''$ East along the centerline of Bogart Road, a distance of 20.10 feet to a point on the East line of Perkins Township; thence South $02^{\circ} 27' 13''$ East along the East line of Perkins Township, a distance of 761.47 feet to a point; thence, North $89^{\circ} 33' 00''$ West a distance of 829.80 feet to a point on the East line of a parcel owned by Sandusky Vending Co. (BV 046 PG 498); thence South $18^{\circ} 22' 45''$ East along the East line of said Sandusky Vending Co. parcel, a distance of 214.59 feet to a $5/8''$ iron pin, found, marking the Southeast corner of said Vending Co. parcel and the point of beginning;

(1) Thence south $18^{\circ} 22' 45''$ East a distance of 84.44 feet to a $5/8''$ iron pipe, found, marking the Northeast corner of a parcel owned by Kwie Fang Liem (DV 517 PG 357);

(2) Thence North $88^{\circ} 59' 26''$ West along the North line of said Liem parcel, a distance of 408.14 feet to a 1" iron pin with cap, found, on the East right-of-way line of US Route 250;

(3) Thence North $18^{\circ} 28' 47''$ West along the East right-of-way line, passing through a 1" iron pin with cap, found, at a distance of 82.60 feet, a distance of 84.80 feet to a point, marking the Southwest corner of said Vending Co. parcel;

(4) Thence South $88^{\circ} 57' 00''$ East along the South line of said Vending Co. parcel, a distance of 408.40 feet to a $5/8''$ iron pin, found, and the point of beginning, containing 0.7478 acre, more or less, of which 0.3780 acre is in Original Lot No. 9 and 0.3698 acre is in Original Lot No. 10, but being subject to all legal highways, easements and restrictions of record.

The above description was prepared from an actual survey by Daniel E. Hartung, Jr. Professional Surveyor No. 5667 in January 2006. The bearings were assumed only for the purpose of indicating angles.

EXHIBIT C

PERMANENT PARCEL NO.: 32-01285.000

Being a parcel of land located in part of Lot 3, 860 Acre Tract, Section 2, Perkins Township, Erie County, Ohio and being more particularly described as follows;

Beginning at an iron pin found in monument box found on the centerline of Hull Road where the same intersects the centerline of Galloway Road, thence South 03° 52' 37" East along the centerline of Galloway Road, a distance of 920.21 feet to an iron pin found in monument box, thence South 03° 52' 27" East continuing along centerline of Galloway Road, a distance of 609.89 feet to an iron pin found in a monument box, thence continuing South 03° 46' 35" East along the centerline of Galloway Road, a distance of 851.98 feet to a PK nail set, thence South 86° 08' 49" West, a distance of 23.28 feet to a ½" iron pin set on the centerline of Galloway Road, thence South 03° 50' 38" East continuing along the centerline of Galloway Road, a distance of 141.92 feet to a PK nail set, thence South 89° 01' 51" West along the Northerly line of lands now or formerly owned by Donald Wahl, as recorded in Volume 542, Page 422 of the Erie County Deed Records, a distance of 200.00 feet to a ½" iron pin set, thence South 03° 50' 38" East, parallel with the centerline of Galloway Road and the Westerly line of said Wahl's land, a distance of 255.00 feet to a ½" iron pin set at the principal place of beginning for this description;

1. Thence South 89° 01' 51" West, a distance of 80.10 feet to a ½" iron pin set;
2. Thence South 03° 50' 38" East parallel with the centerline of Galloway Road, a distance of 63.30 feet to a ½" iron pin set;
3. Thence South 78° 24' 46" West parallel with the Northerly right-of-way of State Route 2, a distance of 561.22 feet to a ½" iron pin set;
4. Thence South 81° 18' 23" West continuing parallel with the Northerly right-of-way of State Route 2, a distance of 610.50 feet to a ½" iron pin set on the Easterly line of lands now or formerly owned by Sandusky Center Partners, as recorded in Volume 557, Page 272 of the Erie County Deed Records;
5. Thence South 03° 08' 16" East along said Sandusky Center Partners easterly line and the easterly line of Lot 4, a distance of 100.47 feet to a ½" iron pin set on Northerly right-of-way of State Route 2;
6. Thence along the northerly right-of-way of State Route 2, North 81° 18' 23" East, a distance of 622.75 feet to a ½" iron pin set;
7. Thence continuing along the Northerly right-of-way of State Route 2, North 78° 24' 46" East, a distance of 536.84 feet to a ½" iron pin set;
8. Thence continuing along the Northerly right-of-way of State Route 2, North 73° 39' 04" East, a distance of 95.45 feet to a ½" iron pin set on the Westerly line of land now or formerly owned by Paul and Corrine Christiansen, as recorded in Volume 267, Page 464 of the Erie County Deed Records;

9. Thence North 03° 50' 38" West along said Christiansen's Westerly line and parallel with the centerline of Galloway Road, a distance of 56.33 feet to a ½" iron pin set at said Christiansen's Northwesterly corner;
10. Thence North 89° 01' 56" East along said Christiansen's Northerly line, a distance of 200.00 feet to a PK nail set on the centerline of Galloway Road;
11. Thence North 03° 50' 38" West, along the centerline of Galloway Road, a distance of 85.00 feet to a PK nail set at said Wahl's Southeasterly corner;
12. Thence South 89° 01' 56" West along said Wahl's Southerly line, a distance of 200.00 feet to the principal place of beginning and containing 3.3604 acres of land, but subject to all legal highways.

Excepting herefrom the conveyance contained and described in the deed to the Ohio Department of Transportation dated August 17, 2000 and Recorded at RN 200010671, Recorder's Office, Erie County, Ohio.

Bearings are assumed and used to indicate angles only.

This description was prepared by Baharoglu and Associates, Inc. Consulting Engineers and Surveyors, Norwalk, Ohio on May 19, 1993 from an actual survey of the premises dated, February 13, 1991, by Baharoglu & Associates, Inc. Consulting Engineers and Surveyors, Norwalk, Ohio per Ronald A. Morehouse, Registered Surveyor No. 5340.

EXHIBIT D

PERMANENT PARCEL NO.: 32-01261.000

Situated in the Township of Perkins, County of Erie and State of Ohio:

Being those parts of Lots 9 and 10, Section No. 1, as follows:

Beginning at the intersection of the original centerline of Milan Road, U.S. Route 250, with the centerline of Bogart Road; thence North 79° 04' East along the centerline of Bogart road, 335.35 feet to the Northwest corner of lands conveyed to Mabell Horth by deed recorded in Vol. 196, Page 370, Erie County Deed Records;

Thence South 7° 11' East, along said Horth's Westerly line, 278.59 feet to the Southwest corner thereof;

Thence, North 79° 04' East, 177.68 feet to the Westerly lines of lands formerly owned by Eugene W. Merkle;

Thence South 17° 42' East along the last mentioned line, 412.67 feet to the Northerly line of lands conveyed to Joseph G. Brennan, by deed recorded in Vol. 389, Page 64, Erie County Deed Records;

Thence, North 88° 50' West along last mentioned line 478.19 feet to the original centerline of Milan Road;

Thence, North 18° 17' West along said centerline, 592.19 feet to the place of beginning, containing 5.7405 acres of land, more or less, subject to all legal highways.

Further excepting therefrom the conveyance contained and described in the deed to the Ohio Department of Transportation dated August 17, 2000 and Recorded at RN 200010671, Recorder's Office, Erie County, Ohio.

EXHIBIT E

PERMANENT PARCEL NO.: 57-00233.000 and 57-00234.000

Parcel No. 1

Situated in the City of Sandusky, County of Erie and State of Ohio: Being that part of O.L. 15, Darling's Survey, East of Sycamore Line, Sandusky Erie County, Ohio, as follows:

Beginning at a point in the Easterly line of Sycamore Line, South 5° 00' East, 1045.55 feet from its intersection with the Southerly line of Cleveland Avenue; thence North 85° 00' East, 200.00 feet to a point, thence North 5° 00' West 154.83 feet to the Southerly line of lands conveyed to Realco Plaza, Inc., and recorded in Volume 259, Page 158 of the Erie County Deed Records; thence South 64° 00' East, along last mentioned line, 501.29 feet to the Southeast corner of said parcel; thence South 26° 00' West, 39.25 feet to a point; thence South 85° 00' West, 609.47 feet to the Easterly line of Sycamore Line; thence North 5° 00' West, along the Easterly line of Sycamore Line, 137.00 feet to the place of beginning, and containing 2.226 acres, more or less.

Parcel No. 2

Situated in the City of Sandusky, County of Erie and State of Ohio: Beginning at a point in the East line of Sycamore Line, South 5° 00' East 945.55 feet from its intersection with the Southerly line of Cleveland Avenue, the same being South 5° 00' East, 175.00 feet from lands conveyed to Realco Plaza, Inc., in Volume 259, Page 158 of the Erie County Deed Records; thence North 85° 00' East, 200.00 feet to a point; thence South 5° 00' East, 100.00 feet to a point; thence South 85° 00' West, 200.00 feet to the Easterly line of Sycamore Line; thence North 5° 00' West, along the Easterly line of Sycamore Line, 100.00 feet to the place of beginning; and containing 0.459 acre more or less.

Parcel No. 3

Being situated in the Second Ward, City of Sandusky, State of Ohio and more definitely described as follows:

Beginning at the point of intersection of the East line of Sycamore Line with the South line of Cleveland Avenue; thence South Five (5) degrees 00 minutes East, along the East line of Sycamore Line, a distance of Nine Hundred Forty-five and 55/100 (945.55) feet to the Southwest corner of lands owned by Colmor Corporation; thence North Eighty-five (85) degrees 00 minutes East, along the South line of said Colmor lands, a distance of One Hundred Fifty and 00/100 (150.00) feet to the principal place of beginning; thence North Five (5) degrees 00 minutes West, a distance of Eighty-four and 87/100 (84.87) feet to a point in the North line of said Colmor lands; thence South Sixty-four (64) degrees 00 minutes East, along said North line, a distance of Fifty-eight and 33/100 (58.33) feet to a point marking the Northeast corner of said Colmor lands; thence South Five (5) degrees 00 minutes East, along the East line of said lands, a distance of 54.83 feet to the Southeast corner thereof; thence South Eighty-five (85) degrees 00 minutes West along the South line, a distance of Fifty and 00/100 (50) feet to the principal place of beginning; containing 0.0802 acres more or less, as surveyed by Daniel E. Hartung, Jr., Registered Surveyor #5667, be the same more or less, but subject to all legal highways.

EXHIBIT F

PERMANENT PARCEL NO.: 39-00197.000

Situated in the Township of Huron, County of Erie and State of Ohio:

Parcel No. 1

Situated in Section 2, Original Lot 35, and being more definitely described as follows:

Beginning at a point on the centerline of Cleveland-Sandusky Road at the Southwest corner of a parcel owned by Emro Marketing Co. (DV 551, PG 395), said point being located South 70° 58' 00" West along the centerline of said road, a distance of 150.00 feet from a railroad spike, found, marking its intersection with the West line of Rye Beach Road;

1. Thence South 70°58'00" West continuing along the centerline of the Cleveland-Sandusky Road, a distance of 137.90 feet (138.00 feet deed) to the southeast corner of a 7.1799 acre parcel owned by Harvest Limited Realty (DV 544, PG 285);
2. Thence North 00°24'00" West along the east line of said Harvest Limited Realty parcel, passing through a ¾" iron pipe, found, on the north line of the Cleveland-Sandusky Road, a distance of 231.37 feet (231.67 feet deed) to a ¾" iron pipe, found, on the south line of a 3.42 acre parcel owned by Erie Village, Ltd. (DV 498, PG 791);
3. Thence North 70°58'00" East along the south line of said Erie Village Ltd. Parcel a distance of 287.90 feet (288.00) to a PK nail, set, in an existing wood power pole, found, on the west line of Rye Beach Road;
4. Thence South 00°24'00" East along the west line of Rye Beach Road a distance of 49.70 feet (50.00 feet deed) to a PK nail, set at the northeast corner of said Emro Marketing Co. Parcel;
5. Thence South 70°58'00" West along the north line of Emro Marketing Co. parcel a distance of 150.00 feet to a railroad spike, set, at the northwest corner thereof;
6. Thence South 00°24'00" East along the West line of said Emro Marketing Co. parcel passing through a ¾" iron pin, found, on the north line of the Cleveland-Sandusky road, a distance of 181.67 feet to a point on the centerline of said road and the point of beginning, containing 0.8562 acre, more or less, but being subject to all legal highways.

Parcel No. 2

Easement for ingress and egress over the following described parcel:

Being part of Lot 35, Section 2, Huron Township, Erie County, Ohio as follows; Beginning at the intersection of the centerline of the Cleveland-Sandusky Road with a line which is 3.00 feet westerly of a parallel with the east line of said Lot 35; thence South 70°58' West along the centerline of the Cleveland-Sandusky Road a distance of 150 feet to a point; thence North 0°20' West a distance of 31.67 feet to the true point of beginning; thence continuing North 0°20' West a distance of 67.0 feet to a point; thence North 70°58' East a

distance of 17.5 feet to a point; thence South 0°20' East a distance of 67.0 feet to a point;
thence South 70°58' West a distance of 17.5 feet to the point of beginning.

Parcel No. 3

Easement for ingress and egress over the following described parcel:

Being part of Lot 35, Section 2, Huron Township, Erie County, Ohio as follows: Beginning at the intersection of the centerline of Cleveland-Sandusky Road with a line which is 3.00 feet westerly of and parallel with the east line of said Lot 35; thence North 0°20' West a distance of 171.67 feet to the true point of beginning; thence South 70°58' West a distance of 53.0 feet to a point; thence North 0°20' West a distance of 10 feet to a point; thence North 70°58' East a distance of 53.0 feet to a point; thence South 0°20' East a distance of 10 feet to the point of beginning.

EXHIBIT G

PERMANENT PARCEL NO.: 30-00458.000

Situated in the Village of Bay View, County of Erie and State of Ohio: Being Lot Number Ninety-nine (99) in the first Subdivision of The Bay Bridge Beach Company, as per plat recorded in Volume 8, Pages 21 and 22, Erie County, Ohio records.

EXHIBIT H

PERMANENT PARCEL NO.: 32-00432.000

Situated in the County of Erie, in the State of Ohio and in the Township of Perkins:

Being those parts of Lots Nine (9) and Ten (10), Section One (1), Perkins Township, Erie County, Ohio, bounded and described as follows:

Beginning at a point in the centerline of Milan Road, South 18 degrees 17 minutes East, 892.98 feet from its intersection with the centerline of Bogart Road, the same being North 18 degrees 17 minutes West, 495 feet from the southwest corner of a 15 acre parcel of land conveyed to Glenn G. and Florence M. Parker by deed recorded in volume 180, Page 354, Erie County Deed Records; thence South 88 degrees 50 minutes East along the northerly line of lands now or formerly owned by Richard Schuster, 476.66 feet to the westerly line of lands now or formerly owned by Joseph G. Brennan; thence North 17 degrees 40 minutes West, along last mentioned line, 298.88 feet to a point; thence North 88 degrees 50 minutes West, 480.07 feet to the centerline of Milan Road; thence South 18 degrees 17 minutes East, along said centerline, 300.00 feet to the place of beginning and containing 3.1071 acres, more or less, but subject however to all legal highways.

