



20370106

Real Property Conveyance Fee Statement of Value and Receipt

Low Value

DTE 100 Rev. 5/20

If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).

TYPE OR PRINT ALL INFORMATION.

Type instrument	Tax list year	County number	Tax. dist. number	Date
ND	2022	04	1020	5/31/2022

Property located in Ashtabula taxing district

Name on tax duplicate _____ Tax duplicate year _____

Acct. or permanent parcel no. 03-100-00140-00 Map book _____ Page _____

Description _____ Platted _____ Unplatted _____

Auditor's comments: Split _____ New plat _____ New improvements _____ Partial value _____
C.A.U.V _____ Building removed _____ Other _____

Number	2124
No. of Parcels	1
DTE Code No.	489
Neigh. Code	
No. of Acres	
Land Value	495810
Bldg. Value	1182620
Total Value	1678430
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	10 00
DTE Use Only Valid sale	
1. Yes 2. No	
Receipt Number	

Grantee or Representative Must Complete All Questions in This Section. See instructions on reverse.

1. Grantor's name Energy Harbor Generation LLC Phone (888) 254-6359

2. Grantee's name Ashtabula Industrial Park, LLC Phone (716) 447-7587

Grantee's address 500 Seneca Street Suite 504, Buffalo, NY 14204

3. Address of property 2133 Lake Road East, Ashtabula, OH 44004

4. Tax billing address 500 Seneca Street Suite 504, Buffalo, NY 14204

5. Are there buildings on the land? Yes No If yes, check type:
 1, 2 or 3 family dwelling _____ Condominium _____ Apartment: No. of units _____
 Manufactured (mobile) home _____ Farm buildings _____ Other Former power plant _____
 If land is vacant, what is intended use? _____

6. Conditions of sale (check all that apply) Grantor is relative _____ Part interest transfer _____ Land contract _____
 Trade _____ Life estate _____ Leased fee _____ Leasehold _____ Mineral rights reserved _____ Gift _____
 Grantor is mortgagee _____ Other _____

7. a) New mortgage amount (if any).....\$ _____ 0.00
 b) Balance assumed (if any).....\$ _____ 0.00
 c) Cash (if any).....\$ _____ 10.00
 d) Total consideration (add lines 7a, 7b and 7c).....\$ _____ 10.00
 e) Portion, if any, of total consideration paid for items other than real property\$ _____ 0.00
 f) Consideration for real property on which fee is to be paid (7d minus 7e)\$ _____ 10.00
 g) Name of mortgagee _____
 h) Type of mortgage Conv. F.H.A. V.A. Other _____
 i) If gift, in whole or part, estimated market value of real property.....\$ _____

8. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person or surviving spouse homestead exemption for the preceding or current tax year? Yes No If yes, complete form DTE 101.

9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? Yes No If yes, complete form DTE 102.

10. Application for owner-occupancy (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan. 1 of next year? Yes No If yes, is the property a multi-unit dwelling? Yes No

I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief it is a true, correct and complete statement.

Scott Zurell Date 5-31-2022
 Signature of grantee or representative Date

Receipt for Payment of Conveyance Fee

The conveyance fee required by Ohio Revised Code section (R.C.) 319.54(G)(3) and, if applicable, the fee required by R.C. 322. in the total amount of \$ 4.00 has been paid by ANN and received by the _____ county auditor.

DAVID THOMAS County auditor FNTS Holdings Date 5/31/2022
 Ch# 3920528433 50 KMP

TRANSFERRED
Auditor, Ashtabula County, Ohio

MAY 31 2022

Paul Thomas

50

In compliance with Sec. 319.202
R.C. and Sec. (F) 319.54 R.C.
effective January 1st, 1968

\$10.00

LIMITED WARRANTY DEED

ENERGY HARBOR GENERATION LLC, a Delaware limited liability company, formerly known as FirstEnergy Generation LLC, an Ohio limited liability company which was converted from FirstEnergy Generation Corp., an Ohio corporation, 168 East Market Street, Akron, Ohio 44308, the GRANTOR, for valuable consideration paid, grants with limited warranty covenants to ASHTABULA INDUSTRIAL PARK, LLC, whose tax mailing address shall be 500 Seneca Street Suite 504 Buffalo, New York 14202, the GRANTEE, the following real property:

Situated in the Township of Ashtabula County of Ashtabula, and State of Ohio, as more fully described in **Exhibit A** attached hereto and incorporated herein by reference (the "Real Property"):

Except restrictions, conditions, leases, including but not limited to the Submerged Land Lease between Grantor and the Ohio Department of Natural Resources recorded at OR Volume 278, Page 2296 of the Ashtabula County Records, easements, including but not limited to such recorded and unrecorded easements and rights of way relating to the location of and access to all electric transmission substations, towers, lines, and all related equipment including related communication equipment and facilities located on or adjacent to the Real Property (the "Transmission Facilities") and all access roads and vehicle drives necessary to access such improvements and / or equipment, wheresoever located on the Real Property, and the rights (recorded and unrecorded) of the owners of the Transmission Facilities, American Transmission Systems, Incorporated and The Cleveland Electric Illuminating Company, to utilize the existing surface water drainage and discharge lines and courses on the Real Property for discharge or release of surface water from such Transmission Facilities to and through the Real Property, orders, stipulations, including but not limited to the Stipulation by Grantor in favor of the Ohio Department of Natural Resources and the Ohio Environmental Protection Agency concerning certain remediation and demolition obligations relating to the Real Property filed in *In re FirstEnergy Solutions Corp., et al., now captioned as In re Energy Harbor LLC and Pleasants Corp.*, Case No. 18-50757 (Bankr. N.D. Ohio) as Dkt. No. 3045, oil and gas or coal leases or other mineral severances, any items or matters that would be disclosed by an accurate

survey of the Real Property, and any other matters appearing on record, and zoning ordinances and taxes, which shall be prorated between the parties as of the date of transfer.

Permanent Parcel Number: 03-000-00140-00

Prior Deed Reference: OR Book 367, Page 446

Said Grantor has executed this limited warranty deed by its duly authorized officer as of the 23rd day of May, 2022.

ENERGY HARBOR GENERATION LLC

By: John W. Judge
Name: John W. Judge
Title: President

STATE OF OHIO)
) SS:
COUNTY OF SUMMIT)

This is an acknowledgement clause; no oath or affirmation was administered to the signer. The foregoing instrument was acknowledged before me this May 23, 2022 by John W. Judge of Energy Harbor Generation LLC, a Delaware limited liability company.



KIMBERLY D. ANDERS
Notary Public, State of Ohio
My Commission Expires
December 27, 2022

Kimberly D. Anders
Notary Public
Printed Name: Kimberly D. Anders

This instrument prepared by:
Black McCuskey Souers & Arbaugh Co. LPA
220 Market Avenue South Suite 1000
Canton, Ohio 44702

EXHIBIT A

FEE PARCEL:

Situated in the Township of Ashtabula, County of Ashtabula and State of Ohio and known as being part of the Holmes Tract and Lot No. 1 of the Erie Tract of said Township, and being in Township 13 North, Range 3 West of the Connecticut Western Reserve and further described as follows:

Beginning at a 3/4 inch iron pin found in a monument box at the intersection of the centerlines of State Road, 60 (sixty) feet wide and Lake Road, 70 (seventy) feet wide (aka State Route 531};

COURSE I Thence North 00°55'48" East, along the easterly line of land conveyed to the Ashtabula Township Park Board by deed recorded in Volume 197, Page 139 of Ashtabula County Deed Records, passing through a 1/2 inch pin found at 558.80 feet, 1233.92 feet to the shore line of Lake Erie;

COURSE II Thence North 48°40'21" East, along the shore of said Lake Erie and a breakwall, passing through a drill hole found at 88.54 feet and a iron pin with a brass cap found at 481.92 feet, 498.71 feet to a point;

COURSE III Thence South 28°53'03" East, along the shore of said Lake Erie and a breakwall, 222.35 feet to a point;

COURSE IV Thence North 60°30'35" East, along the northerly edge of a retaining wall, 185.02 feet to a point;

