

Buckeye Title Corporation

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LAWYERS TITLE INSURANCE CORPORATION

28 WEST JEFFERSON STREET
JEFFERSON, OHIO 44047

AREA CODE 216
TELEPHONE 576-3916
May 13, 1982

General Tire and Rubber Company
Real Estate Department
90 Shiawassee Avenue
Akron, Ohio 44313
Att: James M. Bauer

Gentlemen:

An examination of Ashtabula County Records from January 1, 1900 to date as to the premises described at Item 1 below, discloses that record title to said premises is good in THE GENERAL TIRE AND RUBBER COMPANY subject only to the following:

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TRACT ONE:

Situated in the Township of Ashtabula, County of Ashtabula and State of Ohio and known as being a part of Lot No. 6, Erie Tract in said Township and bounded and described as follows:

Beginning at a point in the center line of Middle Road (40 feet wide) at the southeast corner of lands conveyed to The Board of Ashtabula Township Trustees by deed dated June 4, 1930 and recorded in Volume 308, Page 283 of Ashtabula County Records, which beginning point is further described as being 115.50 feet easterly measured along the center line of Middle Road from the intersection of the centerline of Middle Road with the west line of Lot No. 6, Erie Tract; thence North 0° 19' 15" West along the easterly line of land so conveyed to The Board of Ashtabula Township Trustees a distance of 754.78 feet to an iron pin at the northeast corner of lands so conveyed to The Board of Ashtabula Township Trustees; thence westerly along the Northerly line of land of said The Board of Ashtabula Township Trustees a distance of 65.48 feet to an iron pin; thence North 0° 07' 45" East and parallel with the west line of Lot 6, Erie Tract and 50 feet easterly therefrom a distance of 1180.70 feet to an iron pin; thence North 89° 12' East and parallel with the Southerly line of lands conveyed to the Union Carbide and Carbon Corporation by deed dated March 2, 1949 and recorded in Volume 405, Page 493 of Ashtabula County Records and 42 feet Southerly therefrom, a distance of 898.96 feet to an iron pin in the southwesterly line of a triangular parcel of land conveyed to The Cleveland Electric Illuminating Company by deed dated May 1, 1929 and recorded in Volume Page 599, Ashtabula County Records; thence South 18° 20' 30" East along the southwesterly line of land so conveyed to The Cleveland Electric Illuminating Company a distance of 559.38 feet to the most southerly corner of said triangular

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parcel of land, conveyed to The Cleveland Electric Illuminating Company; thence South 0° 09' East a distance of 436.2 feet to an iron pin; thence South 87° 21' West 354.5 feet to an iron pin; thence South 0° 22' 45" West, 883.63 feet to an iron pin; thence North 89° 37' 45" West, 16.5 feet to an iron pin; thence South 0° 22' 40" West, 66 feet to the centerline of Middle Road and the southwest corner of land conveyed to Ernest and Judith Johnson by deed dated August 7, 1931 and recorded in Volume 315, Page 474, Ashtabula County Records; thence South 88° 47' 45" West along the center line of Middle Road a distance of 239.08 feet to the southeast corner of lands conveyed to J. L. and E. M. Reasner by deed dated March 27, 1946 and recorded in Volume 403, Page 342, Ashtabula County Records, thence north 1° 26' 15" West along the easterly line of land so conveyed to J. L. and E. M. Reasner a distance of 332.06 feet to an iron pin at the northeast corner of said Reasner land; thence South 88° 33' 45" West along the northerly line of Reasner land a distance of 66 feet to an iron pin in the Northwest corner of said Reasner land; thence South 1° 26' 15" East along the westerly line of said Reasner land a distance of 331.79 feet to the center line of Middle Road; thence South 88° 47' 45" West along the center line of said Middle Road a distance of 327.16 feet to the place of beginning, and containing 37.154 acres of land as surveyed May, 1949, by Candela and Logan, Registered Surveyors, be the same more or less, but subject to all legal highways.

TRACT TWO:

Situated in the Township of Ashtabula, County of Ashtabula and State of Ohio, and being part of Lot No. 6 in the Erie Tract in said Township, and being further bounded and described as follows:

Beginning at the southeast corner of a strip of land 42 feet wide, conveyed to the grantor by the Cleveland Trust Company by deed dated January 8, 1952 and recorded in Ashtabula County Record of Deeds in Volume 470, Page 204, said corner being also in the westerly line of land conveyed to the Cleveland Electric Illuminating Company by Beebe, recorded in Volume 303, Page 599, at a point South 18° 19' 20" East along said line, 44.05 feet from the southeast corner of parcel No. 2 of land conveyed to the grantor by Charles R. Otto, et al, March 2, 1949 recorded in Volume 405, Page 493:

COURSE 1:

Thence south 89° 13' West along the south line of the above mentioned 42 feet strip of land, a distance of 898.93 feet, more or less, to the southwest corner of said strip of land;

COURSE 2:

Thence north 0° 8' 30" east along the westerly line of said strip of land, a distance of 42 feet more or less, to the southeast corner of a strip of land 50 feet in width conveyed to the New York Central Railroad Company by deed from Union Carbide and Carbon Corporation, dated December 20, 1951 and recorded in Volume 470, Page 171;

COURSE 3:

Thence continuing north 0° 8' 30" east along the east line of said 50 feet strip of land conveyed to the New York Central Railroad Company, a distance of 219.10 feet, more or less to an angle in said east line;

COURSE 4:

Thence continuing north 1° 53' east along the east line of said 50 foot strip of land, a distance of 179.15 feet more or less, to the southeast corner of an easement 30 feet in width, reserved by the grantor across the said 50 foot strip formerly conveyed to the New York Central Railroad Company. The south line of said easement being parallel to and 30 feet distant southerly, by rectangular measurement, from a straight extension running North 89° 48' 50" East from the north line of land in the Holmes Tract conveyed to the Detrex Corporation, recorded in Volume 413, Page 402:

COURSE 5:

Thence north 89° 13' east parallel with Course 1 herein a distance of 747.31 feet more or less, to the east line of parcel No. 2 of land conveyed to the grantor from Charles R. Otto, etal, in Volume 405, Page 493.

COURSE 6:

Thence south 18° 19' 20" East along said east line and being also along the west line of the Cleveland Electric Illuminating Company, a distance of 417.44 feet more or less, to the southeast corner of said parcel No. 2 in deed from Otto, etal.

COURSE 7:

Thence continuing south 18° 19' 20" East a distance of 44.05 feet more or less, along the east end of previously mentioned 42 foot strip of land conveyed to the grantor by the Cleveland Trust Company, to the southeast corner thereof and the place of beginning.

The foregoing bearings are intended to be correct in relation one to the other, but may not be true meridional departures.

The land herein conveyed being all of that conveyed to the grantor by deed dated January 8, 1952 from the Cleveland Trust Company recorded in Volume 470, Page 204 and part of Parcel No. 2 of deed dated March 2, 1949 from Charles R. Otto, etal, recorded in Volume 405, Page 493 and containing in all 8.33 acres of land, more or less.

TRACT THREE:

Situated in the Township of Ashtabula, County of Ashtabula and State of Ohio: Known as being a part of Lot No. 6, Erie Tract, Ashtabula Township and bounded and described as follows: Beginning at an iron pin in the center of the Middle Road and in the West line of Lot No. 6, Erie Tract; thence North along the west line of Lot No. 6, 754.30 feet to an iron pin; thence east parallel to the Middle Road 115.50 feet to an iron pin; thence south parallel to the west line of Lot No. 6, and passing through an iron pin in the north line of the Middle Road, a distance of 754.30 feet to an iron pin in the center of said Middle Road; thence west along the center of said Middle Road 115.50 feet to the place of beginning and containing two (2) acres of land.

TRACT FOUR:

Situated in the Township of Ashtabula, County of Ashtabula and State of Ohio: Being located in Lot Number Six (6) of the Erie Tract of Ashtabula Township, and bounded and described as follows: Beginning at a point in the center of the Middle Road, so-called, said point being Four Hundred Forty-three (443) feet east from the west line of Lot Number Six (6) which is also the west line of said Erie Tract; thence north at right angles with said road Twenty (20) feet to an iron pin at the north side of said road; thence in same course Three Hundred Ten (310) feet to an iron pin; thence east parallel with the center of said Road, Sixty-six (66) feet to an iron pin; thence south parallel with first-described line Three Hundred Ten (310) feet to an iron pin at the north side of said road; thence in same course Twenty (20) feet to the center of said road; thence west along the center of said road Sixty-six (66) feet to the place of beginning.

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In the deed from Mary I. Otto (David Otto, husband of Mary I. Otto, releases dower to the Cleveland Electric Illuminating Company dated May 2, 1929 and recorded in Volume 303, Page 590 of Ashtabula County Records of Deeds conveying the northerly portion of Lot 6, Erie Tract following:

"Reserving to grantor her heirs and assigns as easement of a private right of way to cross and re-cross the above described premises to and from lands of Grantor lying on either side of the premises herein conveyed, such right of way to be not more than 30 feet in width and to be confined to a definite location to be mutually agreed upon to the Grantor and Grantee."

NOTE: Shown for information only.

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In the deed from Mary I. Otto aka Mary Otto and David A. Otto, wife and husband to The New York Central R R Company as recorded in Volume 309, Page 107 of Ashtabula County Records of Deeds conveying premises westerly of and contiguous with premises described at Item 1 above appears the following:

The Grantee herein to construct and maintain a farm crossing across said strip of land together with gates in the fences on each side of said strip of land.