EXCEPTING THEREFROM:

Situated in the Township of Perkins, County of Erie and State of Ohio, and being part of Lots 9 and 10, 1620 Acre Tract, Section 1, and Lot 2, 660 Acre Tract, Section 2, Perkins Township, Erie County, Ohio and being further described as follows:

Beginning at a 1" iron pin in a Monument Box marking the intersection of Galloway Road and Bogart Road; thence South 87°29'58" East 20.10 feet along the centerline of Bogart road to the east line of Perkins Township and a point; thence South 2°27'13" East, along the east line of Perkins township, 761.47 feet to the north line of lands in the name of Joseph G. Brennan by deed Volume 368 page 625 Erie County Records and a 5/8" iron pin found; thence North 89°33'00" West 829.80 feet to a 5/8" iron pin found in the southeast corner of lands in the name of Raffaele Ruta by deed Volume 473 Page 520 Erie County Records; thence South 18°22'45" East 299.03 feet to the north line of lands in the name of Kwie Liem by deed Volume 517 page 357 Erie County Records, a 5/8" iron pin found, and the true place of beginning;

Thence North 89°33'00" West 471.65 feet to the centerline of Milan Road and a point;

Thence North 18°54'54" West, along the centerline of said Milan Road, 84.80 feet to a point;

Thence South 89°33'00" East 472.48 feet to a 5/8" iron pin set; thence south 18°22'45" East 84.52 feet more or less to the point of beginning containing 0.8669 acres more or less.

PERMANENT PARCEL NO.: 41-00034.000

Situated in the Township of Huron, County of Erie and State of Ohio: and being a part of Lot No. 10, Section No. 4 and more definitely described as follows:

Beginning at a point at the intersection of the centerline of the Sandusky-Milan Road with the centerline of Fox Road, which intersection is marked by a hole cut into the concrete pavement; Thence North 19°08' West along the centerline of the Sandusky-Milan Road a distance of 249.72 feet; thence North 82°24' East a distance of 315.52 feet to an iron stake; thence South along a line parallel with the centerline of said Sandusky-Milan Road a distance of 120 feet to an iron stake; thence North 82°24' East a distance of 17.1 feet to an iron stake; thence South 0°24' East a distance of 166.55 feet to the centerline of the said Fox Road; thence West along the said centerline of Fox Road a distance of 288.48 feet to the place of beginning; and containing 1.884 acres.

Further excepting therefrom the conveyance contained and described in the deed to the Ohio Department of Transportation dated August 17, 2000 and Recorded at RN 200010671, Recorder's Office, Erie County, Ohio.

EXHIBIT I

PERMANENT PARCEL NO.: 32-03238.000

Parcel No. 1

Situated in the Township of Perkins, County of Erie and State of Ohio, and known as being those parts of Lots Nos. 9 and 10, in Section No. 1, bounded and described as follows: Beginning in the center line of the Sandusky-Norwalk Road, so-called, at a point South 18°17' East, 1177.98 feet from its intersection with the center line of the Bogart Road, so-called, said point of beginning being North 18°17' West, 210.00 feet from the Southwest corner of a 15 acre parcel of land conveyed to Glenn G. Parker and Florence M. Parker by deed dated March 14, 1945 and recorded in Volume 180, page 354 of Erie County Deed Records; running thence South 88°50' East, a distance of 473.35 feet to the Easterly line of the land conveyed to Glenn G. Parker and Florence M. Parker, as aforesaid; thence North 17°40' West, along said last mentioned line, a distance of 84.74 feet; thence North 88°50' West, a distance of 474.38 feet to the center line of the Sandusky-Norwalk Road; thence South 18°17' East along the center line of said road, a distance of 85.00 feet to the place of beginning, containing 0.876 of an acre of land, be the same more or less, but subject to all legal highways.

Parcel No. 2

Situated in the Township of Perkins, County of Erie and State of Ohio: Being those parts of Lots 9 and 10, Section 1, Perkins Township, Erie County, Ohio as follows: Beginning at a point in the southerly line of lands conveyed to Richard G. Schuster by deed recorded in Volume 384, Page 783, Erie County Deed Records, the same being the northerly line of lands now or formerly owned by Catherine Schuster, South 88°50' East 128.66 feet from its intersection with the centerline of Milan Road, U.S. Route 250; thence South 88°50' East, along the south line of said Richard Schuster lands, 195.72 feet to a point; thence, North 17°40' West, 16.14 feet to a point; thence North 88°50' West, 195.91 feet to a point; thence South 18°17' East, 16.20 feet to the place of beginning and containing 0.07 acre, more or less.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES:

Situated in the Township of Perkins, County of Erie, State of Ohio and in Section 1, Lot 9, Township 6-N, Range 23-W, Connecticut Western Reserve, and being part of a record 0.3828 hectare (0.9460) parcel conveyed by Deed Volume 517, Page 635. Parcel 18WL is bounded and described as follows:

Commencing for reference at a point at the intersection of the Centerline of right of way for U.S. 250 and the east line of Lot 9, Section 1, said point being on Centerline of Right of way Station 109+232.011; thence S. 01°50'45" E, 3.920 meter (12.86 feet) along the Lot line to a point at the intersection of said Lot line and the easterly line of lands conveyed to Lawrence J. Holkenborg and Nancy O. Holkenborg as recorded in Deed Volume 405, page 173, being 1.069 meter (3.51 feet) right of the Centerline of Right of Way Station 108+235.782; thence N. 17°33'09"W, along the easterly line of Lawrence J. Holkenborg and Nancy O. Holkenborg, and lands conveyed to George Hommel, Inc., as recorded in Deed Volume 09, page 986, and lands conveyed to Life Tabernacle Church, formerly known as United Pentecostal Church as recorded in Deed Volume 510, Page 636, and lands conveyed to Carmelo Ruta Inc., as recorded in Book 210, page 22, and lands conveyed to Dorothy P. Hardy, as recorded in Book 265, page 483, for a distance of 281.087 meters (922.20 feet) to a point

being the southwesterly corner of lands of the Grantor, said point being 0.513 meters (1.68 feet) right of the Centerline of Right of Way Station 108+954.695, said point also being the principal point of beginning for the parcel described herein;

1. thence continuing N. 17°33'09"W, along the easterly line of Dorothy P. Hardy for a distance of 25.946 meters (85.12 feet) to a point at the northwesterly corner of the lands of the Grantor, being 0.461 meters (1.51 feet) right of the Centerline of Right of Way Station 108+928.749;
2. thence S. 88°09'30" E, along the southerly line of lands conveyed to Kwie Fang Liem as recorded in Deed Volume 517, page 357 and passing through a 1" iron pin found at 13.001 meters (42.65 feet) for a total distance of 19.586 meters (64.26 feet) to an iron pin set being 18.00 meters (59.05 feet) left of the Centerline of Right of Way Station 108+935.290;
3. thence S 18°45'44" E, for a distance of 26.130 meters (85.73 feet) to an iron pin set on the northerly line of lands conveyed to Bonnie L. Worcester, Trustee, et al, as recorded in Book 255, page 214, and Deed Volume 525, page 672 being 18.500 meters (60.70 feet) left of the Centerline of Right of Way Station 108+961.415;
4. thence N88°12'06"W, along the northerly line of Bonnie L. Worcester, Trustee, et al, and passing through a ¾" pipe found at 7.353 meters (24.12 feet) for a total distance of 20.165 meters (66.16 feet) to the principal point of beginning containing 0.0486 hectares (0.1201 acres) of which the present road occupies 0.0329 hectares (0.0813 acres) resulting in a net right of way taking area of 0.0157 hectares (0.0388 acres).

CONTAINING IN ALL AFTER SAID EXCEPTION .8259 ACRES

EXHIBIT J

PERMANENT PARCEL NO.: 54-00531.000

Situated in the Village of Kelleys Island, County of Erie, and State of Ohio:

Being Sublots Nos. 106 and 108 as shown on the recorded plat of Hamilton's Subdivision on Volume 6, Page 51, of Erie County Record of Plats

PERMANENT PARCEL NO.: 54-01812.000

Known as being Sublot No. 110 in Laura K. Hamilton's Plat of a part of Original Kelley's Island Township Lot No. 1, as shown by the recorded plat in Volume 6, page 51 of Erie County Records, as appears by said plat, be the same more or less, but subject to all legal highways. Subject to a non exclusive perpetual easement granted to Sunset Trails Estates Subdivision for existing water and storm sewer line purposes, described as follows:

Being a parcel of land situated part of Lot One Hundred Ten (110) of the Laura K. Hamilton's Subdivision (Plat Vol. 6, pg. 61), Village of Kelley's Island, Erie County, Ohio.

1. Beginning at a found iron pipe marking the northwest corner of Lot One Hundred Ten (110) of the Laura K. Hamilton's Subdivision (Plat Vol. 6, pg. 61);
2. thence N 89°48'50" E twenty (20.00) feet along the north line of Lot One Hundred Ten (110) of said subdivision, said line being the south line of Sunset Trails Estates Subdivision;
3. thence S 00°00'00" E two hundred fifty-five and ninety-one hundredths (255.91) feet to a point on the low water edge of Lake Erie as of 1997;
4. thence N61°32'07" W twenty-two and seventy-five hundredths (22.75) feet along the low water edge of Lake Erie as of 1997 to a point on the west line of Lot One Hundred Ten (110) of said subdivision;
5. thence N00°00'00" E two hundred forty-five (245.00) feet along the west line of Lot One Hundred Ten (110) of said subdivision, said line being the east line of Lot One Hundred Twelve (112) of said subdivision to the point of beginning.

Containing in all 0.1150 acres of land more or less, subject to all legal highways and easements.

EXHIBIT K

PERMANENT PARCEL NO.: 32-02450.000

Situated in the Township of Perkins, County of Erie and State of Ohio:

Being that part of Lot 4, Section 2, Perkins Township, Erie County, Ohio as follows:

Beginning at a point in the north of Bogart Road, North $10^{\circ}14'$ west, 35.61 feet from a point in the centerline of Bogart Road which is north $89^{\circ}38'$ west and 900.17 feet distant from the intersection of the centerline of Bogart Road with the tangent to a curve on the Sandusky-Norwalk Road, State Route 13 and 250; thence North $10^{\circ}14'$ west, 344.86 feet to a point in the centerline of Plum Brook creek; thence along the centerline of said creek, south $52^{\circ}41'$ west, 14.37 feet; thence still along the centerline of said creek, south $55^{\circ}42'$ west, 99.03 feet to a point; thence south $10^{\circ}14'$ east, 278.62 feet to the northerly line of Bogart Road; thence south $89^{\circ}38'$ east along the northerly line of Bogart Road, 105.00 feet to the place of beginning and containing .7378 acres, more or less.

EXHIBIT L

PERMANENT PARCEL NO.: 32-03190.000

Situated in the Township of Perkins, County of Erie and State of Ohio:

Situated in part of Lot 4 in the 860 Acre Tract, Section 2, Perkins Township, Erie County, Ohio, being part of lands of Sandusky Vending Co., DV 548, Pg. 746, all references herein to the records of Erie County Recorder's office, more particularly described as follows:

Commencing, for reference, at an iron pin in a monument box found on the centerline of Sandusky-Norwalk Road (U.S. 250) on centerline Sta. 277+12.15, referenced on ERI-250-1.14 highway plans dated December 31, 1969 on file with the Erie County Engineer, said iron pin found bearing South 37°35'00" East along the centerline of said Sandusky-Norwalk Road (U.S. 250), a distance of 837.32 feet from an iron pin in a monument box found on the centerline of Sandusky-Norwalk Road (U.S. 250), thence, southeasterly with the centerline of Sandusky-Norwalk Road (U.S. 250), and with the arc of a curve to the right having a radius of 2864.79 feet, a central angle of 0°05'42", the chord of which bears South 37°32'09" East, a chord distance of 4.75 feet, an arc length of 4.75 feet to a point at the southwesterly corner of lands of Carmelo Ruta, Inc., RN#200321794, thence, North 81°15'27" East with said lands, a distance of 281.67 feet (previously recorded as 282.31 feet) to a mag nail set in the former westerly right of way line of Beatty Lane, passing at 51.21 feet a ½" iron rod set in the easterly right of way line of U.S. 250, thence, North 2°01'45" West with said right of way line, a distance of 122.82 feet to an 1/2" iron rod set at the southeast corner of lands of Sandusky Vending Co., DV 548, Pg. 746, and the true point of beginning;

Thence, South 73°02'15" West with said lands, a distance of 45.08 feet to a ½" iron rod set;

Thence, North 38°48'39" West through said lands, a distance of 219.52 feet to a ½" iron rod set on the easterly line of lands of Carmelo Ruta, Inc., RN#200321794;

Thence, North 2°01'45" West with said lands, a distance of 61.38 feet to a point, said point referenced by a ¾" iron pipe found 0.28 feet south, the same being the southwest corner of lands of Peggy Fitzhum, DV 520, Pg. 627;

Thence, North 87°58'15" East with said lands, a distance of 175.00 feet to a 1" iron pipe found on the westerly right of way line of Beatty Lane;

Thence, South 2°01'45" East with said right of way line, a distance of 225.58 feet to the point of beginning, containing 0.6819 acres of land, more or less, subject to all legal highways.

EXHIBIT M

PERMANENT PARCEL NO.: 39-00724.000

Situated in the Township of Huron, County of Erie and State of Ohio:

Being those parts of Lots 30 and 35, Section 2, Huron Township, Erie County, Ohio as follows:

Beginning at a point in the centerline of Cleveland-Sandusky Road, South 70° 58' West, 351.34 feet from its intersection with the westerly line of Rye Beach Road (the westerly line of Rye Beach Road being 3 feet westerly of and parallel with the east line of Lot 35); thence North 0°20' West, 231.67 feet to a point; thence South 70°58' West, 150.00 feet to a point; thence South 0° 20' East, 231.67 feet to the centerline of the Cleveland-Sandusky Road; thence North 70°58' East, along said centerline, 150.00 feet to the place of beginning and containing 0.7556 acre, more or less, but subject however to all legal highways and a 30 feet wide easement for water line purposes across the front of the above described premises.

EXHIBIT N

PERMANENT PARCEL NO.: 45-00248.000

Situated in the City of Huron, County of Erie and State of Ohio:

Parcel No. 1

Situated in the City of Huron, County of Erie and State of Ohio: Known as being Lot No. 514 on the Cleveland-Sandusky Highway in Grand Forest Beach Allotment as shown by the recorded plat in Volume 8 of Plats, Pages 15 & 16 of Erie County Records and being 50.5 feet front on the southerly side of said highway and extending back between parallel line 98 feet, as appears by said plat be the same more or less, but subject to all legal highways.

