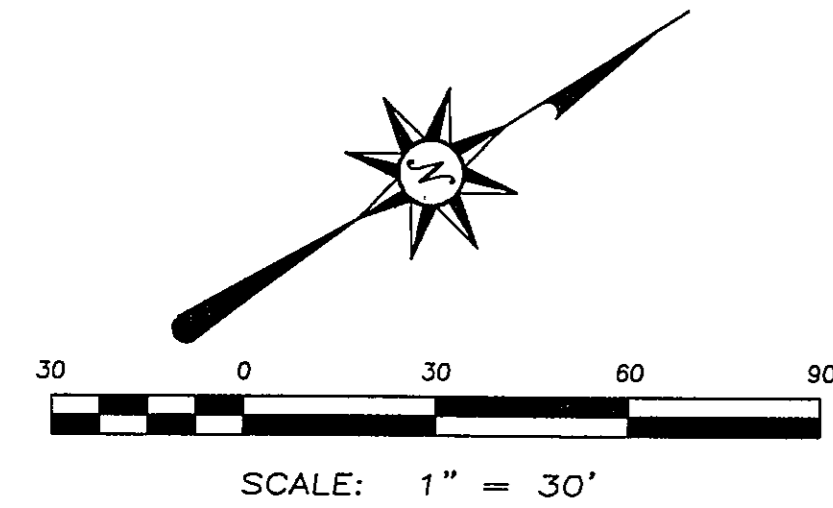


ALTA/ACSM LAND TITLE SURVEY FOR  
**NATIONAL CITY BANK,**  
 a national banking association  
**JND PROPERTIES, INC.**  
**JND PAINESVILLE LTD.**  
**WALGREEN CO.**  
**OHIO TITLE CORP. N.E. AGENCY, INC.**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**  
 SITUATED IN THE CITY OF PAINESVILLE, COUNTY OF LAKE AND STATE OF OHIO  
 AND KNOWN AS BEING PART OF TOWNSHIP 11, RANGE 8 OF THE CONNECTICUT  
 WESTERN RESERVE



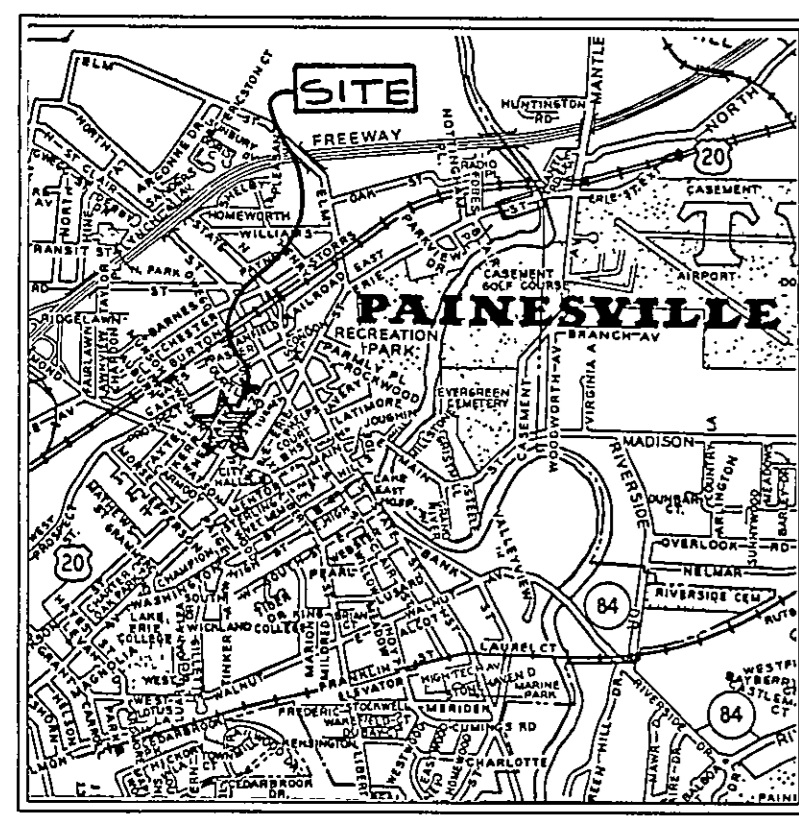
- LEGEND**
- EX SAN MANHOLE
  - EX STORM MANHOLE
  - EX CATCH BASIN
  - EX CLEANOUT
  - EX MONITOR WELL
  - EX HYDRANT
  - EX WATER VALVE
  - EX WATER MANHOLE
  - EX WATER METER
  - UTILITY POLE w/TRANSFORMER
  - LIGHT POLE
  - GUY ANCHOR
  - BOLLARD
  - WOODEN POST
  - FLAGPOLE
  - CHAIN LINK FENCE
  - WOOD FENCE
  - GUARDRAIL
  - EX GAS VALVE
  - EX GAS METER
  - EX GASOLINE INTAKE VALVE
  - EX GASOLINE PUMP
  - EX TRANSFORMER
  - EX CABLE TV BOX
  - EX TELEPHONE MANHOLE
  - EX TRAFFIC MANHOLE
  - EX ELECTRIC MANHOLE
  - EX ELECTRIC METER
  - EX DRIVE-UP TELEPHONE
  - EX TELEPHONE BOX
  - DEED
  - MSD
  - ACT. - MEASURED
  - CALC. - CALCULATED
  - OBS. - OBSERVED
  - TD. - TURNED
  - FOUND
  - ENCR. - ENCROACHES
  - CLRS. - CLEAR
  - ASPH. - ASPHALT
  - CONC. - CONCRETE
- DENOTES 5/8" IRON PIN SET WITH "D & N 6914 7315" CAP (UNLESS OTHERWISE NOTED)