COURSE V Thence North 86°24'53" East, along said retaining wall, 174.51 feet to a point;

The following nine courses are along the shore of said Lake Erie;

COURSE VI Thence North 37°36'47" West, 117.08 feet to a point;

COURSE VII Thence North 08°22'39" West, 72.08 feet to a point;

COURSE VIII Thence North 49°30'53" West, 85.60 feet to a point;

COURSE IX Thence North 25°49'17" East, 181.02 feet to a point;

COURSE X Thence South 51°15'18" East, 75.40 feet to a point;

COURSE XI Thence South 60°58'47" East, 86.47 feet to a point;

COURSE XII Thence South 87°02'34" East, 69.66 feet to a point;

COURSE XIII Thence South 39°17'43" West, 238.72 feet to a point;

COURSE XIV Thence South 50°04'56" East, 95.97 feet to a point;

The following three courses are along the northerly edge of a Breakwall;

COURSE XV Thence North 43°55'01" East, 71.70 feet to a point;

COURSE XVI Thence North 68°59'22" East, 55.41 feet to a point;

COURSE XVII Thence North 44°48'36" East, 776.84 feet to a point;

The following four courses are along the northerly edge of rip rap;

COURSE XVIII Thence North 76°43'52" East, 38.70 feet to a point;

COURSE XIX Thence South 70°37'09" East, 74.53 feet to a point;

COURSE XX Thence South 29°00'07" East, 51.09 feet to a point;

COURSE XXI Thence South 23°30'25" East, 86.14 feet to a point;

The following 12 courses are along the shore of said Lake Erie;

COURSE XXII Thence South 80°58'23" East, 35.60 feet to a point;

COURSE XXIII Thence North 79°47'31" East, 49.52 feet to a point;

COURSE XXIV thence South 72°34'33" East, 29.31 feet to a point;

COURSE XXV Thence South 34°25'05" East, 36.75 feet to a point;

COURSE XXVI Thence North 75°48'10" East, 231.11 feet to a point;

COURSE XXVII Thence North 57°39'37" East, 41.95 feet to a point;

COURSE XXVIII Thence North 72°32'54" East, 226.14 feet to a point;

COURSE XXIX Thence North 75°44'17" East, 45.34 feet to a point;

COURSE XXX Thence North 59°29'41" East, 92.73 feet to a point;

COURSE XXXI Thence North 70°57'37" East, 6.55 feet to a point;

COURSE XXXII Thence South 01°40'56" West, along the west line of land conveyed to C.E.I. Company by deed recorded In Volume 733, Page 65 of Ashtabula County Records, passing through a 5/8 inch iron pin set at 12.59 feet, a total distance of 741.56 feet to a 5/8 inch iron pin set in the northerly sideline of said Lake Road;

COURSE XXXIII Thence South 60°24'56" West, along the northerly line of said Lake Road, 694.27 feet to a point, said point being 2.52 feet south and 2.30 feet east of a 3/4 inch iron pin found;

COURSE XXXIV Thence North 01°57'50" East, along the westerly line of the Alpine Allotment, as recorded in Volume 9, Page 39 of Ashtabula County Plat Records, 600.00 feet to a 5/8 inch iron pin set;

COURSE XXXV Thence North 88°21'02" West, 82.06 feet to the easterly line of the Holmes Tract, said point being 1.83 feet South of a 1 inch iron pin found;

COURSE XXXVI Thence South 01°46'50" West, along the easterly line of said Holmes Tract, 683.79 feet to a 3/4 inch iron pin found in a monument box at an angle point in the centerline of said Lake Road;

COURSE XXXVII Thence South 01°21'14" West, along the westerly line of said Lot No. 1, Erie Tract, and the westerly line of land conveyed to Elkern Metals Co, LP by deed recorded in Volume 115, Page 9023, and the westerly line of land conveyed to the CEI Co., by deed recorded in Volume 300, Page 157 of Ashtabula County Deed Records, 2559.31 feet to a 1 inch iron pin found at the southwest corner of said Lot No. 1, Erie Tract, said point also being the southwest corner of said CEI Co.;

