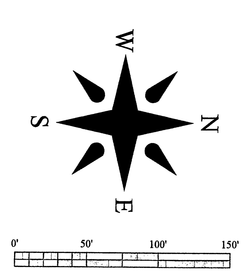
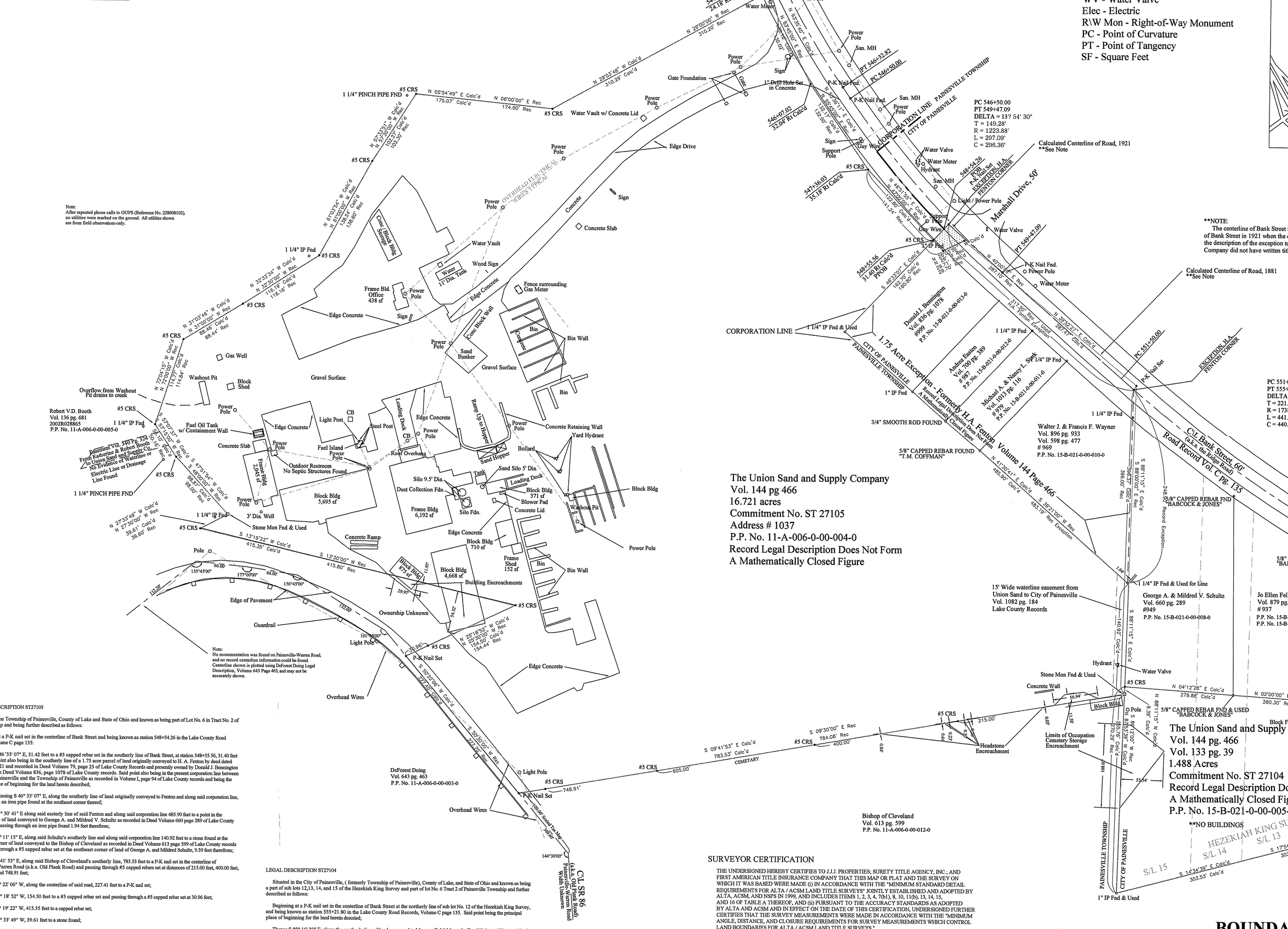
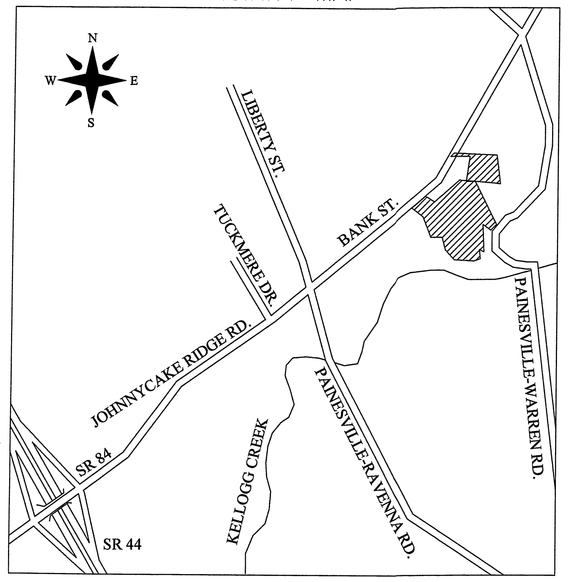