Parcel No. 2

Situated in the City of Huron, County of Erie and State of Ohio: Being known as Sublot Five Hundred Fifteen (515) Cleveland Road in Grand Forest Beach Allotment in original Huron Township, Second Section Lots Nos. 27-32-33 and 34 as shown by the recorded plat in Volume 8 of Maps, Pages 15 and 16 of Erie County Records, be the same more or less, but subject to all legal highways.

0405448

566 PAGE 903
The Ohio Legal Blank Co., ClevelandWARRANTY DEED — ~~FROM A CONVEYANCE BY A PERSON~~**Know all Men by these Presents:**

That W-R REALTY, an Ohio partnership
operating
~~XXXXXX~~ 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 and 00/100 Dollars
(\$ 10.00) received to its full satisfaction of
SANDUSKY VENDING COMPANY, an Ohio partnership, the Grantee,
whose TAX MAILING ADDRESS will be 910 Lorain Blvd., Elyria, Ohio 44035
do give, grant, bargain, sell and convey unto the said Grantee, its successors
~~XXXX~~ and assigns, the fol-
lowing described premises situated in Township of Huron
County of Erie and State of Ohio:

Being those parts of Lots 30 and 35, Section 2, Huron Township, Erie County, Ohio, as follows: Beginning at a point in the centerline of the Cleveland-Sandusky Road, South 70° 58' West, 351.34 feet from its intersection with the westerly line of Rye Beach Road (the westerly line of Rye Beach Road being 3 feet westerly of and parallel with the east line of Lot 35); thence North 0° 20' West, 231.67 feet to a point; thence South 70° 58' West, 150.00 feet to a point; thence South 0° 20' East, 231.67 feet to the centerline of the Cleveland-Sandusky Road; thence North 70° 58' East, along said centerline, 150.00 feet to the place of beginning and containing 0.7556 acre, more or less, but subject however to all legal highways and a 30 feet wide easement for water line purposes across the front of the above described premises.

HARTUNG TITLE ORDER # E-1470

I, JOHN W. SCHAEFFER, RECORDER, HEREBY CERTIFY THAT
THE PARTNERSHIP CERTIFICATE OF W-R Realty
WAS FILED IN THIS OFFICE 8-8-90
AND IS # 425476 Vol. 7-1751
JOHN W. SCHAEFFER, RECORDER
BY J. Busch DEPUTY

APPROVED
[Signature]
ERIE COUNTY ENGINEER

I, JOHN W. SCHAEFFER, RECORDER, HEREBY CERTIFY THAT
THE PARTNERSHIP CERTIFICATE OF Sandusky Vending Co.
WAS FILED IN THIS OFFICE 10-2-86
AND IS # 361540 Vol. 5-17. 883
JOHN W. SCHAEFFER, RECORDER
BY J. Busch DEPUTY

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

FEE \$ 90.00
EXEMPT
R.E. TRANSFER \$ 90.00

JAMES W. McKEEN
COUNTY AUDITOR

566 904
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, its successors and assigns forever. And the said grantor does for itself and its successors and assigns covenant with said grantee, its successors and assigns, that at and until the ensealing 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 easements, reservations, restrictions of record, taxes and assessments to be prorated as of the date of recording of this deed

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

In witness whereof said partnership sets its hand and seal to the foregoing instrument, by Walter R. Wagner, its Partner
and Les Russell, its Partner
this 25 day of July A. D. 1990

W-R REALTY

Signed and acknowledged in the presence of

By Walter R. Wagner

Partner

Reginald Wayne
Partnership

Les Russell
Partner

THE STATE OF OHIO

Erie County

ss.

Before me, a Notary Public in and for said County, personally appeared the above named W-R REALTY

by Walter R. Wagner, its Partner
and Les Russell, its Partner

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

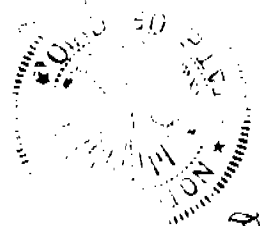
In testimony whereof I have hereunto set my hand and official seal, at Sandusky, Ohio, this 25 day of July 1990

Reginald Wayne Notary Public

This instrument prepared by:

WAGNER & WAGNER
118 E. Adams Street
Sandusky, Ohio 44870

GREGG M. WAGNER, ATTORNEY AT LAW
Notary Public - State of Ohio
My Commission Has No Expiration Date



10.00 Paid

WARRANTY DEED
FROM
'90 AUG -8 P2:40
M-R REALTY
JOHN W. SCHAEFFER
ERIE COUNTY, OHIO
SANDUSKY VENDING
MICROFILMED

RECEIVED FOR RECORD
August 8th 19 90
at 2:40 o'clock P.M.
Recorded August 9th 19 90
in Erie County Records
Volume 566, Page 903-904

John W. Schaeffer
RECORDER
ENTERED FOR TRANSFER
Aug 8 1990
James A. Buckman
for SDV

HARTUNG TITLE ORDER # E-1470

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

WAGNER & WAGNER
118 E. Adams Street
Sandusky, Ohio 44870

0405447

566 PAGE 901

QUIT-CLAIM DEED—with Dower Clause—No. 89-B

The Ohio Legal Blank Co. Cleveland
Publishers and Dealers Since 1883

Know all Men by these Presents

That, WALTER R. WAGNER, married

, the Grantor ,
who claim s title by or through instrument , recorded in Volume , Page ,
County Recorder's Office, for the consideration of
Ten and 00/100-----Dollars (\$ 10.00)
received to his full satisfaction of

W-R REALTY, an Ohio partnership

the Grantee ,
whose TAX MAILING ADDRESS will be

118 E. Adams Street, Sandusky, Ohio 44870

have Given, Granted, Remised, Released and Forever Quit-Claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee , its successors ~~heirs~~ and assigns forever, all such right and title as he , the said grantor , have or ought to have in and to the following described piece or parcel of land, situated in the Township of Huron County of Erie and State of Ohio:

Being those parts of Lots 30 and 35, Section 2, Huron Township, Erie County, Ohio, as follows: Beginning at a point in the centerline of the Cleveland-Sandusky Road, South 70° 58' West, 351.34 feet from its intersection with the westerly line of Rye Beach Road (the westerly line of Rye Beach Road being 3 feet westerly of and parallel with the east line of Lot 35); thence North 0° 20' West, 231.67 feet to a point; thence South 70° 58' West, 150.00 feet to a point; thence South 0° 20' East, 231.67 feet to the centerline of the Cleveland-Sandusky Road; thence North 70° 58' East, along said centerline, 150.00 feet to the place of beginning and containing 0.7556 acre, more or less, but subject however to all legal highways and a 30 feet wide easement for water line purposes across the front of the above described premises.

HARTUNG TITLE ORDER # E-1470

APPROVED

ERIC COUNTY ENGINEER

JOHN W. SCHAEFFER, RECORDER. HEREBY CERTIFY THAT
THE PARTNERSHIP CERTIFICATE OF W-R Realty

WAS FILED IN THIS OFFICE 8-8-90

AND IS # 405446- in Vol. 7 Pg 51

JOHN W. SCHAEFFER, RECORDER
BY J. Schaeffer DEPUTY

Finance Book examined
and the grantor has complied with
sections 310-202 and 322.02 of the
revised code.

FEE \$

EXEMPT

R.E. TRANSFER \$

JAMES W. McKEEN
COUNTY AUDITOR

To Have and to Hold the premises aforesaid, with the appurtenances thereunto belonging to the said grantee, its successors ~~heirs~~ and assigns, so that neither the said grantor, nor his heirs, nor any other persons claiming title through or under him, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

And for valuable consideration

Barbara A. Wagner, wife of grantor Walter R. Wagner

does hereby remise, release and forever quit-claim unto the said grantee its successors ~~heirs~~ and assigns, all her right and expectancy of ~~Power~~ in the above described premises.

In Witness Whereof, we have hereunto set our hands, the 23 day of July, in the year of our Lord one thousand nine hundred and ninety

Signed and acknowledged in presence of

Gregg M. Wagner
Patrick J. Linn

Walter R. Wagner
WALTER R. WAGNER
Barbara A. Wagner
BARBARA A. WAGNER

State of Ohio, ss. Before me, a Notary Public
Erie County, in and for said County and State, personally appeared
the above named

Walter R. Wagner and Barbara A. Wagner

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

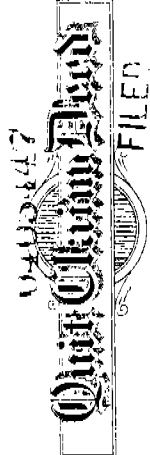


In Testimony Whereof, I have hereunto set my hand and official seal, at Sandusky, Ohio
this 23rd day of July A. D. 1990

Gregg M. Wagner
Notary Public

GREGG M. WAGNER, ATTORNEY AT LAW
Notary Public - State of Ohio
My Commission Has No Expiration Date

HARTUNG TITLE ORDER # E-1470



'90 AUG -8 P2:39

WALTER R. WAGNER
W-R REALTY
ERIE COUNTY, OHIO

W-R REALTY

MICROFILMED

Transferred Aug 8 1990
James A. McNamee
COUNTY AUDITOR

State of Ohio

County of Erie ss

Received for Record on the

8th day of August 19 90

at 2:39 o'clock P. M.

and Recorded August 9th 19 90 in

Deed Book 566 Page 901-902

John W. Schaeffer

COUNTY RECORDER

Recorders fee \$ 10.00 Paid

This instrument prepared by:

WAGNER & WAGNER
118 E. Adams Street
Sandusky, Ohio 44870

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, OHIO

WALTER R. WAGNER,

Plaintiff,

-vs-

D. JOHN BIECHELE, et-al.,

Defendants.

CASE NO. 42291

JUDGE JOE M. MOORHEAD
(By assignment)

JUDGMENT ENTRY

FILED
1979 DEC - 4 PM 3
CLERK OF COURT
COMMON PLEAS
ERIE COUNTY, OHIO

This cause came on to be heard on the 13th day of November, 1979, upon Plaintiff's notice to the Court submitted on October 19, 1979, advising that Plaintiff wished to purchase parcel number five, the Sohio parcel upon the terms set forth in said notice. Plaintiff, Walter R. Wagner, D. John Biechele and his counsel, Joseph T. Ryan on behalf of Defendant, Central Trust Company, Mary C. Swigart on behalf of intervenor Cleveland Trust Company, were all present. The Court then heard Plaintiff's request to exercise his option and the objections of Defendant, D. John Biechele and Central Trust Company and upon the conclusion of the hearing makes the following determination and order:

1. Plaintiff having submitted his notice to purchase said property in accordance with the prior order of Court, his option to purchase said property is approved.

2. The Court further finds that Defendant, D. John Biechele, and his wife Edith Biechele, shall be indemnified, and held harmless, by Plaintiff against any further liability on the note to Central Trust Company and Plaintiff shall assume the entire liability to Central Trust Company.

3. Therefore, it is ordered that the title and interest of Wildlife Realty in the Sohio parcel be transferred to Walter R. Wagner. Said parcel is described as follows:

Being those parts of Lots 30 and 35, Section 2, Huron Township, Erie County, Ohio, as follows: Beginning at a point in the centerline of the Cleveland-Sandusky Road, South 70°58' West, 351.34 feet from its intersection with the westerly line of Rye Beach Road (the westerly line of Rye Beach Road being 3 feet westerly of and parallel with the east line of Lot 35); thence North 0°20' West, 231.67 feet to a point; thence South 70°58' West, 150.00 feet to a point; thence South 0°20' East, 231.67 feet to the centerline of the Cleveland-Sandusky Road; thence North 70°58' East, along said centerline, 150.00 feet to the place of beginning and containing 0.7556 acre, more or less, but subject however to all legal highways and a 30 feet wide easement for water line purposes across the front of the above described premises.

4. A certified copy of this Judgment Entry shall be filed with the Erie County Recorder to transfer title of said property to Walter R. Wagner. It is further ordered that Walter R. Wagner shall assume the remaining liability upon said property to Central Trust Company, namely Forty-one Thousand Six Hundred Twenty-four and 55/100 Dollars (\$41,624.55) and hold Defendant, D. John Biechele and his wife Edith J. Biechele harmless from all liability thereon and Plaintiff, Walter R. Wagner shall further indemnify said Defendant, D. John Biechele and his wife Edith J. Biechele from any claim upon the note and mortgage held by Central Trust Company upon said premises.

5. It is further ordered that Plaintiff shall pay and deposit the sum of Four Thousand Six Hundred Eighty-seven and 72/100 Dollars (\$4,687.72) with the Clerk of Courts as payment for the interest of Defendant, D. John Biechele in said premises. Said sum shall be held by the Clerk pending further order of this Court.

6. It is further ordered that the lease to Standard Oil Corporation be assigned from Wildlife Realty to Plaintiff, Walter R. Wagner.

Exceptions to all defendants noted.

/s/ Joe M. Moorhead
JOE M. MOORHEAD, JUDGE
(by assignment)

APPROVED:

/s/ Edward Kancler
EDWARD KANCLER
Attorney for Plaintiff

/s/ Herbert Eastman
HERBERT P. EASTMAN
Attorney for D. John Biechele,
Defendant

/s/ Joseph T. Ryan per phone
JOSEPH T. RYAN
Attorney for Defendant,
Central Trust Company

/s/ Mary C. Swigart per phone
MARY C. SWIGART
Attorney for Intervenor,
Cleveland Trust Company

/s/ Donald DeSalvo per phone
DONALD DeSALVO
Attorney for Sandusky Mall Co.

I HEREBY CERTIFY THIS TO BE
A TRUE COPY OF THE ORIGINAL
FILED IN THIS OFFICE.

MARY E. EVANS, CLERK OF COURTS
Erie County, Ohio

This conveyance has been examined and the Grantor has complied with Section 319-202 of the Revised Code.

FEE \$

EXEMPT
GERALD SCHWEINFURTH, County Auditor

Trans. Dec. 4-1979
Gerald Schweinfurth
Fees 35 & H.

1979 DEC 4 PM 2
JOHN C. SCHERER
RECORDER
ERIE COUNTY, OHIO

Received December 14th., 1979 at 2:44
P.M. Recorded December 5th., 1979 in
Erie County Deed Records, Vol. 481,
Page 442-443-444.

John C. Scherer, Recorder

Walter Wagner \$6.00 paid

0312830

FILED

MICROFILMED

WARRANTY DEED

Know all men by these presents:

That D. John Biechele (married) and Walter R. Wagner (married), the Grantors, who claim title by or through instrument, recorded in Volume 425, Page 321, County Recorder's Office, for the consideration of Ten and No/100 Dollars (\$10.00) received to their full satisfaction of Wildlife Realty, a partnership, the Grantee, whose tax mailing address will be P.O.Box 374, Sandusky, Ohio 44870, do give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described premises, situated in the Township of Huron, County of Erie, and State of Ohio:

Parcel 1

Being that part of Original Lots 30 and 35, Section 2, Huron Township, Erie County, Ohio, as follows:
Beginning at a point in the westerly line of Rye Beach Road, North 0°20' West, 231.67 feet from its intersection with the centerline of Cleveland Road; thence North 0°20' West along the westerly line of Rye Beach Road, 614.91 feet to a point, thence South 89°40' West, 323.76 feet to a point, thence South 0°20' East, 377.52 feet to a point, thence North 89°40' East, 35.00 feet to a point, thence South 0°20' East, 330.00 feet to a point; thence North 89°40' East, 15.00 feet to a point; thence North 70°58' East, 288.00 feet to the place of beginning and containing 4.6873 acres, more or less.