**UTILITY STATEMENT**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**ZONING CLASSIFICATION**  
 THE SUBJECT PREMISES IS LOCATED WITHIN ZONE "B-2 GENERAL BUSINESS (DESIGN REVIEW DISTRICT)", PER ADVICE FROM JOHN SCHLUND, R. L. S., ENGINEERING TECHNICIAN AT THE CITY OF PAINESVILLE ENGINEERING DEPARTMENT. FIGURES IN PARENTHESES ARE REFERENCES TO SECTIONS IN THE CODIFIED ORDINANCES OF PAINESVILLE PART ELEVEN - PLANNING AND ZONING CODE.

MINIMUM LOT WIDTH: NONE (1129.01)  
 MINIMUM LOT AREA: NONE (1129.01)  
 MINIMUM FRONT SETBACK:  
 ALONG RICHMOND STREET: 75 FEET FROM CENTER LINE OF STREET PER ORDINANCE NO. 24-63  
 ALONG EAST JACKSON STREET: 7.5 FEET AND 30 FEET FROM RIGHT-OF-WAY (SEE MAP)  
 MINIMUM SIDE SETBACK: NONE (1129.01)  
 MINIMUM REAR SETBACK: 10 FEET (1129.01)  
 MAXIMUM BUILDING HEIGHT: 45 FEET (1129.01)