**NOTE:
The centerline of Bank Street in 1881 at the time of original conveyance, and the centerline of Bank Street in 1921 when the exception was written to H.A. Fenton, were not the same. Also, the description of the exception to H.A. Fenton is excepting land that Union Sand and Supply Company did not have written title to (as shown shaded).

VICINITY MAP



ABBREVIATIONS:

PPOB - Principal Place of Beginning
POB - Place of Beginning
Vol. - Volume
Pg. - Page
IP Fnd - Iron Pipe Found
#5 CRS - Number 5 Capped Rebar Set
DH Set - Drill Hole Set
E/P - Edge of Pavement
Bld Corner - Building Corner
MH - Manhole
FDN - Foundation
WV - Water Valve
Elec - Electric
R\W Mon - Right-of-Way Monument
PC - Point of Curvature
PT - Point of Tangency
SF - Square Feet

LEGAL DESCRIPTION ST27105

Situated in the Township of Painesville, County of Lake and State of Ohio and known as being part of Lot No. 6 in Tract No. 2 of said Township and being further described as follows:

Beginning at a P-K nail set in the centerline of Bank Street and being known as station 548+54.26 in the Lake County Road Records, Volume C page 135:

Thence S 46°33' 07" E, 31.42 feet to a #5 capped rebar set in the southerly line of Bank Street, at station 548+55.56, 31.40 feet right. Said point also being in the southerly line of a 1.75 acre parcel of land originally conveyed to H. A. Fenton by deed dated August 6, 1921 and recorded in Deed Volume 79, page 25 of Lake County Records and presently owned by Donald J. Bennington as recorded in Deed Volume 836, page 1078 of Lake County records. Said point also being in the present corporation line between the City of Painesville and the Township of Painesville as recorded in Volume I, page 94 of Lake County records and being the principal place of beginning for the land herein described;

Thence continuing S 46° 33' 07" E, along the southerly line of land originally conveyed to Fenton and along said corporation line, 162.70 feet to an iron pipe found at the southeast corner thereof;

Thence N 41° 30' 41" E along said easterly line of said Fenton and along said corporation line 485.90 feet to a point in the southerly line of land conveyed to George A. and Mildred V. Schultz as recorded in Deed Volume 660 page 289 of Lake County records and passing through an iron pipe found 1.94 feet therefrom;

Thence S 88° 11' 15" E, along said Schultz's southerly line and along said corporation line 140.92 feet to a stone found at the southwest corner of land conveyed to the Bishop of Cleveland as recorded in Deed Volume 613, page 599 of Lake County records and passing through a #5 capped rebar set at the southeast corner of land of George A. and Mildred Schultz, 9.39 feet therefrom;