COURSE XXXVIII Thence South 01°26'10" West, along the westerly line of Lot No. 6, in said Erie Tract and the westerly line of said Elkern Metals Co, LP, 1135.61 feet to a 1 inch iron pin found at the northeast corner of land conveyed to the N.Y.C. Railroad Company, by deed dated 01-19-1952 of Ashtabula County Deed Records;

COURSE XXXIX Thence North 88°59'46" West, along the northerly line of said N.Y.C. Railroad Company and a northerly line of land conveyed to RMI Titanium Co., by deed recorded in Volume 51, Page 2964 of Ashtabula County Deed Records, 398.55 feet to a drill hole found in a stone monument at an angle point therein;

COURSE XL Thence North 01°22'37" East, along a easterly line of said RMI Titanium Co., and the easterly line of land conveyed to DiMaximum, Inc., by deed recorded in Volume 136, Page 369 of Ashtabula County Deed Records, 336.27 feet to a framing nail found at an angle point therein, said point also being the most southerly corner of land conveyed to State Road Industrial Development, LLC by deed recorded in Volume 124, Page 1679 of Ashtabula County Deed Records;

COURSE XLI Thence North 17°32'54" West, along the easterly line of said State Road Industrial Development, LLC and the easterly line of land conveyed to Ashco Industrial Water Co. by deed recorded in Volume 574, Page 235 of Ashtabula County Deed Records, 2047.45 feet to a 1 inch iron pin found at the northeast corner thereof;

COURSE XLII Thence North 89°09'50" West, along the northerly line of said Ashco Industrial Water Co., passing through a 3/4 inch iron pipe found at 620.20 feet, 650.17 feet to the centerline of said State Road;

COURSE XLIII Thence North 00°51'05" East, along the centerline of said State Road, 386.08 feet to the Place of Beginning;

Thence omitting the following three descriptions:

Parcel "A":

Beginning at a 3/4 inch iron pin found in a monument box at the intersection of the centerlines of State Road, 60 (sixty) feet wide and Lake Road 70 (seventy) feet wide (aka State Route 531);

Thence North 60°03'15" East, along the centerline of said Lake Road, 568.69 feet to the Principal Place of Beginning;

COURSE I Thence North 29°54'37" West, passing through a 5/8" iron pin set at 30.00 feet on the northerly line of said Lake Road, 261.86 feet to a 5/8 inch iron pin set;

COURSE II Thence South 59°55'14" West, 42.49 feet to a 5/8 inch iron pin set;

COURSE III Thence North 29°39'23" West, 96.11 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 60°02'34" East, 41.66 feet to a 5/8 inch iron pin set;

COURSE V Thence North 30°06'30" West, 32.50 feet to a 5/8 inch iron pin set;

COURSE VI Thence North 60°03'35" East, 350.27 feet to a 5/8 inch iron pin set;

COURSE VII Thence South 30°10'29" East, passing through a 5/8 inch iron pin set at 360.35' on the northerly line of said Lake Road, 390.35 feet to the centerline of said Lake Road;

COURSE VIII Thence South 60°03'15" West, along the centerline of said Lake Road, 351.56 feet to the Principal Place of Beginning;

Parcel "B":

Beginning at a 3/4 inch iron pin found in a monument box at the intersection of the centerlines of State Road, 60 (sixty) feet wide and Lake Road 70 (seventy) feet wide (aka State Route 531);

Thence North 60°03'15" East, along the centerline of said Lake Road, 532.65 feet to the Principal Place of Beginning;

COURSE I Thence continuing North 60°03'15" East, along the centerline of said Lake Road, 1009.46 feet to a point:

COURSE II Thence South 28°41'54" East, passing through a 5/8 inch iron pin in the southerly line of said Lake Road, 415.88 feet to a 5/8 inch iron pin set;

COURSE III Thence South 60°59'41" West, 305.88 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 29°20'14" West, 115.01 feet to a 5/8 inch iron pin set;

COURSE V Thence South 60°07'19" West, 323.50 feet to a 5/8 inch iron pin set;

COURSE VI Thence North 29°51'55" West, 148.09 feet to a 5/8 inch iron pin set;

