

DESCRIPTION OF LAND

Situated in the Township of Townsend, County of Sandusky and State of Ohio:

PARCEL 1: Being a 0.7972 acre, more or less, parcel of land located in the east half (E 1/2) of the northwest quarter (NW 1/4) of Fractional Section Twenty-five (25), Township Five (5) North, Range Seventeen (17) East, as described as follows: Being a parcel of land located in part of the east half of the northwest quarter of fractional Section 25, Township 5 North, Range 17 East, Townsend Township, Sandusky County Ohio and being more particularly described as follows: Commencing at a 3/4" diameter iron rod set in place of a 3/4" diameter missing iron pipe marking the west quarter post of said Section 25. Thence on an assumed bearing of North 88 deg. 54'16" east in the south line of the west half of the northwest quarter of said Section 25, a distance of 1324.20 feet to a 1" diameter iron rod found marking the southwest corner of the east half of the northwest quarter of said Section 25. Thence North 89 deg. 39'47" east in the south line of the east half of the northwest quarter of said Section 25, a distance of 581.50 feet to a 1" diameter iron rod found marking the southeast corner of the lands now or formerly owned by Deanna C. Keegan as recorded in Deed Volume 405, Page 494 and also the southwest corner of the lands now or formerly owned by Deanna C. Keegan as recorded in Deed Volume 389, Page 50, Sandusky County Record of Deeds. Thence North 00 deg. 06'06" east in the line between said lands of Deanna C. Keegan, and the extension thereof, a distance of 1241.10 feet to a 3/4" diameter iron rod found marking the southwest corner of the lands now or formerly owned by Transportation Warehousing, Inc. as recorded in Deed Volume 426, Page 563, Sandusky County Record of Deeds. Thence North 89 deg. 39'47" east in the south line of said lands of Transportation Warehousing, Inc., a distance of 350.59 feet to a 3/4" diameter iron rod found. Thence North 00 deg. 06'06" east in the east line of said lands of Transportation Warehousing Inc., a distance of 186.79 feet to an iron rod set. Said iron rod being the principal place of beginning for the herein described parcel.

Thence North 89 deg. 53'54" west, a distance of 121.00 feet to an iron rod set.

Thence North 00 deg. 06'06" east, a distance of 287.00 feet to an iron rod set in the south line of the lands now or formerly owned by Daniel J. Keegan, as recorded in Official Records Volume 23, Page 360, Sandusky County Official Records.

Thence South 89 deg. 53'54" east in the south line of said lands of Daniel J. Keegan, a distance of 121.00 feet to a 3/4" diameter iron rod found.

Thence South 00 deg. 06'06" west in the east line of said lands of Transportation Warehousing, Inc., a distance of 287.00 feet to the place of beginning, containing 0.7972 acres more or less, but subject to all legal highways.

All set iron rods are 3/4" diameter, 30 inches long, stamped '6727'.

This description prepared by and based on a survey made by Gulau Surveying, 1019 South State, Fremont, OH 43420 by David W. Gulau, Ohio Registered Surveyor #6727, dated August 14, 2006. Bearings given are based on an assumed meridian and are used to indicate angular measurements only.

DESCRIPTION APPROVED
(ORIGINAL STAMPED IN RED INK)

PARCEL 2: Being a parcel of land located in part of the east half of the northwest quarter of fractional Section 25, Township 5 North, Range 17 East, Townsend Township, Sandusky County Ohio and being more particularly described as follows: Commencing at a 3/4" diameter iron pipe found marking the west quarter post of said Section 25. Thence on an assumed bearing of North 08 deg. 54'16" east in the south line of the west half of the northwest quarter of said Section 25, a distance of 1324.20 feet to a 1" diameter iron rod found marking the southwest corner of the east half of the northwest quarter of said Section 25. Thence North 89 deg. 39'47" east in the south line of the east half of the northwest quarter of said Section 25, a distance of 581.50 feet to a 1" diameter iron rod found marking southeast corner of the lands now or formerly owned by Deanna C. Keegan as recorded in Deed Volume 425, Page 494 and also the southwest corner of the lands now or formerly owned by Dianna C. Keegan as recorded in Deed Volume 389, Page 50, Sandusky County Record of Deeds. Thence North 00 deg. 06'06" east in the line between said lands of Deanna C. Keegan, passing through a 3/4" diameter iron rod found at 1241.10 feet and passing through a 1-1/4" diameter iron pipe found at 1726.89 feet a distance of 1757.83 feet to a PK nail found in the centerline of State Route 101 marking the northwest corner of the lands now or formerly owned by Transportation Warehousing, Inc., as recorded in Deed Volume 426, Page 563, Sandusky County Record of Deeds. Thence North 58 deg. 58'15" east in the centerline of State Route 101, (60.00 feet wide right of way), a distance of 199.28 feet to a PK nail and washer set. Said PK nail and washer being the principal place of beginning for the herein described parcel.

Thence continuing North 58 deg. 58'15" east, in the centerline of State Route 101, a distance of 210.28 feet to a PK nail found marking the northeast corner of said lands of Transportation Warehousing Inc.

Thence South 00 deg. 06'06" west, in the east line of said lands of Transportation Warehousing, Inc., passing through a 3/4" diameter iron rod found at 35.05 feet, a distance of 252.00 feet to an iron rod set.

Thence North 89 deg. 53'54" west, a distance of 180.00 feet to an iron rod set.

Thence North 00 deg. 06'06" east passing through an iron rod set at 108.23 feet, a distance of 143.28 feet to the place of beginning, containing 0.8167 acres more or less of which 0.1448 acres lies within the right of way of State Route 101, but subject to all legal highways.

All set iron rods are 3/4" diameter, 30 inches long, stamped '6727'.

This description prepared by and based on a survey made by Gulau Surveying, 1019 South State, Fremont, OH 43420 by David W. Gulau, Ohio Registered Surveyor #6727, dated June 2005. Bearings given are based on an assumed meridian and are used to indicate angular measurements only.

Property Address: 7475 E. SR 101, Clyde, OH 43410

Tax ID No.: 04-25-00-0015-02

Prior Deed Ref.: Sandusky County O.R. Book 23, Page 360
O.R. Book 40, Page 1120

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