Thence S 9° 41' 53" E, along said Bishop of Cleveland's southerly line, 783.53 feet to a P-K nail set in the centerline of Painesville-Warren Road (a.k.a. Old Plank Road) and passing through #5 capped rebars set at distances of 215.00 feet, 400.00 feet, 605.00 feet and 748.91 feet;

Thence S 50° 22' 06" W, along the centerline of said road, 227.41 feet to a P-K nail set;

Thence N 25° 18' 52" W, 154.50 feet to a #5 capped rebar set and passing through a #5 capped rebar set at 30.96 feet;

Thence S 13° 19' 22" W, 415.35 feet to a capped rebar set;

Thence N 27° 33' 49" W, 39.61 feet to a stone found;

Thence S 47° 51' 54" W, 98.87 feet to a #5 capped rebar set;

Thence S 57° 07' 37" W, 50.10 feet to a #5 capped rebar set;

Thence N 72° 04' 15" W, 114.77 feet to a #5 capped rebar set;

Thence N 31°03' 46" W, 88.46 feet to a #5 capped rebar set;

Thence N 32° 33' 34" W, 116.19 feet to a #5 capped rebar set;

Thence N 61° 03' 54" W, 138.54 feet to a #5 capped rebar set;

Thence N 57° 33' 51" W, 102.27 feet to a #5 capped rebar set;

Thence N 5° 54' 49" E, 175.07 feet to a #5 capped rebar set;

Thence N 29° 03' 48" W, 310.29 feet to a #5 capped rebar set in the southerly line of Bank Street as surveyed in 1881;

Thence N 63° 35' 40" E, along said southerly line of Bank Street, 130.18 feet to a 1" drill hole set in concrete;

Thence N 55° 36' 11" E, along said southerly line of Bank Street, 132.17 feet to a #5 capped rebar set;

Thence continuing along said southerly line of Bank Street N 46° 51' 55" E, 122.80 feet to the principal place of beginning;

Containing within said bounds 16.721 acres, but subject to all legal highways and easements of record.

Basis of bearings for the above described lands are to an assumed meridian and used to describe angles only. As surveyed by Michael A. Pisanelli, Ohio Registered Surveyor No. 7801 in December 2002. Attached plat of survey considered to be an integral part of this description.

LEGAL DESCRIPTION ST27104

Situated in the City of Painesville, (formerly Township of Painesville), County of Lake, and State of Ohio and known as being a part of sub lots 12,13, 14, and 15 of the Hezekiah King Survey and part of lot No. 6 Tract 2 of Painesville Township and further described as follows:

Beginning at a P-K nail set in the centerline of Bank Street at the northerly line of sub lot No. 12 of the Hezekiah King Survey, and being known as station 555+21.80 in the Lake County Road Records, Volume C page 135. Said point being the principal place of beginning for the land herein described;

Thence S 88° 16' 30" E, along the southerly line of land conveyed to Maureen E. McManus by Deed Volume 979, page 88 of Lake County Records. 369.40 feet to an iron pipe found in the corporation line between the City of Painesville and the Township of Painesville, and passing through a #5 capped rebar set on the easterly right-of-way of Bank Street at 33.76 feet;

Thence S 14° 34' 39" E, along said corporation line, 303.53 feet to an iron pipe found in the northerly line of land conveyed to Bishop of Cleveland as recorded in Deed Volume 613, page 599 of Lake County Records;

Thence along said northerly line of said Bishop of Cleveland, and along said corporation line, N 87 ° 53' 39" W, 255.76 feet to a stone found at the northeasterly corner of land conveyed to the Union Sand and Supply Corporation as recorded in Deed Volume 144, page 466 of Lake County Records;

Thence N 88° 11' 15" W, along the northerly line of said Union Sand, and along said corporation line 9.39 feet to a #5 capped rebar set at the southeast corner of land conveyed to George A. and Mildred V. Shultz as recorded in Deed Volume 660, page 289 of Lake County Records;

Thence N 4 ° 12' 28" E, along the easterly line of said Shultz, and along easterly line of Jo Ellen Fellows as recorded in Deed Volume 879, page 1130 of Lake county Records, 279.88 feet to an iron pipe found;