NOTE: Shown for information only.

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In the deed from The Cleveland Electric Illuminating Company to The General Tire & Rubber Co. dated August 31, 1953 and recorded in Volume 499, Page 518 of Ashtabula County Records, conveying the premises described at Item 1 above appears the following:

By the acceptance and recording of this instrument, the Grantee, for itself and its successors and assigns and its successors in title and estate, covenants to and with the Grantor, its successors and assigns, such covenant to run with the land, title and estate hereby conveyed, that so long as the Grantor and its successors and assigns maintain and operate towers, wires, equipment and other facilities for the transmission and distribution of electricity upon, over and across said land owned by the Grantor herein adjoining the premises hereby conveyed on the northeast, neither the Grantee nor its successors in title and estate, will use or occupy the premises hereby conveyed in such manner that from causes directly traceable to such use and occupation, by contamination of the atmosphere or other wise, the function, operation or physical condition of the electric transmission lines, towers, other facilities and equipment of the Grantor located on Grantor's adjoining land, shall be impaired or damaged, and will indemnify Grantor, its successors and assigns, for any loss resulting from breach of this covenant.

NOTE: We have made no examination of the foregoing covenant.

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In the deed shown at Item 4 above appears the following:

Being the same tract of land which was conveyed to the Grantor herein by Deed of The Ceico Company dated August 13, 1953 and recorded in Volume 495, Page 588 of said Ashtabula County Deed Records, a portion of which tract of land adjoins on the southwest by a strip of land 330 feet wide, owned by the Grantor herein, acquired by certain deeds recorded in said County in Volume 303, Page 590 and 599; Volume 309, Page 9 and Volume 305, Page 89, upon, over and across which adjoining strip of land, 330 feet wide, the Grantor herein has erected and now operates and maintains various towers, wires and equipment interconnected with and constituting a part of similar facilities upon other lands for the purpose of transmitting and distributing electricity for public and private use in the conduct of its business as a public utility.

NOTE: Shown for information only.

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Right of Way from General Tire and Rubber Company to The East Ohio Gas Company dated November 23, 1960 and recorded in Volume 598, Page 158 of Ashtabula County Records of Deeds:

Grants the right to lay pipelines across the following described land:

Situated in the Township of Ashtabula, County of Ashtabula and State of Ohio and more specifically described as follows:

Being a strip of land 10 feet in width with a south line contiguous with the north line of Middle Road and the East and West limits being the proper lines of Grantors' land.

NOTE: No examination has been made of the foregoing easement.

Easement from The General Tire and Rubber Company to Cabot Corporation dated August 17, 1962 and recorded in Volume 618, Page 432 of Ashtabula County Records of Deeds:

Grants the right to lay, install, maintain, operate, use, repair, remove, replace and relocate a pipeline together with fixtures, equipment and appurtenances thereto for water drainage or the transmission of any other liquids, solids or gases below the surfaces of the following described premises.

Known as part of Lot 6 in the Erie Tract in the Township of Ashtabula, County of Ashtabula, State of Ohio: Being a strip of land 10 feet in width running northerly from Middle Road to the center of a small stream sometimes known as Fields Brook. The Center line of said 10 foot strip being described as follows:

Commencing at a spike in the center line of Middle Road, said spike being North 88° 47' 45" East 393.4 feet from the southwesterly corner of land or The General Tire and Rubber Corporation and being 20 feet west of the center line of an asphalt road leading to said Corporation's plant; thence North 1° 04' 15" West, parallel with said road, 20 feet to a spike in the northerly line of Middle Road; thence in the same course 10 feet to a spike in the northerly line of a gas line easement; thence in the same course 496.54 feet to a tacked stake marking an angle point; thence North 4° 00' 15" West about 65 feet to the centerline of a small stream and the northerly end of this easement.

together with the right of access and egress for the purpose of construction, maintenance, inspection, repair, removal, replacement or relocation of such pipeline, fixtures, equipment and appurtenances. It is the intention of the parties hereto that said easement extend to the center line of Field's Brook regardless of any changes in the course of Fields Brook by natural causes or otherwise.

Right of Way from The General Tire and Rubber Company to The Cleveland Electric Illuminating Company dated April 26, 1963 and recorded in Volume 625, Page 570 of Ashtabula County Records of Deeds:

Grants the right to construct, re-construct, operate, maintain, use and remove an electric transmission line consisting of poles, wires, fixtures and appliances upon, over and across the following premises.