Parcel 2

Being those parts of Lots 30 and 35, Section 2, Huron Township, Erie County, Ohio, as follows:
Beginning at a point in the centerline of the Cleveland-Sandusky Road, South 70°58' West, 501.34 feet from its intersection with the westerly line of Rye Beach Road (the westerly line of Rye Beach Road being 3 feet westerly of and parallel with the east line of Lot 35); thence North 0°20' West, 231.67 feet to a point; thence South 70°58' West, 207.26 feet to the easterly line of lands now or formerly owned by Saw Mill Creek Associates; thence South 1°10'30" East, along last mentioned line, 230.53 feet to the centerline of the Cleveland-Sandusky Road; thence North 70°58' East, along said centerline, 203.86 feet to the place of beginning and containing 1.0351 acres, more or less, but subject however to all legal highways and a 30 feet wide easement for water line purposes across the front of the above described premises.

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

FEE \$ _____

EXEMPT ☒ _____

GERALD SCHWEINFURTH, County Auditor

I, Mary Eloise Evans, Clerk of Courts, hereby certify that the partnership certificate of Wildlife Realty was filed in this Court on April 4, 1973 and is number 41.

Mary Eloise Evans, Clerk

Deputy

By

LAW OFFICES

CATRI, HOWELLS, WAGNER
AND KELLAM

165 EAST WASHINGTON ROW
SANDUSKY, OHIO 44870

(419) 625-8735

Parcel 3

Being those parts of Lots 30 and 35, Section 2, Huron Township, Erie County, Ohio, as follows:
 Beginning at a point in the centerline of the Cleveland-Sandusky Road, South 70°58' West, 351.34 feet from its intersection with the westerly line of Rye Beach Road (the westerly line of Rye Beach Road being 3 feet westerly of and parallel with the east line of Lot 35); thence North 0°20' West, 231.67 feet to a point; thence South 70°58' West, 150.00 feet to a point; thence South 0°20' East, 231.67 feet to the centerline of the Cleveland-Sandusky Road; thence North 70°58' East, along said centerline, 150.00 feet to the place of beginning and containing 0.7556 acre, more or less, but subject however to all legal highways and a 30 feet wide easement for water line purposes across the front of the above described premises.

To have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever. And the said Grantors do for themselves and their successors and assigns covenant with said Grantee, its successors and assigns, that at and until the ensealing of these presents, they are well seized of the above described premises as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in manner and form as above written; that the same are free and clear from all encumbrances whatsoever except taxes and assessments, both general and special for the last half of the year 1972 and thereafter, zoning ordinances, easements and restrictions of record, if any, and that they will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns, forever, against all lawful claims and demands whatsoever.

And for valuable consideration Edith M. Biechele (married) and Barbara A. Wagner (married) do hereby remise, release and forever quit-claim unto the said Grantee, its successors and assigns, all their right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF, We have hereunto set our hands
this 7th day of May, in the year of our Lord one thousand
nine hundred and seventy-three.

Signed and acknowledged in presence of

Jane M. Rock

D. John Biechele
D. John Biechele

Marilyn S. Gardner

Edith M. Biechele
Edith M. Biechele

Jane M. Rock

Walter R. Wagner
Walter R. Wagner

Marilyn S. Gardner

Barbara A. Wagner
Barbara A. Wagner

STATE OF OHIO

SS

COUNTY OF ERIE

Before me, a notary public in and for said County
and State, personally appeared the above named D. John Biechele,
Edith M. Biechele, Walter R. Wagner and Barbara A. Wagner, who
acknowledged that they did sign the foregoing instrument and that
the same is their free act and deed.

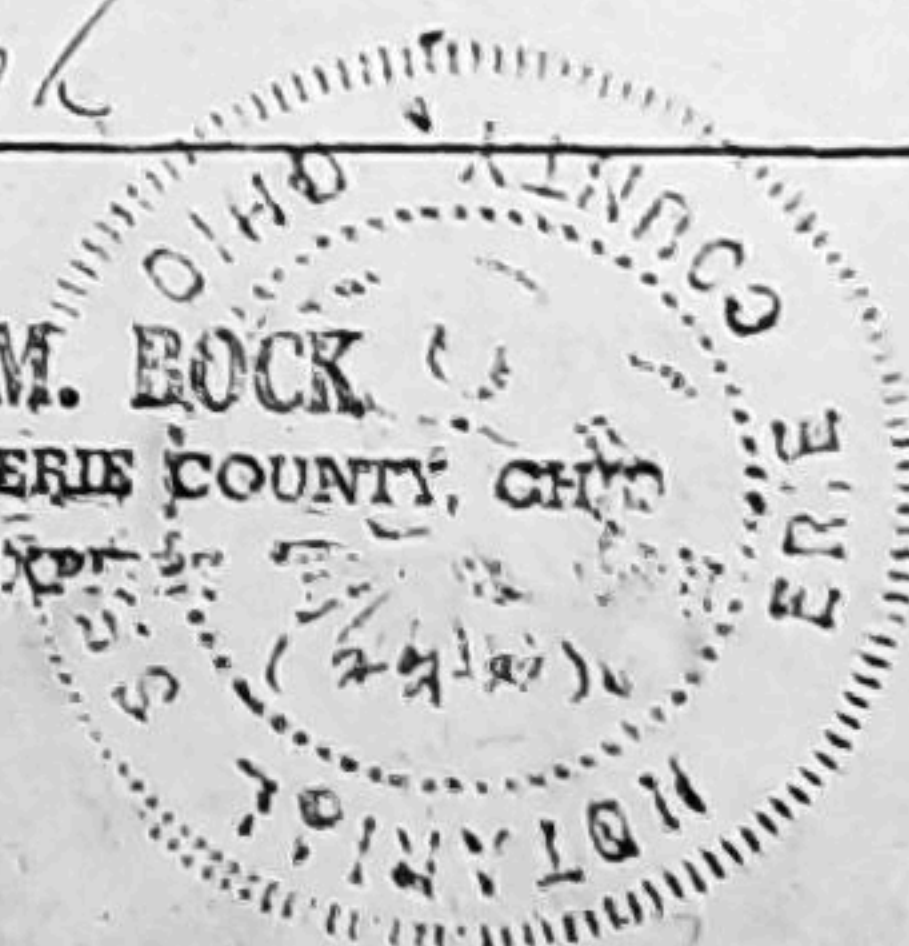
In testimony whereof, I have hereunto set my hand
and official seal, at Sandusky, Ohio, this 7th day of May,
1973.

Jane M. Rock
Notary Public

This instrument prepared by:

Catri, Howells, Wagner & Kellam
Walter R. Wagner of Counsel
165 E. Washington Row
Sandusky, Ohio 44870

JANE M. ROCK
NOTARY PUBLIC, ERIE COUNTY, OHIO
MY COMMISSION EXPIRES



260931

FILED

1973 JUL 15 AM 9 42

JOHN C. SCHERER
RECORDER
ERIE COUNTY, OHIO

MICROFILMED

Received July 16th, 1973 at 9:42 a.m.
Recorded July 17th, 1973 in Erie County
Deed Records Vol. 428, pg. 42-45 incl.
John C. Scherer, Recorder.

Trans July 16-1973
Donald B. Schermer
Fee 1.0514
B.P.

\$5.00 paid

Walter Wagner

253307 ✓

Vol. 425 p. 321
The Ohio Land Record Commission

WARRANTY DEED—From a Corporation—(Rev. 1944)

Know all Men by these Presents:

That East Bay Harbor Development Corp.a Corporation incorporated under the laws of the State of Ohio the Grantor,who claim S title by or through instrument , recorded in Volume 354, Page 29, CountyRecorder's Office, for the consideration of Ten Dollars(\$ 10.00) received to their full satisfaction of D. John Biechele (married) andWalter R. Wagner (married) the GranteeS,whose TAX MAILING ADDRESS will be P.O.Box 374 Sandusky, Ohio 44870

give, grant, bargain, sell and convey unto the said GranteeS, their heirs and assigns, the fol-
lowing described premises situated in Township of Huron
County of Erie and State of Ohio:

Parcel 1

Being that part of Original Lots 30 and 35, Section 2, Huron Township, Erie County, Ohio, as follows:

Beginning at a point in the westerly line of Rye Beach Road, North 0°20' West, 231.67 feet from its intersection with the centerline of Cleveland Road; thence North 0°20' West along the westerly line of Rye Beach Road, 614.91 feet to a point, thence South 89°40' West, 323.76 feet to a point, thence South 0°20' East, 377.52 feet to a point, thence North 89°40' East, 35.00 feet to a point, thence South 0°20' East, 330.00 feet to a point; thence North 89°40' East, 15.00 feet to a point; thence North 70°58' East, 288.00 feet to the place of beginning and containing 4.6873 acres, more or less.

Parcel 2

Being those parts of Lots 30 and 35, Section 2, Huron Township, Erie County, Ohio, as follows:

Beginning at a point in the centerline of the Cleveland-Sandusky Road, South 70°58' West, 501.34 feet from its intersection with the westerly line of Rye Beach Road (the westerly line of Rye Beach Road being 3 feet westerly of and parallel with the east line of Lot 35); thence North 0°20' West, 231.67 feet to a point; thence South 70°58' West, 207.26 feet to the easterly line of lands now or formerly owned by Saw Mill Creek Associates; thence South 1°10'30" East, along last mentioned line, 230.53 feet to the centerline of the Cleveland-Sandusky Road; thence North 70°58' East, along said centerline, 203.86 feet to the place of beginning and containing 1.0351 acres, more or less, but subject however to all legal highways and a 30 feet wide easement for water line purposes across the front of the above described premises.

Parcel 3

Being those parts of Lots 30 and 35, Section 2, Huron Township, Erie County, Ohio, as follows:

Beginning at a point in the centerline of the Cleveland-Sandusky Road, South 70°58' West, 351.34 feet from its intersection with the westerly line of Rye Beach Road (the westerly line of Rye Beach Road being 3 feet westerly of and parallel with the east line of Lot 35); thence North 0°20' West, 231.67 feet to a point; thence South 70°58' West, 150.00 feet to a point; thence South 0°20' East, 231.67 feet to the centerline of the Cleveland-Sandusky Road; thence North 70°58' East, along said centerline, 150.00 feet to the place of beginning and containing 0.7556 acre, more or less, but subject however to all legal highways and a 30 feet wide easement for water line purposes across the front of the above described premises.

The above legal description has been prepared by Paul W. Hemrick, Reg. Surveyor No. 4082

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 grantees, their heirs and assigns forever. And the said grantor does for itself and its successors and assigns covenant with said grantees, their 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, both general and special for the last half of the year 1972 and thereafter, zoning ordinances, easements and restrictions of record, if any.

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

In witness whereof said corporation sets its hand and corporate seal, by D. John Biechele, its president and Walter R. Wagner, its secretary this 3rd day of April A. D. 1973.

EAST BAY HARBOR DEVELOPMENT CORP.

Signed and acknowledged in the presence of

Jane M. Bock
Marilyn S. Guder

By D. John Biechele President
Walter R. Wagner Secretary

THE STATE OF OHIO }
Erie County } ss.

Before me, a Notary Public in and for said County, personally appeared the above named East Bay Harbor Development Corp.

by D. John Biechele, its President and Walter R. Wagner, its Secretary 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 3rd day of April 1973
Jane M. Bock Notary Public

JANE M. BOCK
NOTARY PUBLIC, ERIE COUNTY, OHIO
MY COMMISSION EXPIRES JULY 20, 1977

This instrument prepared by:

Catri, Howells, Wagner & Kellam
Walter R. Wagner of Counsel
165 E. Washington Row
Sandusky, Ohio 44870

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

FEE \$ _____

EXEMPT ☒ _____

GERALD SCHWEINFURTH, County Auditor

WARRANTY DEED FROM
East Bay Harbor Development Corp.
TO JOHN C. SCHERER
D. John Biechele
Walter R. Wagner
RECORDED FOR RECORD
April 2nd. 1973
at 3:10 o'clock P.M.
Recorded April 3rd. 1973
in Erie County Records
Volume 425, Page 321-322
John C. Scherer
ENTERED FOR TRANSFER
RECORDED
April 2. 1973
\$3.00 paid
THE OHIO LEGAL BLANK CO., CLEVELAND
This instrument prepared by:
W. Wagner

MICROFILMED

Know all Men by these Presents

That Sophia C. Bruns, widow, and Robert H. Bruns, married,

of the Township of Huron, County of Erie,
and State of Ohio, Grantors, in consideration of the sum of
Ten Dollars (\$10.00) and other Valuable Considerations,
to them paid by East Bay Harbor Development Corp., a corporation organized
and existing under the laws of the State of Ohio, with its tax mailing address being
Post Office Box 803, in
the City of Sandusky, 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,

East Bay Harbor Development Corp., 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
Huron, and bounded and described as follows:

Being part of a 208.198 acre parcel of land now, or formerly, owned by
Sophia C. Bruns and Robert H. Bruns, said part being situated in Section
2, Lots 30 and 35, Huron Township, Erie County, Ohio, and more fully
described as follows:

Beginning at the point of intersection of the center line of the Cleveland-
Sandusky Road with a line which is 3.0 feet west of and parallel with the
line between Original Lots #30 and 35; thence north 0°-20' west in the
aforesaid mentioned line, a distance of 1490.11 feet to a concrete post; ***
thence south 54°-28' west in the southerly line of a 1.112 acre parcel of
land formerly conveyed to the Erie County Board of Commissioners by Deed
Volume 118, Page 327, a distance of 308.43 feet to the easterly face of
a concrete post; thence south 16°-55' west, a distance of 278.26 feet to
the southeasterly corner of a concrete post; thence south 69°-01' west, a
distance of 374.31 feet to a point; thence south 1°-10'-30" east, a dis-
tance of 1141.08 feet to a point in the center line of the Cleveland-
Sandusky Road; thence north 70°-58' east in the center line of Cleveland-
Sandusky Road, a distance of 705.20 feet to the place of beginning, con-
taining 19.829 acres total, 0.46 acres being in Lot 30, subject to legal
highways and easements on record.

Prior Deed Reference: Vol. 378, Erie County Deed Records,
Pages 344-346.

*** set in the southeast corner of lands now or formerly owned by Erie
County Commissioners by deed volume 118, page 327.

To have and to hold said premises, with all the privileges and appurtenances
thereunto belonging, to the said Grantee, East Bay Harbor Development Corp., its

successors ~~heirs~~ and assigns forever.