Thence N 88 ° 16' 30" W, along the northerly line of Jo Ellen Fellows, 206.84 feet to a P-K set in the centerline of Bank Street and being known as station 555+10.51 in the Lake County Road Records Volume C page 135, and passing through a #5 capped rebar set on the easterly right-of-way of Bank Street at 172.97 feet;

Thence along the centerline of Bank Street, on the arc of a curve deflecting to the left (the radius of said curve being 1738.38 feet, and chord bearing N 29 ° 28' 27" E, and being 11.29 feet in length.) a distance of 11.29 feet to the principal place of beginning.

Containing within said bounds 1.488 acres, but subject to all legal highways and easements of record. Bearings for the above described land are based on an assumed meridian and used to describe angles only, as surveyed by Michael A. Pisanelli, Ohio Registered Surveyor No. 7801 in February 2003. Attached plat of survey considered to be an integral part of this description.

SURVEYOR CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO J.J.J. PROPERTIES; SURETY TITLE AGENCY, INC.; AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 7(b1), 8, 10, 11(b), 13, 14, 15, AND 16 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA / ACSM LAND TITLE SURVEYS."
ADDITIONALLY, THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE (i) IN ACCORDANCE WITH AND SATISFY THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, AS CODIFIED IN CHAPTER 4733 OF THE OHIO ADMINISTRATIVE CODE IN EFFECT AT THE TIME AND (ii) THE CURRENT STANDARDS OF CONVEYANCE ADOPTED BY LAKE COUNTY, IF ANY.
I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP OR PLAT ABUTS A PUBLICLY DEDICATED STREET AND THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY; THAT THE PROPERTY DESCRIPTION IS THE SAME PROPERTY SPECIFICALLY DESCRIBED IN TITLE COMMITMENT NO. ST 27105, DATED JULY 1, 2002; THAT EXCEPT AS SHOWN THE PREMISES DOES NOT SERVE ANY OTHER ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE; THAT THE PREMISES IS LOCATED IN FLOOD ZONE C AS SHOWN BY FLOOD MAP PANEL # 390710028C DATED JAN. 2, 1981; THAT IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS THAT THE PARCELS ARE CONTIGUOUS AND WHEN TAKEN TOGETHER FORM ONE PARCEL WITHOUT ANY GAPS OR GORES; AND THAT THE EXISTING UTILITIES (I.E., STORM, SEWERS, WATER, GAS, AND ELECTRIC) ARE AVAILABLE TO THE PROPERTY. NOTE THAT PARCEL DESIGNATED AS ST27104 IS WITHIN THE CITY LIMITS OF PAINESVILLE AND AS SUCH HAS NO FLOOD ZONE DESIGNATION.

Michael A. Pisanelli

MICHAEL A. PISANELLI
REGISTERED SURVEYOR NO. 7801
MARCH 2003
5585 CANAL ROAD VALLEY VIEW, OH 44125
(216) 447-0814

STATE OF OHIO
MICHAEL A. PISANELLI
7801
REGISTERED
PROFESSIONAL SURVEYOR

BOUNDARY SURVEY

PART OF LOT No. 6 TRACT No. 2, PAINESVILLE TOWNSHIP AND PART OF SUBLOTS 12, 13, 14, AND 15 OF THE HEZEKIAH KING SURVEY CITY OF PAINESVILLE (FORMALLY TOWNSHIP OF PAINESVILLE) LAKE COUNTY, OHIO

ANTHONY ALLEGA INC.
CEMENT CONTRACTORS
5585 CANAL ROAD
VALLEY VIEW, OHIO 44125

SCALE: 1"=50'	DRAWN BY: STR
DATE: 4/08/03	

UNION SAND AND SUPPLY CORP.

UNION SAND DRY MIX FACILITY & VACANT LOT, BANK STREET

ST27105 PAINESVILLE TWP 16.721 Ac.
ST27104 CITY OF PAINESVILLE 1.488 Ac.

DWG NO. 1675sand2.dwg
SHEET NO. 1 OF 1