Situated in the Township of Ashtabula, County of Ashtabula and State of Ohio: Bounded and described as follows: Being known as part of Lot No. 6, Erie Tract, in said Township and being a part of that parcel of land acquired by The General Tire and Rubber Company, by deed dated August 31, 1953 and recorded in Volume 499, Page 518 of Ashtabula County Records, and being a strip of land 15 feet wide through the above property.

The Grantee shall also have the right at any time to cut and remove any trees or other obstructions or prevent the erection of any structures which may interfere with the said transmission line.

Not more than necessary anchors and necessary poles shall be erected hereunder and said transmission line shall be located as follows:

In the above-mentioned strip of land beginning at a point in the west property line of The General Tire and Rubber Company, said point being 713.20 feet north of the north line of land formerly owned by the Ashtabula Township Trustees and running easterly at right angles to said West property line, a distance of 337.40 feet to a point thence left 35° 30' a distance of 165.32 feet to a point; thence right 35° 30' a distance of 52.60 feet to a point; thence left 90° a distance of 15 feet to a point, thence left 90° a distance of 57.4 feet to a point, thence left 35° 30' a distance of 165.32 feet to a point, thence right 35° 30' a distance of 332.60 feet to a point, thence left 90° a distance of 15 feet to the point of beginning.

NOTE: No examination has been made of the foregoing easement.

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Easement from The General Tire and Rubber Company to The Ashtabula Water Works Company dated September 18, 1963 and recorded in Volume 630, Page 592 of Ashtabula County Records of Deeds:

Grants an easement under the surface of the property of the Grantor, the same to be a free, uninterrupted and unobstructed right of way, in, under, across and over the following land of the Grantor, to-wit:

Being known as part of the Erie Tract in the Township of Ashtabula, County of Ashtabula, and State of Ohio and being more fully described as follows:

Commencing at a point in the centerline of Middle Road where it is intersected by the Easterly line of the New York Central R. R., said point being 1655.92 feet easterly from the centerline of State Rd. as measured along said centerline of Middle Rd.; thence North 0° 19' 45" West along the said easterly line of the New York Central R. R. 23.50 feet to a point being the principal place of beginning; thence continuing in the same course along said railroads easterly line 15 feet to a point; thence running North 88° 47' 45" East parallel to and 38.5 feet northerly from the said centerline of Middle Road, 475 feet to a point, thence running South 0° 19' 45" East parallel to the said easterly line of the New York Central R. R., 15 feet to a point; thence running South 88° 47' 45" West parallel to and 23.5 feet northerly from the said center line of Middle Road 475 feet to the principal place of beginning (hereinafter called the "Easement Area")

NOTE: No examination has been made of the foregoing easement

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Easement from The General Tire and Rubber Company to The Ashtabula Water Works Company dated November 16, 1967 and recorded in Volume 671, Page 509 of Ashtabula County Records:

Grants an easement under the service of the property of the Grantors, the same to be subject to such easements and right of ways as presently exist,

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if any, in, under, across and over the following land of the Grantor,
to-wit:

Being known as part of the Erie Tract in the Township of Ashtabula, County of Ashtabula, and State of Ohio and being more fully described as follows: Commencing at a point 2130.92 feet easterly from the centerline of State Road as measured along said centerline of Middle Road, thence 23.5 feet northerly from the said centerline of Middle Road to a point being the principal place of beginning; thence continuing in the same course 15 feet northerly to a point; thence running North 88° 47' 45" East parallel to and 38.5 feet northerly from the said centerline of Middle Road, approximately 275 feet to the easterly property line of General Tire and Rubber Company thence running southerly 15 feet along said property line to a point thence running South 88° 47' 45" West parallel to and 23.5 feet northerly from the said centerline of Middle Road approximately 275 feet to the principal place of beginning (hereinafter called the "Easement Area")

NOTE: We have made no examination of the foregoing easement.

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Taxes for the first half of 1981 are paid.

Taxes for the last half of 1981 amounting to \$6,659.68 are a lien.

Said premises are listed as follows:

T 13 Sec. 2 - 6 Erie Tr. 47.980 acres Receipt No. 03-011-00-002-00

Tax Value: Land \$99250 Buildings \$292950 Total \$392,200

Taxes for the full year of 1982 are a lien, but not yet due and payable.

Subject to special assessments, if any, but no such assessments are listed on the 1981 Treasurers' Duplicate, charged against said premises.

Subject to additions of general or special taxes, if any, which may be hereafter made by legally constituted tax authorities.

Said premises are listed on the 1981 Treasurers' Duplicate for Ashtabula Township, Buckeye School District in the name of The General Tire & Rubber Co.

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No representation is hereby made as to zoning or other ordinances or regulations of the political subdivision, where said premises are located.

Dated at Jefferson, Ohio, this 7th day of May, 1982 at 7:59 A.M.

Yours very truly


Peter E. Pasqualone
President

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