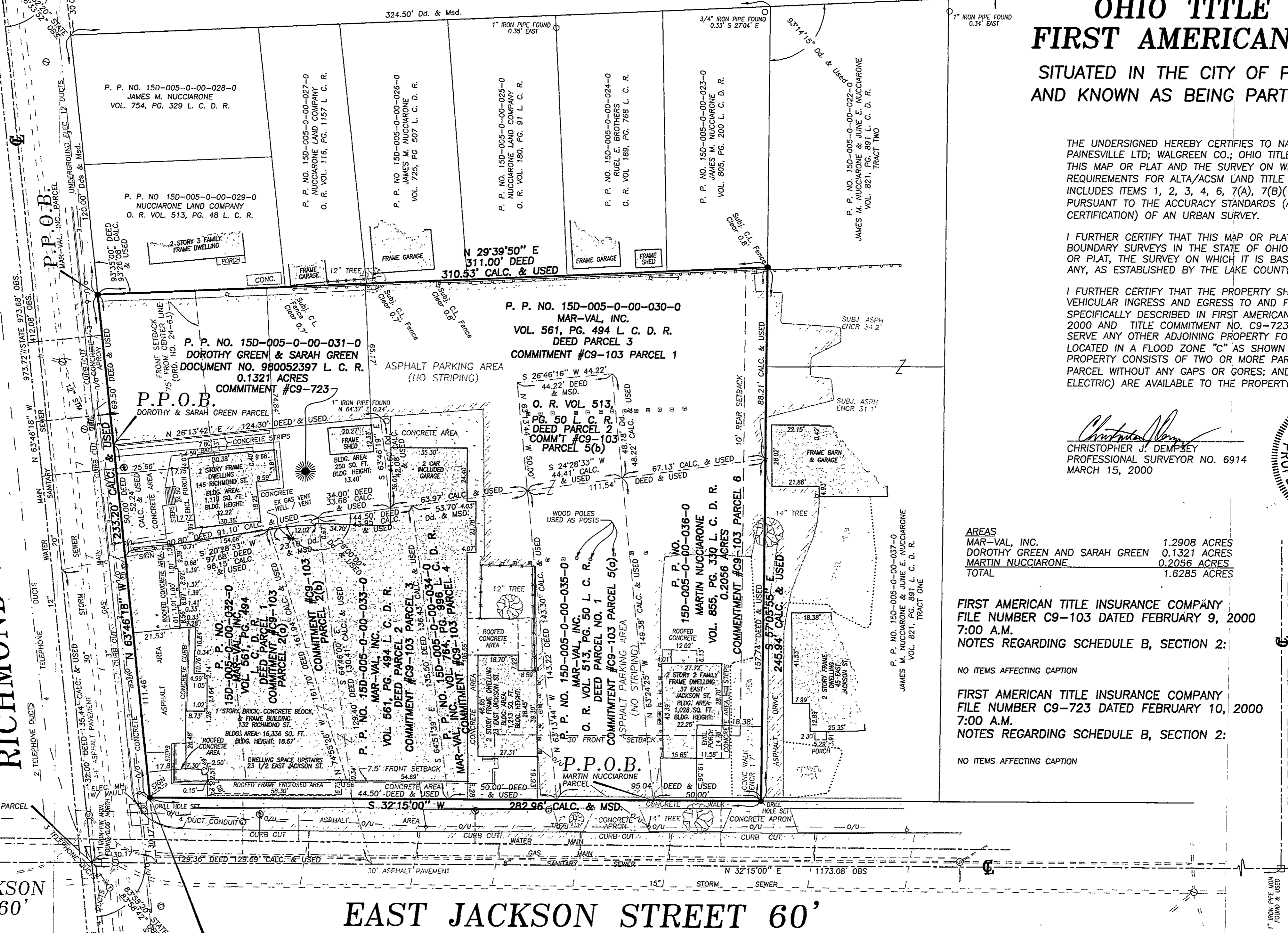
REQUIRED PARKING:  
 PER USE AS BOWLING ALLEY: 5 SPACES PER ALLEY  
 PER USE AS SINGLE-FAMILY AND DUPLEX DWELLING: 2 SPACES PER UNIT (1137.04(a))