And the said Grantors, Sophia C. Bruns and Robert H. Bruns,

do hereby covenant with the said Grantee, East Bay Harbor Development Corp.,
for themselves and for their heirs,
its successors

~~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 for taxes and assessments, both general and special, accrued but not yet due
and payable; easements of record; if any; and zoning regulations;

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

and that they will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee, East Bay Harbor Development Corp., its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

In Witness Whereof the said Grantors, Sophia C. Bruns and Robert H. Bruns, together with Doris M. Bruns, wife of said Robert H. Bruns,

who hereby release s her right of dower in the premises, have hereunto set their hands, this 27th., day of February in the year of our Lord one thousand nine hundred and sixty-eight. (1968)

Signed and acknowledged in presence of

Wilbert G. Schwer
Doris M. Bruns

Sophia C. Bruns
Robert H. Bruns
Doris M. Bruns

The State of OHIO,

ERIE County ss.

Be it Remembered That on this 27th., day of February, A.D. 19 68, before me, the subscriber, a Notary Public in and for said county, personally came the above named Sophia C. Bruns, widow, and Robert H. Bruns and Doris M. Bruns, husband and wife,

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:

Wilbert G. Schwer

Notary Public.

This instrument prepared by Wilbert G. Schwer, Attorney at Law, Sandusky, Ohio.

223264

Deed
FILED

1968 MAR 25 PM 4-02

Sophia C. Bruns and
Robert H. Bruns
CARL A. SPEIR
Notary Public
ERIE COUNTY OHIO

TO

East Bay Harbor Development
Corp.

Transferred March - 25 1968
Wilbert G. Schwer
COUNTY AUDITOR
FEE 35.00

STATE OF OHIO

COUNTY OF Erie SS

RECEIVED FOR RECORD ON THE

25th day of March 19 68
at 4:02 o'clock P.M.
and RECORDED March 26th 1968 in
DEED Book 383 PAGE 62-63

Carl A. Speir

COUNTY RECORDER

RECORDERS FEE \$2.00 Paid

LAW OFFICES OF

WILBERT G. SCHWER

4-68 CABLE BLOCK

SANDUSKY, OHIO

6 This is a copy of - 10977

Certificate for Transfer of Real Estate

Revised Code, Sec. 2113.01

Probate Court, Erie County, Ohio

In the Matter of
THE ESTATE OF

No. 14,290

Lewis F. Bruns,

Deceased

Certificate for Transfer of Real Estate

To the Recorder of Erie County, Greeting:

I hereby certify that the records of this Court show that
Lewis F. Bruns

the Township of Huron in said County, died testate on the

14th., day of March, 1967, so that his last will and

testament was filed in the Probate Court of Erie County, Ohio, on March 20th., 1967, admitted to probate on April 4th., 1967, and recorded in Vol. 63, Page 92, of the Record of Wills in said County;

and that on the sixth day of April, 1967, as Robert H. Bruns

was appointed by this Court, as executor

of the estate of said decedent; that said estate is being administered under No. 14,290 and a memorandum record of said estate can be found in Administration Docket No. 16, Page 295 of the Records of the Probate Court of Erie County, Ohio

That said decedent died seized of the following described parcels of real estate situated in your County:—

PARCEL ONE:

Situated in the Township of Huron, County of Erie, and State of Ohio:
Being those parts of original lots numbers thirty (30), thirty-five (35) and thirty-six (36), in section number two (2), and original lot number thirty (30), in section number three (3), and premises situated north of and adjoining said lots numbers 35 and 36, in section number 2 and lot number 30 in section number 3, all in said Township, and all bounded and described as follows: Beginning in the center line of the Cleveland-Sandusky Road, so-called, at its intersection with the section line between section numbers 2 and 3, in said township; running thence northerly, along said last mentioned section line, to the northeast corner of original lot number 25, in said section number 3, same being the southeast corner of original lot number 30 in said section number 3; thence westerly, along the south line of said lot number 30, in said section number 3, to a line parallel with and 375.00 feet westerly, measured at right angles thereto, from the east line of said lot number 30, in section number 3; thence northerly, along said last mentioned line, and the same produced northerly, to the low water mark of Lake Erie; thence southeasterly, following the meanderings of the low water mark of Lake Erie, to the west line and/or said west line produced northerly, of the land conveyed or intended to be conveyed to William Bruns by deed dated June 28, 1920 and recorded in Volume 114 of Deeds page 369, Erie County, Ohio records, same being parallel with and 3.00 feet westerly, measured at right angles thereto, from the line between original lots numbers 31 and 35, in section number 2, of said Township; thence southerly, along said last mentioned line, to the center line of the Cleveland-Sandusky Road; thence westerly, along the center line of said road, to the place of beginning. Excepting from the above described premises, those parts thereof conveyed to Board of County Commissioners of Erie County, Ohio by deeds dated January 22, 1920 and September 14, 1922 and recorded respectively in

1. If testate, "that last will and testament was filed in the Probate Court of Erie County, Ohio, on 19, admitted to probate on 19, and recorded in Vol. Page of the Record of Wills in said County."
2. In case of no administration, insert "an order was made by the Court relieving said estate from administration and directing delivery of personal property and transfer of real estate to the persons entitled thereto, and and cross out from thence to record, or if under last paragraph of Sec. 2113.01 write in pertinent facts."
3. "Administrator," "Executor" or "Commissioner to execute instruments of conveyance."

Volume 112 of Deeds, page 155 and Volume 118 of Deeds, page 327, Erie County, Ohio records. Containing, exclusive of said exceptions, 208.198 acres, more or less, but subject to legal highways.

PARCEL TWO:

Being the undivided one-half interest of Lewis F. Bruns in the following-described premises:

Situated in the Township of Huron, County of Erie, and State of Ohio:
Being that part of lot number twenty-five (25) in Section number three (3), bounded and described as follows: Beginning on the east side of said lot number 25 at a point 377 feet north of the center of the so-called Cleveland-Sandusky Highway, thence northerly along the east side of said lot number 25 to the northeast corner thereof; thence westerly along the north line of said lot number 25, a distance of approximately 9.23 chains to the east line of land owned by The G. A. Boeckling Co. in said lot number 25; thence southerly parallel to the east line of said lot number 25 along the east line of land owned by The G. A. Boeckling Co., to the center of the so-called Cleveland-Sandusky Highway, thence easterly along the center of the so-called Cleveland-Sandusky Highway to a point 282 feet west of the southeast corner of said lot number 25; thence northerly parallel to the east line of said lot number 25, a distance of 301.42 feet to an iron pipe monument; thence easterly parallel to the north line of said lot number 25, a distance of 268.84 feet to an iron pipe monument at the place of beginning; containing 28.5 acres, more or less, but subject to all legal highways.

Prior deed reference: as to Parcel One: Vol. 107, Page 627; Vol. 155, Page 70;
and Vol. 154, Page 90.

Prior deed reference as to Parcel Two: Vol. 173, Page 436.

Names	P.O. Address	Relationship	Interest Passing
Sophia C. Bruns	2401 West Cleveland Road, Huron, Ohio, 44839	Surviving Spouse	Life Estate in PARCEL ONE
Robert H. Bruns	2401 West Cleveland Road, Huron, Ohio, 44839	Son	Estate in Remainder in PARCEL ONE. Entire Interest in PARCEL TWO.

That the persons inheriting said Real Estate and the interest by each inherited are as follows:

Name	P.O. Address	Relationship	- Interest Passing

It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicate....., to the names of the persons set forth, and that this certificate be recorded by the Recorder of Erie County, in the deed records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 20th day of September, 1967

JAMES A. YOUNG

By Thelen & Wenderberg Probate Judge
Deputy Clerk



21 9996

No. 14,290

Doc. 16 Page 295 FILED

PROBATE COURT

Erie County, O
1967 SEP 20 PM 3 4
In the Matter of the Estate of

Lewis F. Brumgar A SPEAR
NEEDHAM
ERIE COUNTY, OHIO

CERTIFICATE FOR TRANSFER OF REAL ESTATE

Transferred...Sept. 29 1967.

Donald D. Schweinfurt
Auditor

By W. W. Braun
Feb 2. 80 Deputy

Received for Record

September 20th, 1967

at.....3:42...o'clock.....P.M.

Recorded Vol. 378 Page 344-
on September 22nd., 1967 345-346
Carl L. Speer, Recorder

By James D. J. Deputy

DAVID W. BROTHMAN, PUBLISHER, BRANFORD, ONT.
66-6-10

W. Schwen

ordered that such real estate be transferred upon the tax duplicate, to the names of the persons set forth, and that this certificate be recorded by the Recorder of Erie County, in the deed records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 14th day of December, 1936.

(Seal)

Received Mar. 10th, 1937, at 11:00 A.M.
Recorded Mar. 13th, 1937.
Fee for Record \$.75.

John E. Tanney,
Probate Judge.

Carl A. Speir,
Recorder.

PROOF READ

No. 60253

AFFIDAVIT FOR TRANSFER AND RECORD OF REAL ESTATE INHERITED

Mary R. Holliger, Dec'd.

To

Heirs

THE STATE OF OHIO,)
ERIE COUNTY,) SS.

Herbert H. Holliger, heir at law

and next of kin of Mary R. Holliger, deceased, being duly sworn, says that Mary R. Holliger, sometimes known as Mayme Holliger died intestate on the ... day of January, 1931; that at the time of her death her place of residence was at Huron Township, Erie County, Ohio; that the following are the names, ages and addresses, so far as the ages and addresses are known and can be ascertained of each of such decedent's heirs at law and next of kin, who by her death inherited her real estate and the relation of each to such ancestor.

NAMES	AGES	ADDRESS	RELATIONSHIP
Herbert H. Holliger	Adult	Huron, Ohio	Son
Charles Holliger	"		Widower

The part or portion of such real estate inherited by each of such heirs at law and next of kin is as follows:

NAMES	PART OR PORTION INHERITED
Herbert H. Holliger	Whole, subject to dower
Charles Hollinger	Dower

That at the time of the death of said Mary R. Holliger ..he was the owner of and seized of the following described real estate:

Situated in the Township of Huron, County of Erie and State of Ohio and being an undivided one-fourth interest in the following described real estate to-wit:

PARCEL No. 1: Being Lot 36 in the second section of said Township, Lot 35, in the second section of said Township, except three-fourths of an acre in the southeast corner of the sand lot lying south of the road, also $4\frac{1}{2}$ acres more or less off of the north part of Lot 30 in said second section, being all of said Lot 30 lying north of the road, also 20 acres off of the east side of Lot 30 in Section 3 of said Township, excepting any part thereof heretofore conveyed to Erie County Commissioners.

PARCEL No. 2: And also being an undivided $1/2$ interest in the following described real estate: Also all that part of Lot No. 30 in Section 3 of Huron Township lying east of a straight line projected northward to the waters of Lake Erie from the west line of the lands of Henry and Christina Bruns in Lot 30 in Section 3 of said township, which line is 375 feet west of and parallel with the east line of Section 3 extended to the water of Lake Erie, together with all of the marsh lands and sand bar lying between said portion of Lot No. 30 above described and the water of Lake Erie; and also all land, marsh land and sand bar lying in and north of lots Nos. 31, 35 and 36 in Section 2 of Huron Township and which lie north of the public highway extending from Sandusky to Huron and which passes through Lots 31, 35 and 36 in Section 2 of said Township; excepting therefrom 6 acres off the east side thereof heretofore sold to Wm. Bruns.

The foregoing real estate was subject to a life estate therein of Christina Bruns who died April 2, 1936.

Herbert H. Holliger

Sworn to before me and signed in my presence this 25 day of February, 1937.

(Notarial Seal)

Mildred C. Will,
Notary Public.

Received Mar. 10th, 1937, at 11:05 A.M.

Recorded Mar. 13th, 1937.

Fee for Record \$.75✓

Carl A. Speir,

Recorder.

PROOF READ

north by the northerly line by the N. Y., Chicago & St. Louis Railway Co., right of way; on the east by the east line of a cattle pass extending from said northern boundary southerly to land in said lot owned by I. W. Hoover and the southern line of railway company's right of way; thence westerly in said south line to the westerly line of said cattle pass; thence northerly in said westerly line to the said north line of said right of way; hereby intending to convey and hereby conveying all the right, title and interest of grantor in and to said cattle pass, and also all his right and interest in and to a certain living spring situate upon said premises and underneath and immediately to the north of the track of said railway company; reserving to the said Grantees, their heirs and assigns all such interest in and to said spring, as they may be entitled to under and by virtue of two certain deeds recorded in Volume 67, Page 78, and Volume 68, Page 428, Erie County, Ohio Deed Records. The foregoing conveyance pertaining to said spring and cattle pass is made subject to the following reservation, to-wit: It is agreed and understood by and between grantor and grantees, their heirs and assigns, that in case said spring and cattle pass hereinbefore described be closed or disposed of, the grantor herein, his heirs or assigns, shall receive one-half of the money or other consideration derived from the closing up or disposing of said spring and cattle pass.

Excepting therefrom .32 acre described as Parcel #1 in the Easement for Highway purposes given to the State of Ohio and recorded in Volume 137, Pages 508-9, Erie County, Ohio, Deed Records.

Also excepting therefrom .25 acre deeded by Emmet Park et al. to the Avery Elevator & Grain Company as per Warranty Deed dated November 8th, 1935, and recorded in Volume 151, Page 318 Erie County, Ohio Deed Records.

That the names of the Devisees and the interests to them passing, are as follows:

NAMES	INTERESTS PASSING
Emmet Park, Avery, Ohio	1/2
Sadie Park, Avery, Ohio	"

It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is ordered that such real estate be transferred upon the tax duplicates, to the names of the persons set forth, and that this certificate be recorded by the Recorder of Erie County, in the deed records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this 6th day of March, 1937.

(Seal)

Received Mar. 10th, 1937, at 9:45 A.M.
Recorded Mar. 13th, 1937.
Fee for Record \$1.75 ✓

John W. Baxter,
Probate Judge.

Carl A. Speir,
Recorder.

PROOF READ

No. 60252

CERTIFICATE FOR TRANSFER OF REAL ESTATE

<u>Christina Bruns, Dec'd.</u>	<u>To</u>	<u>Heirs</u>
In the Matter of the Estate of) Christina Bruns, Deceased)		PROBATE COURT, ERIE COUNTY, OHIO. No. 5225

TO THE RECORDER OF ERIE COUNTY, GREETING:

I hereby certify that the records of this Court show that Christina Bruns, a resident of Huron Township, in said County, died testate on the 2nd day of April, 1936; that her last will and testament was filed in this Probate Court of Erie County, Ohio, on April 22nd, 1936, admitted to probate on April 27th, 1936, and recorded in Record of Wills Vol. 31, Page 526; and that on the 27th day of April, 1936, Lewis F. Bruns was appointed by this Court, Executrix of the estate of said decedent; that said estate is being administered under No. 5225, and a memorandum record of said estate can be found in Administration Docket No. 9, Page 269, of the Records of the Probate Court of Erie County, Ohio.

