

**APPARENT ENCROACHMENTS**

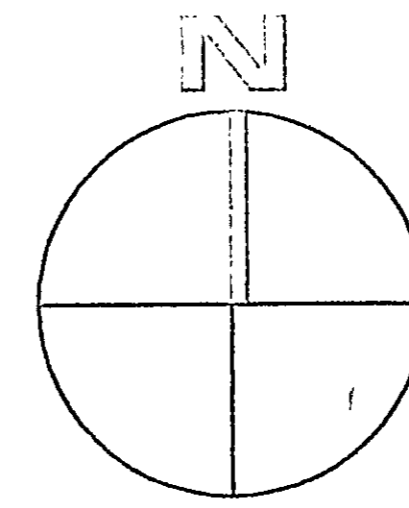
- 1 Gravel Drive Over Westerly Line, See Survey
- 2 Concrete Pad Over Westerly Line, ±1, See Survey
- 3 Chain Link Fence Over Westerly Line, ±5, See Survey
- 4 Shed/Storage Tank Over Westerly Line, ±9, See Survey
- 5 Chain Link Fence Over Westerly Line, ±7, See Survey
- 6 Gravel Drive Over Westerly Line, ±7, See Survey
- 7 Utility Poles and Overhead Lines to Adjoining Building, Westerly Line

**UTILITY LEGEND**

- |                    |                |                       |             |
|--------------------|----------------|-----------------------|-------------|
| ⊗ Clean Cut        | ⊗ Water Valve  | → Curb Wire           | ⊗ Tree      |
| □ Catch Basin      | ⊗ Water Meter  | ⊗ Power Pole          | ⊗ Pine Tree |
| ○ Curb Inlet       | ⊗ Fire Hydrant | ⊗ Light Power Pole    | ⊗ Bush      |
| ○ Yard Drain       | ⊗ Well         | ⊗ Light Pole          |             |
| ○ Manhole          | ⊗ Gas Valve    | ⊗ Traffic Signal Pole |             |
| ⊗ Sanitary Manhole | ⊗ Gas Motor    | ⊗ Traffic Signal Box  |             |
| ⊗ Storm Manhole    | ⊗ Mailbox      | ⊗ Electrical Box      |             |
| ⊗ Storm Inlet (M)  | ⊗ Guard Post   | ⊗ Telephone (SAC) Box |             |
| ⊗ House/Down Spout | ⊗ Sign         |                       |             |

**2 WORKING DAYS BEFORE YOU DIG**  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

**Lakeshore Boulevard**  
S.R. 283 (Width Varies)



GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft

**ALTA - ACSM LAND TITLE SURVEY**

Situated in the Township of Painesville, County of Lake & State of Ohio  
Being Part of Lot 21, Tract 4, T 11 N, R 8 W C.W.R.  
January Scale 1"=50'

**BASIS OF BEARINGS**

VOL. 31 PAGE 3 OF LAKE COUNTY PLAT RECORDS

**SURVEY LEGEND**

- ⊗ Iron Pin Found (See Survey) Meas - Measured DJ - Deed
- ⊗ Iron Pipe Found (See Survey) Plat - Subdivision Plat Rec - Record
- ⊗ 5/8" x 30" Iron Pin Set D.M - Deed & Measured Act - Actual

**OUPS INFO:**

O.U.P.S. Reference Nos. 12-22-070-046 Plans  
12-22-070-046 markings

EXISTING UNDERGROUND UTILITIES NOTE  
THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL, HOWEVER, LDC INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

Note: This Survey Subject To Change Upon Receipt Of Any Additional Available Underground Utility Information

**ZONING**

I-1 Light Industrial

**SCHEDULE "B" ITEMS**

- 1 Chicago Title Insurance Company - Commitment No 23331981, Dated 1/12/01
  - 2 Warranty Deed to the United States of America for the establishment of a study area, and covenants as contained in Instrument filed for record December 5, 1958 and recorded in Volume 143, Page 591 of Lake County Records (PLOT IED)
  - 3 Easement to form truss as contained in the deed from Howard H. Binnig to The Cleveland Electric Illuminating Company, filed for record April 28, 1930 and recorded in Volume 715, Page 5 of Lake County Records (PLOT IED)
  - 4 Non exclusive easement for ingress & egress to the Board of County Commissioners and Chemical Land Holdings, Inc., filed for record September 9, 1993 and recorded in Volume 504, Page 633 of Lake County Records (PLOT IED)
  - 5 Easement for ingress & egress as recorded in the deed from Lake Underground Storage Co. to Chemical Land Holdings, Inc., filed for record November 15, 1988 and recorded in Volume 427, Page 413 of Lake County Records
- (A) (Exam Note) Above easement is described on Pages 650, 651 and 652 of the above mentioned document.
- (B) (Exam Note) Did not use any rights granted from The Cleveland Electric Illuminating Company to Lake Underground Storage in the aforesaid reservation of easement.