**LEGAL DESCRIPTION (CONSOLIDATED PARCEL)**  
 Situated in the City of Painesville, County of Lake, and State of Ohio and known as being part of Township 11, Range 8 of the Connecticut Western Reserve and being bounded and described as follows:  
 Beginning at the intersection of the center line of Richmond Street, 60 feet wide, at an intersection with the center line of East Jackson Street, 60 feet wide, witness a 1" iron pin monument assembly North 32 degrees 15 minutes 00 seconds East, a distance of 0.05 feet therefrom, measured along the center line of East Jackson Street;  
 thence along the center line of East Jackson Street North 32 degrees 15 minutes 00 seconds East, a distance of 30.17 feet to the northeasterly line of Richmond Street;  
 thence along said northeasterly line of Richmond Street North 63 degrees 46 minutes 18 seconds West, a distance of 30.17 feet to a drill hole set at its intersection with the northeasterly line of East Jackson Street, said point being the PRINCIPAL PLACE OF BEGINNING of the parcel herein described;  
 thence along the northeasterly line of Richmond Street, North 63 degrees 46 minutes 18 seconds West, 233.20 feet to a capped 5/8" iron pin set;  
 thence along the southerly line of lands now or formerly owned by Esther Woolridge, Frank E. and Jennie E. Prendergast, Fred B. Morrell, Ellen A. Perkins and The Realty and Abstract Company North 29 degrees 39 minutes 50 seconds East, a distance of 310.53 feet to a capped 5/8" iron pin set on the southerly line of Louise R. Freeman;  
 thence along the southerly line of land so conveyed South 57 degrees 05 minutes 55 seconds East, a distance of 245.94 feet to a drill hole set at the southwest corner of Mary Ann Custin, said point being on the northeasterly line of East Jackson Street;  
 thence along the northeasterly line of East Jackson Street, South 32 degrees 15 minutes 00 seconds West, 282.96 feet to the principal place of beginning; said described tract containing 1.6285 acres, according to a survey by Christopher J. Dempsey, Professional Surveyor No. 6914 of Dempsey & Neff, Inc. dated March 15, 2000.

Note: Bearings are based on the right-of-way bearing of North 32 degrees 15 minutes 00 seconds East for East Jackson Street as shown on the deed to Mar-Val, Inc. recorded in Volume 561, Page 494 of Lake County records.

RICHMOND STREET (STATE ROUTE 283) 60'



**P.P.O.B. CONSOLIDATED PARCEL**  
 2 WORKING DAYS  
 BEFORE YOU DIG  
 CALL TOLL FREE 1-800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

**LEGAL DESCRIPTION MARTIN NUCCARONE PARCEL**  
**COMMITMENT #C9-103 PARCEL 6**  
 Situated in the City of Painesville, County of Lake, and State of Ohio and being part of Township 11, Range 8 of the Connecticut Western Reserve and bounded and described as follows: Beginning at the intersection of the center line of Richmond Street, 60 feet wide, at an intersection with the center line of East Jackson Street, 60 feet wide, witness a 1" iron pin monument assembly North 32 degrees 15 minutes 00 seconds East, a distance of 0.05 feet therefrom, measured along the center line of East Jackson Street; thence along the center line of East Jackson Street North 32 degrees 15 minutes 00 seconds East, a distance of 30.17 feet to the southeasterly prolongation of the northeasterly line of Richmond Street; thence along said southeasterly prolongation of Richmond Street North 63 degrees 46 minutes 18 seconds West, a distance of 30.17 feet to the northeasterly line of East Jackson Street; thence along the northeasterly line of East Jackson Street North 32 degrees 15 minutes 00 seconds East, a distance of 232.96 feet to the PRINCIPAL PLACE OF BEGINNING;  
 thence North 63 degrees 24 minutes 25 seconds West, a distance of 149.38 feet;  
 thence North 24 degrees 28 minutes 33 seconds East, a distance of 67.13 feet;  
 thence South 57 degrees 05 minutes 55 seconds East, a distance of 157.74 feet to the southwest corner of Mary Ann Custin and the northeasterly line of East Jackson Street;  
 thence along the northeasterly line of East Jackson Street South 32 degrees 15 minutes 00 seconds West, a distance of 50.00 feet to the PRINCIPAL PLACE OF BEGINNING; said described tract containing 0.2056 acres, according to a survey by Christopher J. Dempsey, Professional Surveyor No. 6914 of Dempsey & Neff, Inc. dated August 31, 1999.

Note: Bearings are based on the right-of-way bearing of North 32 degrees 15 minutes 00 seconds East for East Jackson Street as shown on the deed to Mar-Val, Inc. recorded in Volume 561, Page 494 of Lake County records.