That said decedent died seized of the following described parcels of real estate situated in your County:-

PARCEL NO. 1: Situated in the Village of Vermilion, County of Erie and State of Ohio, and being Lot No. 2 Fifth Street, Block 26, Linwood Park Addition.

PARCEL NO. 2: Situated in the Township of Huron, County of Erie and State of Ohio, and being an undivided $\frac{1}{2}$ interest in the following: Being Lot 36 in the second section of said township, lot 35 in the second section of said township, except three-fourths of an acre in the southeast corner of the said lot lying south of the road, also $4\frac{1}{2}$ acres more or less off of the north part of Lot 30 in said second section, also 20 acres off of the east side of Lot 30 in Section 3 of said Township, except that part heretofore conveyed to Erie County Commissioners.

That the names of the Devisees and the interests to them passing, are as follows:

NAMES	INTERESTS PASSING
Herbert H. Holliger Huron, Ohio	Whole of Parcel #1
Lewis F. Bruns, R. F. D., Huron, Ohio.	Whole of Parcel #2

It appearing to the satisfaction of this Court that all the provisions of law relative to the transfer of real estate of deceased persons have been fully complied with, it is

PARCEL No. 1: Being Lot 36 in the second section of said Township, Lot 35, in the second section of said Township, except three-fourths of an acre in the southeast corner of the said lot lying south of the road, also $4\frac{1}{2}$ acres more or less of the north part of Lot 30 in said second section, being all of

QUIT - CLAIM DEED

Herbert H. Holliger, et al. To Lewis F. Bruns

KNOW ALL MEN BY THESE PRESENTS: That We, Herbert H. Holliger and Justine Holliger, husband and wife, and Charles Holliger and Ann Holliger, husband and wife, the Grantors, for divers good causes and considerations thereunto moving, and especially for the sum of Ten Dollars and other valuable considerations (\$10.00) received to our full satisfaction of Lewis F. Bruns, the Grantee, have Given, Granted, Remised, Released and Forever Quit-Claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said grantee, his heirs and assigns forever, all such right and title as we, the said grantors, have or ought to have in and to the following described pieces or parcels of land, situated in the Township of Huron, County of Erie, and State of Ohio:

Being Lot 36 in the second section of said Township, Lot 35 in the second section of said township, except three-fourths of an acre in the southeast corner of the said lot lying south of the road, also 4 1/2 acres more or less off of the north part of Lot 30 in said second section, being all of said Lot 30 lying north of the road, also 20 acres off of the east side of Lot 30 in Section 3 of said Township, excepting any part thereof heretofore conveyed to Erie County Commissioners.

Also all that part of Lot No. 30 in Section 3 of Huron Township lying east of a straight line projected northward to the waters of Lake Erie from the west line of the lands of Henry and Christina Bruns in Lot 30 in Section 3 of said Township, which line is 375 feet west of and parallel with the east line of Section 3 extended to the water of Lake Erie, together with all of the marsh lands and sand bar lying between said portion of Lot No. 30 above described and the waters of Lake Erie; and also all land, marsh land and sand bar lying in and north of lots Nos. 31, 35 and 36 in Section 2 of Huron Township and which lie north of the public highway extending from Sandusky to Huron and which passes through Lots 31, 35 and 36 in Section 2 of said Township; excepting therefrom 6 acres off the east side thereof heretofore sold to Wm. Bruns.

It is the intention of this deed to convey to the grantee all such right, title and interest as the grantors or any of them have, or may have in and to any real estate located in Huron Township, Erie County, Ohio, and formerly owned by Henry Bruns, deceased, and Christina Bruns, deceased, or either of them.

TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereunto belonging to the said grantee, his heirs and assigns, so that neither the said grantors, nor their heirs, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, We have hereunto set our hands, the twenty-ninth day of July, in the year of our Lord one thousand nine hundred and thirty-six.

Signed and acknowledged

in presence of:

Ellen A. Paxton
J. P. McCormick
W. R. Wirebaugh
Leo Davey

Herbert H. Holliger
Justine Holliger
Charles Holliger
Ann Holliger

STATE OF OHIO, ERIE COUNTY, SS: BEFORE ME, a Notary Public, in and for said County and State, personally appeared the above named Herbert H. Holliger and Justine Holliger, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Huron, Ohio, this 29th day of July, A.D. 1936.

(Notarial Seal)
My commission expires Jan. 4, 1938.

J. P. McCormick,
Notary Public.

STATE OF OHIO, COUNTY OF WOOD, SS: BEFORE ME, a Notary Public, in and for said County and State, personally appeared the above named Charles Holliger and Ann Holliger, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Moline, Ohio, this 30th day of July, A.D. 1936.

(Notarial Seal)
My commission expires Mar. 7, 1937.

W. R. Wirebaugh,
Notary Public.

Revenue Stamp \$5.00

Received Aug. 3rd, 1936, at 11:00 A.M.

Recorded Aug. 11th, 1936.

Fee for Record \$1.10

Carl A. Speir,
Recorder.

No. 17074

In the Matter of The Will of

Martha E. Hueter

Deceased. Devising Real Estate.

Certificate Transmitted To County Recorder.

Probate Court, Erie County, Ohio.

To the County Recorder of said County:

I, John Ray Judge and Ex-Officio Clerk of the Probate Court within and for said County, do hereby certify that the last Will and Testament of Martha E. Hueter late of Erie County, Ohio, deceased, was duly filed in said Court on the 7th day of February, 1921 for probate and record, and was admitted to Probate and Record by said Court on the 14th day of February, 1921. That such Will devises Real Estate situated in this County.

That the following are the names of the devisees of the real estate, to-wit:

Leonard Hueter, Carrie Osberg, Sophia Schaefer, Henry Hueter and Elizabeth Kramer

That the following is a description of the real estate such as is contained in said Will, each parcel being stated separately with the names of the devisees of the same, to-wit:

Second: I give, devise and bequeath all my property real, personal and mixed of which I may die possessed and wherever situated to my children Leonard Hueter, Carrie Osberg, Sophia Schaefer, Henry Hueter and Elizabeth Kramer and their heirs share and share alike.

Said Will is recorded in Will Record, Volume 22 Page 148 in said Court. Witness my signature and the seal of said Court, at Sandusky, Ohio, this 29th day of November, 1921.

(Seal)

John Ray

Received November 29th, 1921 at 2:30 P.M. Judge and Ex-Officio Clerk of said Court.

Recorded November 29th, 1921

Richard E. Riegger,

Fee for Record \$.50

Recorder

No. 17075

In the Matter of The Will of

Henry Bruns

Deceased. Devising Real Estate.

Certificate Transmitted To County Recorder.

Probate Court, Erie County, Ohio.

To the County Recorder of said County:

I, John Ray Judge and Ex-Officio Clerk of the Probate Court within and for said County, do hereby certify that the last Will and Testament of Henry Bruns late of Huron Township ~~Sandusky~~ Erie County, Ohio, deceased, was duly filed in said Court on the 29th day of July, 1921 for probate and record, and was admitted to Probate and Record by said Court on the 3rd day of Aug. 1921. That such Will devises Real Estate situated in this County.

That the following are the names of the devisees of the real estate, to-wit:
Christina Bruns Louis F. Bruns Mary R. Hollinger

That the following is a description of the real estate such as is contained in said Will, each parcel being stated separately with the names of the devisees of the same, to-wit:

Second: I give, devise and bequeath to my beloved daughter Mary R. Hollinger the sum of Fifteen hundred dollars the same to be paid to her at once upon my decease.
Third: I do give devise and bequeath to my beloved son Louis F. Bruns all of the tools, machinery, farm implements stock and cattle of which I may die seized.
Fourth: I give devise and bequeath to my beloved wife Christina Bruns all monies in possession or in Bank, all bonds, postal savings certificates, notes, mortgages and other evidences of indebtedness, and all household goods and personal property about the house.
Fifth: I give devise and bequeath to my beloved wife Christina Bruns, in lieu of her dower, the use for and during the period of her natural life the remainder of my property both real personal and mixed of every kind and nature whatsoever, she to have the rents issues and profits of the same for her own.
Sixth: I give devise and bequeath, at the death of my wife, all of my property herein devised to her for life to my beloved children Louis F. Bruns and Mary R. Hollinger each a one half equal share, share and share alike.

Said Will is recorded in Will Record, Volume 22 Page 365 in said Court. Witness my signature and the seal of said Court, at Sandusky, Ohio, this 28th day of November, 1921.

(Seal)

John Ray

Received November 29th, 1921 at 3:00 P.M. Judge and Ex-Officio Clerk of said Court.

Recorded November 29th 1921

Richard E. Riegger

Fee for Record \$.60

Recorder

Original Tract.	Acres.	Hds.	VALUE.	FROM WHOM.	TO WHOM.
✓	50		10 10		
✓	512		4 10		
✓	4940		10 10		
	5225		12 90		
	3750				
	5				
	39		8 70		
✓	50		13 90		
	580		8 70		
	20		2 80		
	6825		13 30		
	700		22 30		
	11050		35 10		
✓	3335		3 50		
✓	1450		4 00		
✓	1550		3 00		
	7040		24 60		
	113		29 80		
✓	1225		48 0		
✓	6.86		2 60		
✓	1414		3 80		
	3		40		
	810		2 20		
	250		70		
	65		19 60		
	23		2 80		
✓	50		40		
✓	1675		440	Mrs H. Curtiss Aug 13 th 1892	
✓	32		960	Mrs H. Curtiss Aug 13 th 1892.	
	5225		12 90	Frank Hohler. Oct. 6 th 1892	
	250		1830		
	47		1750		
			13 00		
				Sarah E. Mc Guire, Dec. 28 th /92	
✓	11050		35 10	Lewis Beatty by Will. Nov. 20 th /93.	
	22		540	Wm Klein by Sheriff Dec. 21 st /93.	
	3050		6 00	" " " " 21 st /93.	
	150		50	Just Graham Assigned Jan 27 th 1894.	
✓	1965		106	Sarah Elizabeth Mc Guire Sept 7 th 1894	
	2500		740	Wm Klein. by Sheriff Dec 26 th 1893	
✓	26		430	Heirs of J. L. Hull. April 18/95	
✓	4339		870	" " " " " " "	
✓	2250		210	" " " " " " "	
	810		330	Peter Clausen Redeemed Apr. 23 rd 1895	
	250		70	" " " " " 23 rd /95	
✓	580		870	Lewis Beatty by will June 27/95	
✓	20		280	" " " " " 27/95	
✓	6825		1330	" " " " " 27/95	
✓	100		2230	" " " " " 27/95	
✓	113		2980	91 st 21 st Keathly Williams Jan 11/96	
				Frank Hohler. Oct. 6 th 1892	
				J. Brennan January 23 rd 1891.	
				J. Maesman " 23 rd 1891	
				Wm S. Taylor. June 10 th 1893.	
				Christina & Henry Bruns by will June	
				" " " " " " "	
				" " " " " " "	
				" " " " " " "	
				Wm Beatty by Will. Nov. 20 th 1893.	
				E. B. Harris by Will. June 20 th 1893.	
				Under. Clinton Mc Kellogg Nov. 2 nd 1891. Sheriff	
				J. Stang. quit. claim Nov. 2 nd 1891.	
				Peter Clausen Tax Sale Jan 1 st 1891	
				" " " " " 13 th 1891	
				John Rhinemiller Nov. 27 th 1891	
				Philip Schmidt April 21 st /99	
				Andrew G. Sonnichsen Feby. 1891	
				Peter Clausen Tax Sale Jan 1 st 1891	
				" " " " " 1 st 1891	

Ward George	22	6	3	22	N. 1/2
Same	22	6	3	21	N. 1/2 Cor
Same	22	6	4	22	East part
Blatt David	22	6	3	21	W. Side of road
Blatt David	22	6	3	22	N. 1/2 of road 100 ac. Marsh
Same	22	6	3	23	E. Side of road 50 ac. Marsh
Same	22	6	3	24	E. 1/2
Ward Jacob	22	6	4	8	E. 1/2
Blatt David	22	6	3	25	N. 1/2 of road
Same	22	6	3	26	E. 1/2 100 ac. Marsh
Same	22	6	3	27	Whole E. 1/2 of S. E. Cor. 200 ac. Marsh
Same	22	6	3	28	" 200 ac. Marsh
Same	22	6	3	29	Whole E. 1/2 of S. E. Cor. 200 ac. Marsh
Bigelow J. J.	22	6	4	9	N. of Milan road
Bardshar Allen J.	22	6	3	26	E. Side
Same	22	6	3	29	" 5 1/2 ac. Marsh
Barnett W. H. & W. H.	22	6	3	11	E. 1/2 of road 100 ac. Marsh
Brown Christina	22	6	2	30	N. 1/2 pt. of road 100 ac. Marsh
Same	22	6	2	30	N. Side between Lake Shore road & R.R.
Same	22	6	3	24	N. E. pt.
Beebe W. S.	22	6	4	10	S. 1/2 of road
Bengel Louis Geo	22	6	3	24	Cor. pt. of R.R.
Same	22	6	3	25	E. part
Bartlett George W.	22	6	1	23	N. E. part (was waste)
Board of Education	22	6	4	19	South pt. of 97 ac
Bardshar Allen J.	22	6	3	26	N. of Lot (29 Marsh)
Same	22	6	3	26	E. Part of W. 1/2 (47 1/2 ac. Marsh)
Same	22	6	3	29	" 1/2
Blatt David	22	6	3	21	E. 1/2 of Road
Beebe W. S.	22	6	4	10	S. 1/2 W. " " et. N. cor 1/2 ac.
Brown William	22	6	2	31	Whole N. of road 47 ac
Beatty William	22	6	2	20	Whole E. 1/2 of road 47 ac
Same	22	6	4	20	E. side N. of road 100 ac. Marsh
Bardshar Allen	22	6	4	23	" " " Error in transfer
Blatt David	22	6	3	6	S. E. Cor of S. Side
Blatt David	22	6	2	31	S. of Huron road
Beebe W. S.	22	6	4	20	been part of road
Same	22	6	4	18	Undiv. 1/2 of 52 ac N. Part N. of road
Same	22	6	4	19	" 1/2 " 86 1/2 ac Whole ex 2 1/2 ac Ex 27 1/2 ac Ex N. 1/2 10 ac
Bengel Louis Geo	22	6	3	24	Cor. pt. of R.R.
Same	22	6	3	25	E. 1/2
Christina & Henry	22	6	2	30	N. pt. of road
Same	22	6	3	30	E. 1/2 10 ac Marsh
Same	22	6	2	35	Whole ex 3 1/4 ac S. E. cor. 20 25 Marsh
John and Henry	22	6	2	36	" 20 ac Marsh
Same	22	6	3	11	" Ex 50 Marsh

Miron Sexton

C.