COURSE VII Thence South 62°41'03" West, 42.85 feet to a 5/8 inch iron pin set;

COURSE VIII Thence South 58°51'55" West, 334.52 feet to a 5/8 inch iron pin set;

COURSE IX Thence North 29°17'03" West, passing through a 5/8 inch iron pin set at 97.74 feet in the southerly line of said Lake Road, 137.74 feet to the Principal Place of Beginning;

Parcel "E":

Beginning at a 3/4 inch iron pin found in a monument box at the intersection of the centerlines of State Road, 60 (sixty) feet wide and Lake Road 70 (seventy) feet wide (aka State Route 531);

Thence North 60°03'15" East, along the centerline of said Lake Road, 1542.11 feet to the Principal Place of Beginning;

COURSE I Thence continuing North 60°03'15" East, along the centerline of said Lake Road, 389.33 feet to a point;

COURSE II Thence South 01°21'14" West, passing through a 5/8 inch iron pin set at 46.81 feet in the southerly line of said Lake Road, 489.37 feet to a 5/8 inch iron pin set;

COURSE III Thence South 60°59'41" West, 144.17 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 28°41'54" West, passing through a 5/8 inch iron pin set at 375.87 feet in the southerly line of said Lake Road, 415.58 feet to the Principal Place of Beginning and containing 117.3379 acres (after omitting parcel "A" 3.2360 Ac., parcel "B" 6.2841 Ac. and parcel "E" 2.5569 Ac.) of land more or less, but subject to all legal highways, waterways, and easements of record. Being a consolidation of lands conveyed to the Cleveland Electric Illuminating Company by deeds recorded in Volume 306, Page 136; Volume 306, Page 186; Volume 80, Page 8171; Volume 814, Page 40; Volume 795, Page 106; Volume 757, Page 80; Volume 759, Page 180; Volume 761, Page 74; Volume 743, Page 203; Volume 781, Page 211; Volume 745, Page 164; Volume 749, Page 273; Volume 750, Page 227; Volume 781, Page 213; Volume 764, Page 296; Volume 745, Page 160; Volume 741, Page 29; Volume 781, Page 204; Volume 767, Page 138, Volume 748, Page 17 of Ashtabula County Deed Records, as calculated and described by Timothy J. Sullivan, P.S. No. 7847, per a survey performed in September, 2001 by Richard A. Thompson, Jr, P.S. No. 7388 of LDC, Inc., Mentor, Ohio. All iron pins set at 5/8 inch diameter rebar, 30 inches long, marked with plastic yellow cap "LDC, Inc." Basis for bearings is the centerline of Lake Road, North 60°03'15" East. Locations of the shore of Lake Erie, breakwalls, and rip rap used in this description are based on an aerial photograph prepared by Kucera International, Inc., in September, 2001.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the Township of Ashtabula, County of Ashtabula and State of Ohio and known as being part of the Holmes Tract and Lot No. 1 of the Erie Tract of said Township, and being in Township 13 North, Range 3 West of the Connecticut Western Reserve, also being part of land conveyed to First Energy Generation Corp. by deed recorded in Volume 367, Page 446

of Ashtabula County Deed Records (PN: 03-000-00-140-00) and further described as follows:

Beginning at a 3/4 inch iron pin found in a monument box at the intersection of the centerlines of State Road (CH 25 Section M), 60 (sixty) feet wide and Lake Road, 70 (seventy) feet wide (aka State Route 531);

Thence North 60°03'15" East, along the centerline of Lake Road, 417.86 feet to the PRINCIPAL PLACE OF BEGINNING;

COURSE I Thence South 21°52'24" East, passing through a 5/8 inch iron pin set (LDC, Inc.) at 40.40 feet, a total distance of 567.41 feet to a 5/8 inch iron pin set (LDC, Inc.);

COURSE II Thence North 72°28'48" East, 647.33 feet to a 5/8 inch iron pin set (LDC, Inc.);

COURSE III Thence North 77°59'07" East, 469.73 feet to a 5/8 inch iron pin set (LDC, Inc.);