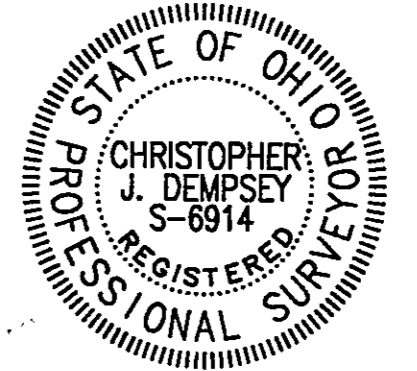
**LEGAL DESCRIPTION DOROTHY AND SARAH GREEN PARCEL**  
**COMMITMENT #C9-103 PARCEL 5(b)**  
 Situated in the City of Painesville, County of Lake, and State of Ohio and being part of Township 11, Range 8 of the Connecticut Western Reserve and bounded and described as follows: Beginning at the intersection of the center line of Richmond Street, 60 feet wide, at an intersection with the center line of Nebraska Street, 60 feet wide, witness a 1" iron pin monument assembly North 29 degrees 39 minutes 50 seconds East, a distance of 6.01 feet therefrom, measured along the center line of Nebraska Street; thence along the center line of Nebraska Street North 29 degrees 39 minutes 50 seconds East, a distance of 30.05 feet to the northeasterly prolongation of the northeasterly line of Richmond Street; thence along said northeasterly prolongation of Richmond Street South 63 degrees 46 minutes 18 seconds East, a distance of 30.08 feet to the southerly line of Nebraska Street; thence along the southerly line of Nebraska Street South 63 degrees 46 minutes 18 seconds East, a distance of 189.50 feet to the PRINCIPAL PLACE OF BEGINNING;  
 thence North 26 degrees 13 minutes 42 seconds East, a distance of 124.30 feet;  
 thence South 63 degrees 46 minutes 19 seconds East, a distance of 42.08 feet;  
 thence South 24 degrees 28 minutes 33 seconds West, a distance of 33.68 feet to the northwest corner of land conveyed to John M. Rich and Flora S. Rich;  
 thence South 20 degrees 28 minutes 33 seconds West, a distance of 91.10 feet to the northeasterly line of Richmond Street;  
 thence along the northeasterly line of Richmond Street North 63 degrees 46 minutes 18 seconds West, a distance of 52.24 feet to the PRINCIPAL PLACE OF BEGINNING; said described tract containing 1.2908 acres, according to a survey by Christopher J. Dempsey, Professional Surveyor No. 6914 of Dempsey & Neff, Inc. dated August 31, 1999.

Note: Bearings are based on the right-of-way bearing of North 32 degrees 15 minutes 00 seconds East for East Jackson Street as shown on the deed to Mar-Val, Inc. recorded in Volume 561, Page 494 of Lake County records.

**AREAS**  
 MAR-VAL, INC. 1.2908 ACRES  
 DOROTHY GREEN AND SARAH GREEN 0.1321 ACRES  
 MARTIN NUCCARONE 0.2056 ACRES  
 TOTAL 1.6285 ACRES

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
 FILE NUMBER C9-103 DATED FEBRUARY 9, 2000  
 7:00 A.M.  
 NOTES REGARDING SCHEDULE B, SECTION 2:  
 NO ITEMS AFFECTING CAPTION

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
 FILE NUMBER C9-723 DATED FEBRUARY 10, 2000  
 7:00 A.M.  
 NOTES REGARDING SCHEDULE B, SECTION 2:  
 NO ITEMS AFFECTING CAPTION



**DEMPSEY & NEFF, INC.**  
 PLANNERS • ENGINEERS • SURVEYORS  
 6300 ROCKSIDE ROAD CLEVELAND OH 44131  
 (216) 573-0770 FAX: (216) 573-0771

**GENERAL NOTES**

- CERTAIN FEATURES AND ENCROACHMENTS SHOWN ON THIS MAP HAVE BEEN EXAGGERATED FOR THE SAKE OF CLARITY.
- ALL BUILDING AREAS AND DIMENSIONS ARE MEASURED AT GROUND LEVEL.