Barthine Sexton

Know all men by these presents that Miron Sexton and Barthine Sexton wife of the said Miron Sexton the grantor for the consideration of Twelve Thousand four hundred and fifty dollars received to our full satisfaction of John Deady the grantee to give grant bargain sell and convey unto the said grantee his heirs and assigns the following described premises situated in the Township of Adams County of Ohio and State of Ohio and known as being all of Lot numbered thirty five (35) except three fourths of an acre in the South east corner of the said lot lying south of road, the same lot being in the second section of said Township containing sixty eight and one quarter acres of land more or less. Also all of Lot 36 thirty six (36) in said section and Township containing one hundred and two acres of land more or less. Also four and one half acres of land more or less off of the North part of Lot thirty in said Section Two (2) being all of said Lot thirty lying north of the road - also twenty acres off the east side of Lot thirty (30) in Section three (3) in said Township of Adams containing in all one hundred and twenty four and three fourths acres be the same more or less but subject to all legal liabilities to have and to hold the above granted and bargained premises with the appurtenances thereto belonging unto the said grantee his heirs and assigns forever. And I the said grantor do for myself and my heirs executors and administrators covenant with the said grantee his heirs and assigns that at and until the recording of these presents we were well seized of the above described premises to a good and lawful title in fee simple and have good right to bargain and sell the same in manner and form as above written and that the same are free from all encumbrances whatsoever and will warrant and defend said premises with the appurtenances thereto belonging to the said grantee his heirs and assigns forever against all lawful claims and demands whatsoever.

And I the said Barthine Sexton wife of the said Miron Sexton do hereby remise release and forever quit claim unto the said grantee and his heirs and assigns all my right and title of dower in the above described premises.

In witness whereof we hereunto set our hands and seals the ninth day of April in the Year of our Lord one thousand eight hundred and sixty nine.

Signed Sealed and delivered in presence of } Miron Sexton

L. White

Wm. Lang

Barthine Sexton

The State of Ohio } Before me a Notary Public in and for said County personally
Seena County } appeared the above named Miron Sexton and Barthine Sexton
his wife who acknowledged that they did sign and seal the foregoing instrument
and that the same is their free act and deed. I further certify that I did ex-
amine the said Barthine Sexton wife of the said Miron Sexton separately and
apart from her said husband and did then and there make known to her the
contents of the foregoing instrument and upon that examination she declared
that she did voluntarily sign seal and acknowledge the same and that she is
still satisfied therewith.

In Testimony whereof I have hereunto set my hand and official seal this
9th day of April A.D. 1869. Not Wm. Lang Notary Public for
Seena County Ohio
Witnessed May 10th 1869. Recorded May 11th 1869. The original has Remond Stone
Witnessed value of \$14²⁵

W. H. Bell, Recorder

KNOW ALL MEN BY THESE PRESENTS, that LEWIS F. BRUNS and SOPHIA BRUNS, (Husband and Wife) the Grantors, in consideration of One Dollars (\$1⁰⁰) paid by the COUNTY COMMISSIONERS OF ERIE COUNTY, OHIO, the Grantees, the receipt of which is hereby acknowledged, do hereby grant to the said Grantees, their successors and assigns, the right and easement to construct, install, maintain, operate, repair, remove and replace a water main or mains, with all necessary fittings and valves, in and upon the following-described property, to-wit:

Desc:- Parcel #1:-
Situatued in Lot 30, Sec. 2, Huron Twp., Erie County, Ohio and being a strip of land 30 feet in width, the south line of which abuts on the C/L of the Cleveland-Sandusky Road and extends from a point 60 feet westerly from the C/L of Boss Road produced northerly, to a point 180 feet east of said C/L produced.

Desc:- Parcel #2
Situatued in Lots 30 and 35, Sec. 2, Huron, Twp., Erie County, Ohio and being a strip of land 60 feet in width, the southerly line of which abuts on the C/L of the Cleveland-Sandusky Road and extends from a point 180 feet east from the C/L of Boss Road produced northerly, to the C/L of Grand View Blvd. (W. Corp. Line Huron Village).

Also the right and easement to move onto said land, and there to use and operate, such machinery and equipment as may be required, from time to time, for the constructing, installing, maintaining, operating, repairing, removing or replacing of such water main or mains, including fittings and valves.

TO HAVE AND TO HOLD said right and easement unto the said Grantees, their successors and assigns, forever.

Provided, however, that such water main or mains shall be buried at least four (4) feet below the surface of the ground; and that all damages to crops, fences or other property of the Grantors caused by the constructing, installing, maintaining, operating, repairing, removing or replacing of such water main or mains by the Grantees, their successors or assigns, shall be repaired or paid for by them.

IN WITNESS WHEREOF, the said LEWIS P. BRUNS and SOPHIA BRUNS have hereunto set their hands, this 22 day of August 1959.

Signed and Acknowledged
in the Presence of
Edna B. Voight
Elma B. Voight

Lewis P. Bruns
Sophia Bruns

STATE OF OHIO }
COUNTY OF ERIE } ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named LEWIS P. BRUNS and SOPHIA BRUNS, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Huron,
Ohio, this 22 day of August 1959.



Elma B. Voight
Notary Public

ELMA B. VOIGHT, Notary Public
My Commission Expires Jan. 13, 1962

Prepared by C. A. Voight

167899

EASEMENT

From
1959 DEC 22 AM 10 32

LEWIS F. & SOPHIA BRUNS

RECORD

R. D. #1

Huron, Ohio

Address

City & State

To The

COMMISSIONERS OF ERIE COUNTY, O.

TRANSFERRED

, 19

, Auditor

Received Dec. 22nd, 1959

At 10:32 o'clock A. M.

Recorded Dec. 23rd, 1959

In Erie County

Record of Deeds, Vol. 306 Page 227-

228

Carl A. Spair, Recorder

Recorder's Fee, \$ 20.00

THE ERIE COUNTY TITLE CO.

245655
EASEMENT

KNOW ALL MEN BY THESE PRESENTS,

that EAST BAY HARBOR DEVELOPMENT ASSOCIATION,
a limited partnership, the Grantors,
in consideration of One Dollar (\$1.00) paid by the
BOARD OF COUNTY COMMISSIONERS OF ERIE COUNTY, OHIO, the Grantees,
the receipt of which is hereby acknowledged, do hereby grant to the
said Grantees, their successors and assigns, the right and easement
to construct, install, maintain, operate, repair, remove and replace
an eight inch (8") sanitary sewer system, in and upon the following-
described property, to-wit:

Situated in Lot 35, Section 2, Huron Township,
Erie County, Ohio, and being a strip of land sixty (60)
feet in width, the southerly line of which abuts on the
center line of the Cleveland-Sandusky Road, U.S. 6, and
extending between the Grantors easterly property line
and the Grantors westerly property line as recorded in
Volume 407, Page 64, of the Erie County Record of Deeds.

Also the right and easement to move onto said land, and there
to use and operate, such machinery and equipment as may be required,
from time to time, for the constructing, installing, maintaining,
operating, repairing, removing or replacing such an eight inch (8")
sanitary sewer system.

TO HAVE AND TO HOLD said right and easement unto the said Grantees, their successors and assigns, forever.

Provided, however, that such eight inch (8") sanitary sewer system shall be buried at least three (3) feet below the surface of the ground; and that all damages to crops, fences or other property of the Grantor caused by the constructing, installing, maintaining, operating, repairing, removing or replacing of such an eight inch (8") sanitary sewer system by the Grantees, their successors or assigns, shall be repaired or paid for by them.

IN WITNESS WHEREOF, the said EAST BAY HARBOR DEVELOPMENT ASSOCIATION, a limited partnership,

have hereunto set their hands, this 10th day of June 1971.

Signed and Acknowledged
in the Presence of:

East Bay Harbor Development Association

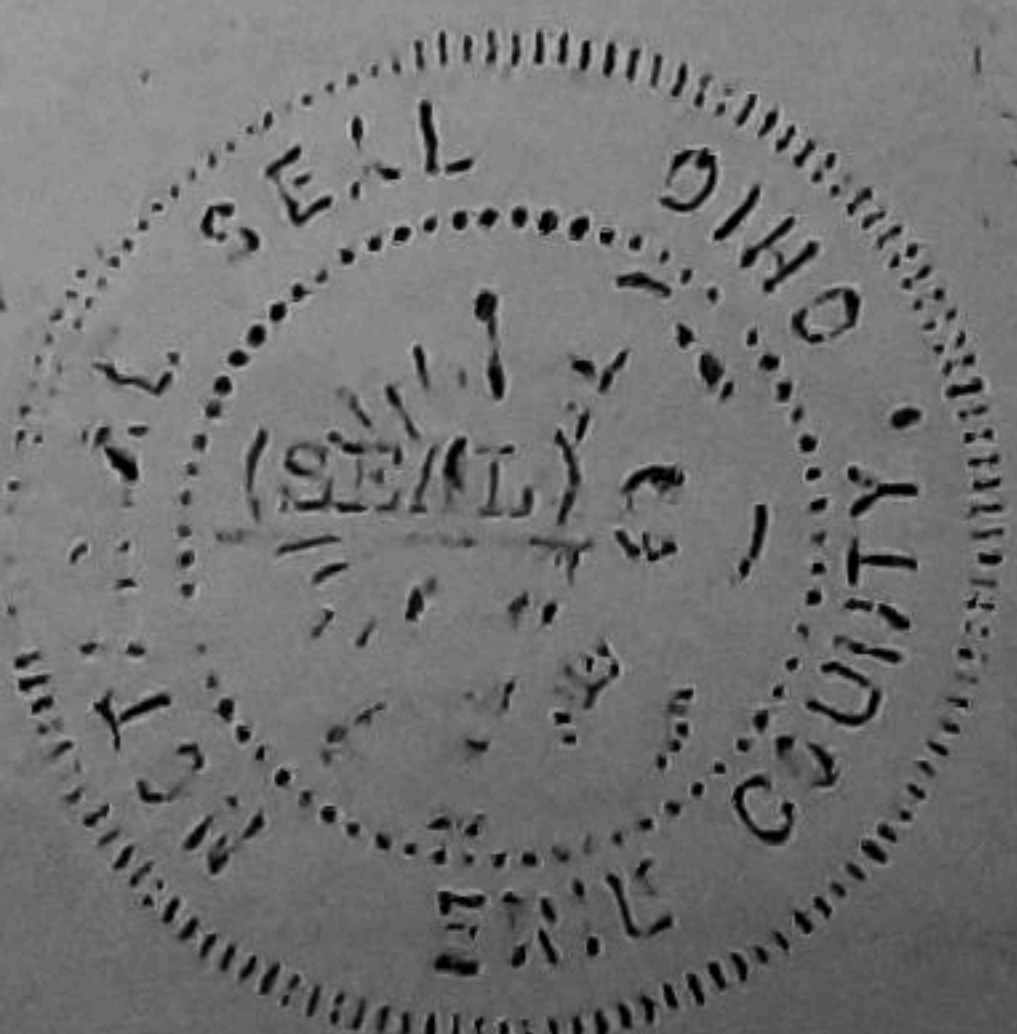
Phyllis J. Wallon
Mary Ann Sloan

Walter R. Wagner
Managing Partner

STATE OF OHIO)
COUNTY OF ERIE) ss:

Before me, a Notary Public in and for said County and State, personally appeared the above-named Walter R. Wagner, Managing Partner, of East Bay Harbor Development Association who acknowledged that he, did sign the foregoing instrument and that the same is his free act and deed. of such limited partnership and his free act and deed personally and as such managing Partner.

IN TESTIMONY WHEREOF, I have hereunto subscribed by name and affixed my official seal at Sandusky, Ohio this 10th day of June, 1971.



Phyllis J. Wallon
Notary Public
My Comm. Expires 7-6-75

245655

FILED

EASEMENT

From

Items EAST BAY HARBOR 127 AUGUST 1971 10 38

ASSOCIATION

Address 3914 GALLOWAY ROAD CARL A SPEIR

RECORDER

City & State SANDUSKY, OHIO

To The

BOARD OF COUNTY

COMMISSIONERS OF ERIE COUNTY, OHIO

TRANSFERRED

, 19

, Auditor

Received August 10th, + , 19 71

At 10:38 o'clock A M.

Recorded August 11th. , 19 71

In Erie , County

Record of Deeds, Vol 410 Page 614-615-616

Carl A. Speir Recorder

Recorder's Fee, \$ no fee

SE-14840

OHIO TITLE CORPORATION

J. I

EASEMENT

245657

KNOW ALL MEN BY THESE PRESENTS,

that EAST BAY HARBOR DEVELOPMENT CORP., a corporation,
 the Grantor, in consideration of One Dollars (\$ 1.00)
 paid by the BOARD OF COUNTY COMMISSIONERS OF ERIE COUNTY, OHIO, the
 Grantees, the receipt of which is hereby acknowledged, does hereby
 grant to the said Grantees, their successors and assigns, the right
 and easement to construct, install, maintain, operate, repair,
 remove and replace an eight inch (8") sanitary sewer
 system, in and upon the following-described property, to-wit:

Situated in Lots 30 and 35, Section 2, Huron Township,
 Erie County, Ohio, and being a strip of land sixty (60) feet
 in width, the southerly line of which abuts on the center
 line of the Cleveland-Sandusky Road, U. S. 6, and extending
 between the Grantor's easterly property line and the Grantor's
 westerly property line as recorded in Volume 383, Page 62, of
 the Erie County Record of Deeds.

Also the right and easement to move onto said land, and there
 to use and operate, such machinery and equipment as may be required,
 from time to time, for the constructing, installing, maintaining,
 operating, repairing, removing or replacing of such an eight inch
(8") sanitary sewer system.

TO HAVE AND TO HOLD said right and easement unto the said
 Grantees, their successors and assigns, forever.

Provided, however, that such eight inch (8") sanitary sewer
 shall be buried at least three (3) feet below the surface of the
 ground; and that all damages to crops, fences or other property of
 the Grantor caused by the constructing, installing, maintaining,
 operating, repairing, removing or replacing of such a eight inch
(8") sanitary sewer system by the Grantees, their
 successors or assigns, shall be repaired or paid for by them.

IN WITNESS WHEREOF, said EAST BAY HARBOR DEVELOPMENT CORP.
has caused its corporate name to be
subscribed, and its corporate seal to be affixed by its President
and its Secretary, this 10th day of June 1971.

Signed and Acknowledged
in the Presence of:

Phyllis J. Wallon
Mary Ann Sloan

EAST BAY HARBOR
DEVELOPMENT CORP.

By J. Robert Bishop
Vice-President

Phyllis J. Wallon
Mary Ann Sloan

By Walter R. Wagner
Secretary

STATE OF OHIO)
COUNTY OF ERIE) ss:

Before me, a Notary Public in and for said County and State,
personally appeared J. Robert Bishop Vice-President
and Walter R. Wagner Secretary
of East Bay Harbor Development Corp., the corporation
which executed the foregoing instrument, who acknowledged that the
seal affixed to said instrument is the corporate seal of said corpora-
tion; that they did sign said instrument as such President, and
Secretary in behalf of said corporation and by authority of its
Board of Directors; and that said instrument is their free act and
deed individually and as such President, and Secretary, and the free
and corporate act of said East Bay Harbor Development Corp.

