

THE TITLE GUARANTEE & TRUST CO.

328 Erie Street - Phone Main 1106
TOLEDO 2, OHIO

PRELIMINARY REPORT

for

TITLE INSURANCE POLICY

To Harris Products Company,
Cleveland, Ohio

Policy No. F-25392

THE TITLE GUARANTEE & TRUST COMPANY, of Toledo, Ohio, hereby guarantees:

That the record title to the land described below is now vested in fee simple in Theodore J. Rohrs, who acquired title by Volume 127 of Deeds, page 338,

subject only to such defects, encumbrances, charges, requirements and other matters as are shown in this Report.

That upon payment of its charges it will issue its POLICY OF TITLE INSURANCE in the amount of sixteen thousand and no/100 (\$16,000.00) - - - - - Dollars, insuring you as your interest may appear in the following described premises:

Situated in the TOWNSHIP of LIBERTY, COUNTY of HENRY and STATE of OHIO, and known as:

All that tract of land described as beginning at a point on the southerly line of the right of way of the Wabash Railway six hundred ninety-nine (699) feet southwesterly from where the half section line running north and south in Section five (5), Township five (5) north, Range seven (7) east intersects said Right of Way; thence running south to the north bank of the Maumee River; thence running Westerly along said north bank to the west section line of Section eight (8); thence north along said west Section line to the southerly line of the Right of Way of the Wabash Railway; thence northeasterly along said southerly line of said Right of Way to the place of beginning, less and excepting therefrom the Miami and Erie Canal land, containing sixty-four (64) acres, more or less, but subject to all legal highways and easements of record. This tract of land is in Section five (5) and Section eight (8), Township five (5) north, Range seven (7) east, and is part of the same land conveyed to the Union Central Life Insurance Company by deed dated July 9, 1928, and recorded in Book 118, page 42, deed records of Henry County, Ohio.

(SEE INSIDE)

1400 E. River View Ave

REQUIREMENTS: The following matters, in proper form, must be filed for record, or delivered to this company before it can issue its Policy of Title Insurance:

1. By arrangement with the County Auditor and County Treasurer of Henry County, Ohio, said premises should properly be listed upon all future tax duplicates.

At the present time said premises are considered for tax purposes as being only in Section 8, which is incorrect.

2. A duly executed deed from Theodore J. Rohrs and wife, if married, to Harris Products Company to be recorded.

A policy will be issued insuring the interest of a mortgagee against the rights of parties in possession and the claims or liens of mechanics and materialmen, not of record at this date, and also insuring as to proper location of improvements within property lines and as to all encroachments, if request is made for such coverage, but only after our inspection is completed, proper survey approved and the mechanic's lien risk to be assumed is determined and accepted.

This is a preliminary report to be used in closing your transaction. If the closing of the deal is delayed, this report should be brought up to date. No liability is assumed for any change in title after the date of this report. No responsibility is assumed for the proper execution of any documents called for herein, unless the same are approved by this company. We recommend that counsel be employed to perform any legal services required to close this transaction. A closing in escrow by this company will protect all persons interested. After closing and when all documents are recorded, this company should be notified so that it can issue its Policy of Title Insurance.

A policy insuring an owner's title will be issued subject to the usual standard exceptions appearing in such policies.

Dated at Toledo, Ohio this nineteenth day of January
one thousand nine hundred and fifty-three at 7:30 A. M.

THE TITLE GUARANTEE & TRUST COMPANY

By _____

~~ASSOCIATE SECRETARY~~
~~TITLE OFFICER~~

Vice-President.

CHB/BA

CLEVITE HARRIS PRODUCTS, INC.

LOCKWOOD ROAD • MILAN, OHIO

TELEPHONE: 9-2751

CABLE: HARRISBLOC-CLEVE

A UNIT OF

CLEVITE
CORPORATION

FROM: NAPOLEON PLANT
P. O. BOX 117
NAPOLEON, OHIO

August 29, 1961

The Hon. William J. Selhorst, Mayor
City of Napoleon
City Building
Napoleon, Ohio

Dear Mayor Selhorst:

In confirmation of the agreements reached in the conference on August 22, 1961, between City Manager Frisbell, City Solicitor Ron Lankenau and yourself, representing the city of Napoleon, and Ed Callanan, Ralph Schey, Paul Lankenau and myself, representing Clevite Harris, I am forwarding this letter to you.

As a condition of our acceptance of the proposed annexation, I am authorized, on behalf of Clevite Harris, to request that an ordinance be enacted providing that in the event the Clevite Harris property on Route #24 is annexed to the city of Napoleon, said Clevite Harris shall be given the option to continue using electric power now furnished them by Toledo Edison after such annexation by franchising said Toledo Edison with the right to furnish electricity to said Clevite Harris property, or to purchase its electric power from the city of Napoleon.

Further, in the meeting above mentioned, it was mutually agreed between the city of Napoleon and Clevite Harris that, if the Clevite Harris property is annexed to the city of Napoleon, and the canal lands which are located in front of Clevite Harris property along the river accrue to the city of Napoleon for park purposes, the city will grant to Clevite Harris an easement to cross said canal lands at any point for placing and constructing water pipelines and sewers, with the right to enter the premises to maintain and repair said pipelines and sewers. Clevite Harris would also have the authority to exercise any appurtenant riparian rights on the Maumee River not hindering park uses. It was also understood that the city of Napoleon will take appropriate action with the State Canal Land Authority to secure title to the canal lands for these purposes.

CLEVITE HARRIS PRODUCTS, INC.

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FROM: NAPOLEON PLANT
BTL BOX 111
NAPOLEON, OHIO

August 29, 1961

Page 2.

Hon. William J. Selhorst, Mayor
City of Napoleon

re: Annexation of Clevite Harris Products, Inc.
to the City of Napoleon.

It was further agreed that the Clevite Harris property,
after annexation, will be zoned for industrial use.

We appreciate the opportunity of meeting with you and
the other members of your group, and thank you and the
other gentlemen for the consideration shown us. We
will be happy to work out a conditional contract to the
foregoing effect as soon as you care to do so.

Very truly yours,

CLEVITE HARRIS PRODUCTS, INC.

J. L. Ferrell
Plant Manager
Napoleon Plant

JLF:tt