**LEGAL DESCRIPTION MAR-VAL, INC. PARCEL**  
**COMMITMENT #C9-103 PARCELS 1, 2(a), 2(b), 3, 4, 5(a) & 5(b)**  
 Situated in the City of Painesville, County of Lake, and State of Ohio and known as being part of Township 11, Range 8 of the Connecticut Western Reserve and being bounded and described as follows: Beginning at the intersection of the center line of Richmond Street, 60 feet wide, at an intersection with the center line of Nebraska Street, 60 feet wide, witness a 1" iron pin monument assembly North 29 degrees 39 minutes 50 seconds East, a distance of 6.01 feet therefrom, measured along the center line of Nebraska Street; thence along the center line of Nebraska Street North 29 degrees 39 minutes 50 seconds East, a distance of 30.05 feet to the northeasterly prolongation of the northeasterly line of Richmond Street; thence along said northeasterly prolongation of Richmond Street South 63 degrees 46 minutes 18 seconds East, a distance of 30.08 feet to the southerly line of Nebraska Street;  
 thence along the northeasterly line of Richmond Street South 63 degrees 46 minutes 18 seconds East, a distance of 120.00 feet to the PRINCIPAL PLACE OF BEGINNING;  
 thence along the southerly line of lands now or formerly owned by Esther Woolridge, Frank E. and Jennie E. Prendergast, Fred B. Morrell, Ellen A. Perkins and The Realty and Abstract Company North 29 degrees 39 minutes 50 seconds East, a distance of 310.53 feet to the southerly line of Louise R. Freeman;  
 thence along the southerly line of land so conveyed South 57 degrees 05 minutes 55 seconds East, a distance of 88.21 feet to the northwesterly corner of land conveyed to Mottie Wilcox;  
 thence along the northwesterly line of Mottie Wilcox South 24 degrees 28 minutes 33 seconds West, a distance of 67.13 feet to the southerly corner of land conveyed to Martin Nuccarone by deed recorded in Volume 855, Page 330 of Lake County records;  
 thence along the southerly line of land so conveyed to Martin Nuccarone South 63 degrees 24 minutes 25 seconds East, a distance of 149.38 feet to the northwesterly line of East Jackson Street 60 feet wide;  
 thence along the northwesterly line of East Jackson Street South 32 degrees 15 minutes 00 seconds West, a distance of 232.96 feet to an intersection with the northeasterly line of Richmond Street;  
 thence along the northeasterly line of Richmond Street North 63 degrees 46 minutes 18 seconds West, a distance of 111.46 feet to the line of Jane A. Dobbs;  
 thence along the line of Jane A. Dobbs North 20 degrees 28 minutes 33 seconds East, a distance of 91.10 feet;  
 thence North 24 degrees 28 minutes 33 seconds East, a distance of 33.68 feet to the northeast corner of land conveyed to Ida Green by deed recorded in Volume 73, Page 57 of Lake County records;  
 thence along the northeasterly line of land so conveyed to Ida Green North 63 degrees 46 minutes 19 seconds West, a distance of 42.08 feet to the most northerly corner thereof;  
 thence along the northwesterly line of land so conveyed to Ida Green South 26 degrees 13 minutes 42 seconds West, a distance of 124.30 feet to the easterly line of Richmond Street;  
 thence along the easterly line of Richmond Street North 63 degrees 46 minutes 18 seconds West, a distance of 69.50 feet to the PRINCIPAL PLACE OF BEGINNING; said described tract containing 1.2908 acres, according to a survey by Christopher J. Dempsey, Professional Surveyor No. 6914 of Dempsey & Neff, Inc. dated August 31, 1999.

Note: Bearings are based on the right-of-way bearing of North 32 degrees 15 minutes 00 seconds East for East Jackson Street as shown on the deed to Mar-Val, Inc. recorded in Volume 561, Page 494 of Lake County records.

COURTLAND ST.