IN WITNESS WHEREOF, I have hereunto subscribed my name and
affixed my official seal at & Sandusky Ohio,
this 10th day of June 1971.



Phyllis J. Wallon
Notary Public
My Comm. Expires 7-6-75

FILED

EASEMENT

From

NAME EAST BAY 49 BAYVIEW DRIVE ST 40

CORPORATION

Address POST OFFICE BOX 803

CARL A SPEIR

City & State SANDUSKY OHIO

To The

BOARD OF COUNTY

COMMISSIONERS OF ERIE COUNTY, OHIO

TRANSFERRED

19

Auditor

Received August 10th. 19 71

At 10:40 o'clock A M.

Recorded August 11th. 19 71

In Erie County

Record of Deeds, Vol 410 Page 617-618-619

Carl A. Speir Recorder

Recorder's Fee, \$ no fee

Chicarella
SI 14837

247090

KNOW ALL MEN BY THESE PRESENTS

That, East Bay Harbor Development Association, a limited partnership of the Township of Huron, County of Erie and State of Ohio, the Grantor, for the consideration of One and no/100 Dollars (\$1.00) and other considerations, including the promises of the Grantee contained in the agreement between the parties executed June 17, 1971, received to its full satisfaction of the Board of County Commissioners of Erie County Ohio, the Grantee, have bargained, sold and conveyed, and by these presents do bargain, sell and convey unto the said Board of County Commissioners of Erie County Ohio, their successors and assigns, the following described goods, wares, merchandise, chattels and effects, to-wit:

An eight inch (8") sanitary sewer together with manholes and all other necessary appurtenances, beginning at a point which is approximately 145.00 westerly of the center line of the Rye Beach Road and 55.00 feet northerly measured at right angles from the center line of the Cleveland-Sandusky Road, thence westerly parallel with and a distance of 55.00 feet northerly of the center line of the Cleveland-Sandusky Road a distance of approximately 624.00 feet and there terminate.

To have and to hold the same unto the said grantee, their successors and assigns, to their own proper use and behoof forever.

The intention of this instrument is to dedicate to the grantee the sanitary sewer described herein for public use and benefit in accordance with the laws of Ohio.

LAW OFFICES

CATRI, HOWELLS, WAGNER
AND KELLAM665 EAST WASHINGTON ROW
SANDUSKY, OHIO 44870

(419) 625-8755

And the said grantor, does for itself and its successors, covenant and agree to and with the said grantee, their successors and assigns, that above bargained goods, wares, merchandise, chattels and effects are free and clear from any encumbrances whatsoever, and that it is the true and lawful owner thereof and has good right and lawful authority to bargain and sell the same in manner and form as aforesaid, and that the said grantor, its successors and assigns shall warrant and defend the same against the lawful claims and demands of all persons whomsoever.

In Witness Whereof the said grantor has set its hand this 4th day of October, 1971.

Signed in presence of

East Bay Harbor Development Association

Phyllis J. Wallon

by: Walter Wagner
Managing Partner

Eleanor J. Rose

STATE OF OHIO

SS:

COUNTY OF ERIE

Before me this 4th day of October 1971, appeared Walter

R. Wagner, who being first duly sworn says that he is the Managing Partner of East Bay Harbor Development Association, a limited partnership under the laws of Ohio and that he is authorized to sign the said instrument on behalf of said partnership; that the same is his free act and deed and the free act and deed of the partnership.

Phyllis J. Wallon
Notary Public

Comm. Expires 7-6-75

NOTARY PUBLIC

...and deed of the partnership.
...of said partnership; that the same is his free act and deed and the
...of Ohio and that he is authorized to sign the said instrument on
...of that Bay Harbor Development Association, a limited partnership under
...Wagner, who being first duly sworn says that he is the authorized partner
Before me this 10th day of October, 1971, appeared Walter

COUNTY OF ERIE
STATE OF OHIO

Managing Partner

BY: [Signature]

Signed in presence of

East Bay Harbor Development Association

day of October, 1971.

In Witness Whereof the said grantor has set its hand this 10th day of October, 1971, against the lawful claims and demands of all persons whomsoever. said grantor, its successors and assigns shall warrant and defend the same therein and sell the same in manner and form as aforesaid, and that the true and lawful owner thereof and has good right and lawful authority to the free and clear title and any encumbrances whatsoever, and that it is the grantor, their successors and assigns, do hereby covenant, warrant and defend the same for itself and its successors, covenants

247090

FILED

1971 OCT 6 PM 2 56

CARL A SPEIR
RECORDER
ERIE COUNTY OHIO

Recorded October 7th., 1971 in
Erie County Deed Records, Vol.
412, Page 287-288-289.

Carl A. Speir, Recorder

MICROFILMED

No fee

Wm. Speir
Water Dept.



DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	CERT	COPY
11/20/2018	201832403652	DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG (LCP)	99.00	0.00	0.00	0.00

Receipt

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

FLYNN PY & KRUSE CO., LPA
165 E. WASHINGTON ROW
SANDUSKY, OH 44870

STATE OF OHIO CERTIFICATE

Ohio Secretary of State, Jon Husted

4257446

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

STANDARD DEVELOPMENT COMPANY OF OHIO, LLC

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

Document(s)

DOMESTIC FOR PROFIT LLC - ARTICLES OF ORG

Effective Date: 11/20/2018

Document No(s):

201832403652



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
20th day of November, A.D. 2018.

Ohio Secretary of State

Form 533A Prescribed by:

Date Electronically Filed: 11/20/2018

JON HUSTED
Ohio Secretary of State



Toll Free: (877) SOS-FILE (877-767-3453) | Central Ohio: (614) 466-3910
www.OhioSecretaryofState.gov | busserv@OhioSecretaryofState.gov
 File online or for more information: www.OHBusinessCentral.com

[For screen readers, follow instructions located at this path.](#)

Articles of Organization for a Domestic Limited Liability Company

Filing Fee: \$99

Form Must Be Typed

CHECK ONLY ONE (1) BOX

- (1) ☒ Articles of Organization for Domestic
☒ For-Profit Limited Liability Company
 (115-LCA)

- (2) ☐ Articles of Organization for Domestic
☐ Nonprofit Limited Liability Company
 (115-LCA)

Name of Limited Liability Company **STANDARD DEVELOPMENT COMPANY OF OHIO, LLC**

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

Optional: Effective Date (MM/DD/YYYY) **11/20/2018**

(The legal existence of the corporation begins upon the filing of the articles or on a later date specified that is not more than ninety days after filing.)

Optional: This limited liability company shall exist for

Period of Existence

Optional: Purpose

** Note for Nonprofit LLCs

The Secretary of State does not grant tax exempt status. Filing with our office is not sufficient to obtain state or federal tax exemptions. Contact the Ohio Department of Taxation and the Internal Revenue Service to ensure that the nonprofit limited liability company secures the proper state and federal tax exemptions. These agencies may require that a purpose clause be provided. **

Original Appointment of Statutory Agent

The undersigned authorized member(s), manager(s) or representative(s) of

STANDARD DEVELOPMENT COMPANY OF OHIO, LLC

(Name of Limited Liability Company)

hereby appoint the following to be Statutory Agent upon whom any process, notice or demand required or permitted by statute to be served upon the corporation may be served. The complete address of the agent is:

RAFFAELE M. RUTA

(Name of Statutory Agent)

7704 MILAN ROAD

(Mailing Address)

SANDUSKY

(Mailing City)

OH

(Mailing State)

44870

(Mailing ZIP Code)

Acceptance of Appointment

The Undersigned, RAFFAELE M. RUTA, named herein as the
(Name of Statutory Agent)

Statutory agent for STANDARD DEVELOPMENT COMPANY OF OHIO, LLC
(Name of Limited Liability Company)

hereby acknowledges and accepts the appointment of statutory agent for said limited liability company.

Statutory Agent Signature RAFFAELE M. RUTA

(Individual Agent's Signature / Signature on Behalf of Business Serving as Agent)

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

Articles and original appointment of agent must be signed by a member, manager or other representative.

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

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

Signature

By (if applicable)

Print Name

Signature

By (if applicable)

Print Name

Signature

By (if applicable)

Print Name

Summary

Parcel Number 39-00724.000
Map Number 39179151007
Location Address 2117 CLEVELAND
Legal Acres 0.7556
Legal Description 2 LOT 30 35 N SIDE OF CLEVELAND RD .7556A
 (Note: Not to be used on legal documents.)
Neighborhood 44202-RYE BEACH RD, N OF SR2
Tax District 39-HURON TOWNSHIP - HURON CSD
School District HURON CSD
Homestead Reduction NO
Owner Occupancy Credit NO
Foreclosure NO
Land Use 435-DRIVE-IN RESTAURANT OR FOOD SERVICE FACILITY
 (Note: Land Use is for valuation purposes only. Consult the local jurisdiction for zoning and legal use.)

[Download Land Use descriptions](#)

Notes

Map Number: 007
Personal Property District: 22-0120

Owners

Owner Address	Tax Payer Address
STANDARD DEVELOPMENT	STANDARD DEVELOPMENT
COMPANY OF OHIO LLC 7704 MILAN RD	COMPANY OF OHIO LLC 947 SE
SANDUSKY OH 44870	CATAWBA RD
	PORT CLINTON OH 43452

Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Unit Rate	Appraised Value (100%)
P1-PRIMARY	0.7556	0	0	0	100%	150000	\$113,340
Total	0.7556						\$113,340

Improvements

Card 2

Description	Dimensions	Area	Year Built	Appraised Value (100%)
PAVING ASPHALT-PAVING: ASPHALT		14800	1989	\$4,960
Total				\$4,960

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	2022	2021	2020	2019	2018
Land Value	\$113,340	\$113,340	\$113,340	\$113,340	\$113,340
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$95,020	\$95,020	\$73,260	\$73,260	\$73,260
Total Value (Appraised 100%)	\$208,360	\$208,360	\$186,600	\$186,600	\$186,600

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	2022	2021	2020	2019	2018
Land Value	\$39,670	\$39,670	\$39,670	\$39,670	\$39,670
CAUV Value	\$0	\$0	\$0	\$0	\$0
Improvements Value	\$33,260	\$33,260	\$25,640	\$25,640	\$25,640
Total Value (Assessed 35%)	\$72,930	\$72,930	\$65,310	\$65,310	\$65,310

Tax History

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Uncollectable	Half Year Due	Full Year Due
⊕ 2022 Pay 2023	\$0.00	\$4,243.26	\$4,243.26		\$0.00	\$0.00
⊕ 2021 Pay 2022	\$0.00	\$4,356.42	\$4,356.42		\$0.00	\$0.00
⊕ 2020 Pay 2021	\$0.00	\$3,950.98	\$3,950.98		\$0.00	\$0.00

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

Payments

Payment Date	Amount Paid
7/10/2023	\$2,121.63
2/9/2023	\$2,121.63
7/8/2022	\$2,178.21
2/15/2022	\$2,178.21
7/9/2021	\$1,975.49
2/19/2021	\$1,975.49
7/9/2020	\$2,031.96
2/13/2020	\$2,031.96
7/12/2019	\$2,050.62
2/15/2019	\$2,050.62
7/13/2018	\$2,135.36
2/16/2018	\$2,135.36
7/14/2017	\$2,117.38
2/10/2017	\$2,117.38
7/8/2016	\$2,098.88
2/12/2016	\$2,098.88

Sales

Sale Date	Sale Price	Seller	Buyer	No. of Properties
2/1/2019	\$0	SANDUSKY VENDING COMPANY	STANDARD DEVELOPMENT COMPANY OF OHIO LLC	9
1/1/1987	\$0	UNKNOWN	SANDUSKY VENDING COMPANY	1

Recent Sales In Area

Sale date range:

From:

10/24/2020

To:

10/24/2023

Sales by Neighborhood

1500

Feet



Sales by Distance

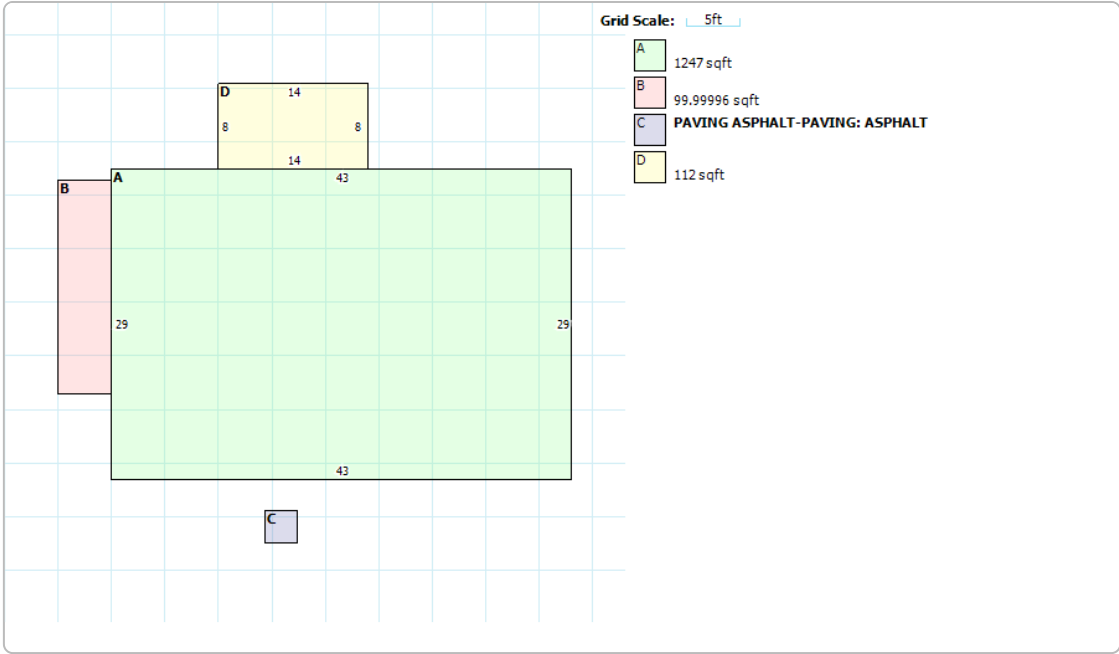
Historical Grand List

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

39-00724.000 (PDF)

Sketches

Note: Sketch items labeled **O1** through **O9** are **Other Improvements** and more detail about these items can be found under the **Improvements** tab.
Click [HERE](#) for Sketch Codes and Descriptions



Map



Property Card

Property Card

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

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Contact Us





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

Parcel ID	39-00724.000	Acreage	0.7556	Last 2 Date	Price	Vol/Page
Owner	STANDARD DEVELOPMENT COMPANY OF OHIO LLC (Owner Address)			Sales	2/1/2019	201900839 /
Property Address	STANDARD DEVELOPMENT (Tax Payer Address) 2117 CLEVELAND				1/1/1987	

Date created: 12/10/2023
Last Data Uploaded: 12/10/2023 3:04:50 AM

Developed by  **Schneider**
GEOSPATIAL