COURSE IV Thence North 01°21'14" East, 500.37 feet to a 5/8 inch iron pin found (LDC, Inc.) at the Southeasterly corner of Parcel "E" of land conveyed to C.E.I., Co. by deed recorded in Volume 348, Page 427 of Ashtabula County records (PPN: 03-000-00-140-03);

COURSE V Thence South 60°59'41" West, along the Southerly line of "Parcel E", and the Southerly line of "Parcel B" of land conveyed to C.E.I., Co (PPN: 03-000-00-140-02), passing through a 5/8 inch iron pin found (LDC, Inc.) at 144.17 feet, a total distance of 450.05 feet to a 5/8 inch iron pin found (LDC, Inc.) at an angle point in said "Parcel B";

COURSE VI Thence North 29°20'14" West, along the Southerly line of "Parcel B", 115.01 feet to a 5/8 inch iron pin found (LDC, Inc.) at an angle point therein;

COURSE VII Thence South 60°07'19" West, along the Southerly line of "Parcel B", 323.60 feet to a 5/8 inch iron pin found (LDC, Inc.) at an angle point therein;

COURSE VIII Thence North 29°51'55" West, 148.09 feet to a 5/8 inch iron pin found (LDC, Inc.) at an angle point therein;

COURSE IX Thence South 82°41'03" West, along the Southerly line of "Parcel B", 42.85 feet to a 5/8 inch iron pin found (LDC, Inc.) at an angle point therein;

COURSE X Thence South 58°51'55" West, along said Southerly line of "Parcel B", 334.52 feet to a 5/8 inch iron pin found (LDC, Inc.) at the Southwesterly corner of said "Parcel B";

COURSE XI Thence North 29°17'03" West, along the Westerly line of "Parcel B", passing through a 5/8 inch iron pin found (LDC, Inc.) at 97.74 feet, a total distance of 137.74 feet to the centerline of said Lake Road;

COURSE XII Thence South 60°03'15" West, along said centerline, 114.79 feet to the Principal Place of Beginning and containing 12.7349 acres (554,731 sq. ft.) of land, of which 12.6271 acres (550,035 sq. ft.) of land are exclusive of Right of Way, as calculated and described by William C. Vondra, Jr., P.S. No. 7478 in March 2020, per a survey performed in September, 2001 by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc. All iron pins set

at 5/8 inch diameter rebar, 30 inches long, marked with a plastic yellow "LDC, Inc.", Basis for bearings is the centerline of Lake Road, North 60°03'15" East.

The Intent of this description is to split 12.7349 acres out of PN: 03-000-00-140-00.

PPN: 03-000-00-140-00

**SURVEY UPDATE REQUIRED
FOR NEXT TRANSFER**

03-000-00-140-00
BY: DAH DATE 5-31-2022
ASHTABULA COUNTY ENGINEER

Supplement to DTE-100

As stated in the Real Property Conveyance Fee Statement of Value and Receipt (DTE 100) and the associated deed to Grantee, the only consideration associated with the transaction is \$10.00. No new mortgage, assumption of existing mortgage, or other consideration is being provided to Grantor.

The consideration is based upon the extensive remediation, restoration, and demolition obligations that Grantee will need to fulfill to render the Real Estate suitable for use and/or development. Further, the structures on the Real Estate are associated with a former coal-fired power plant that has been permanently decommissioned and said structures will have to be demolished for the property to be suitable for use and/or development. Specifically, Grantee will be required to comply with the obligations set forth in the Stipulation Resolving Confirmation Objection of Environmental Agencies by and between FirstEnergy Generation LLC nka Energy Harbor Generation LLC and the United States Environmental Protection Agency, Ohio Environmental Protection Agency and the Ohio Department of Natural Resources dated August 15, 2019 and filed in Case No. 18-50757-amk as Doc 3045 (the "Stipulation"), as such Stipulation has been modified in conjunction with this transaction. Grantee's assumption of the responsibility for compliance with the Stipulation, as modified, requires, among other things, demolition and remediation of structures within Lake Erie and on the Real Estate. The structures and materials removed from the Lake Erie lakebed and Real Estate must be handled in accordance with applicable law at Grantee's expense. Based upon the foregoing, the actual consideration associated with the transaction is \$10.00.