**FLOOD NOTE**

Subject Properties are Located in "ZONE C" as shown by Lake, Ohio Unincorporated Community Panel 39071 024C Panel 2 175, Dated 1/02/81

**BENCHMARK**

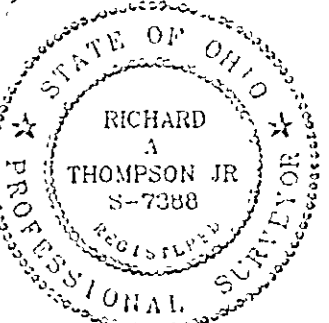
Benchmark: SW-1 of Existing Sanitary Manhole  
Located As Note: Per Improvement Plans Prepared by Greenland Consulting and Dated April, 1989  
Invert Elev. . . . . 617.37

**CERTIFICATION**

To OSAIR, INC. and CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, hereby established and accepted by ALTA, ACSM, and NSPS in 1988. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper land procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the Minimum Angle, Distance and Closure Requirements for Survey Measurements When Control Land Boundaries for ALTA/ACSM Land Title Surveys

Date 1/19/04  
Registered Professional Surveyor  
Registration No. 7338



**LEGAL DESCRIPTION FROM EXAM**

Situated in the Township of Painesville, County of Lake, and State of Ohio, and known as being part of Lot 21, Tract 4, in said township and is further bounded and described as follows:

Beginning in the center of Lake Shore Boulevard at a point which is North 68 degrees and 02 minutes East along said centerline a distance of 267.67 feet from the northeast corner of land of Elizabeth M. Warren, as recorded in Volume 216, Page 361, of Lake County Records of Deeds; Thence by a line which bears South 18 degrees and 22 minutes East, a distance of 574.02 feet to an iron pipe stake in the north line of Lot 18;

Thence following the North line of said Lot 18, East, a distance of 528.39 feet to an iron pipe stake;

Thence by a line which bears North 44 degrees, 05 minutes and 15 seconds West, a distance of 865.51 feet to the center of Lake Shore Boulevard;

Thence following the center of Lake Shore Boulevard, South 46 degrees and 44 minutes West, a distance of 85.40 feet to an iron angle in said centerline;

Thence still following the center of Lake Shore Boulevard, South 68 degrees and 02 minutes West, a distance of 47.98 feet to the Place of Beginning, and containing 4.571 acres of land, as calculated and described by Fred G. Volk, Reg. Surveyor No. 733 from survey by F. M. Crabbs, C.E., dated March, 1946, Crabbs Surveying Service, be the same, more or less, but subject to all legal highways.

**EXCEPT THE FOLLOWING DESCRIBED PARCEL DEEDED TO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY**

Situated in the Township of Painesville, County of Lake, and State of Ohio, and known as being part of Original Painesville Township Lot No. 21, Tract No. 4 and more fully described as follows: Beginning at a point on the southerly line of Original Lot No. 21 at the southeasterly corner of a parcel of land conveyed to Howard Binnig by deed recorded in Volume 321, Page 570 of Lake County Deed Records;

Thence North 89°52'37" West along the southerly line of said parcel conveyed to Howard Binnig and along the southerly line of O.L. No. 21, 381.43 feet to a point;

Thence North 39°17'12" East, 275.88 feet to a point on the northeasterly line of said parcel conveyed to Howard Binnig;

Thence South 43°57'52" East along the northeasterly line of said parcel conveyed to Howard Binnig, 297.80 feet to a point and the Place of Beginning and containing 0.9265 acres of land, according to a survey by the Western Reserve Engineering and Surveying Company in March 1969, be the same, more or less, but subject to all legal highways.

157,894 sq. ft.  
3.6247 acres  
(Calc. From Survey)

Tract 4  
Lot 21  
Lot 18

REV. No.	DATE	BY	CHK'D

**LAND DESIGN consultants**  
www.LDCinc.com  
ENGINEERS · PLANNERS · SURVEYORS

8385 East Avenue Mentor, Ohio 44060  
TEL: (440) 255-9453 FAX: (440) 255-5875  
1471 Lezer Industrial Park Avon, Ohio 44011  
TEL: (440) 937-5601 FAX: (440) 937-5602

**ALTA-ACSM Land Title Survey**  
For OSAIR Inc.  
Painesville, Ohio - Lake County - Ohio

DATE 1/19/04  
SCALE HOR 1"=50'  
VERT  
FILENAME  
COMPUTER Server  
FIELD CREW S.Smith

Part of Lot No. 21, Tract 4  
Township 11 N, Range 8 W C.W.R.

SHEET 1 OF 1  
CONTRACT No. OSAIR1-0317A