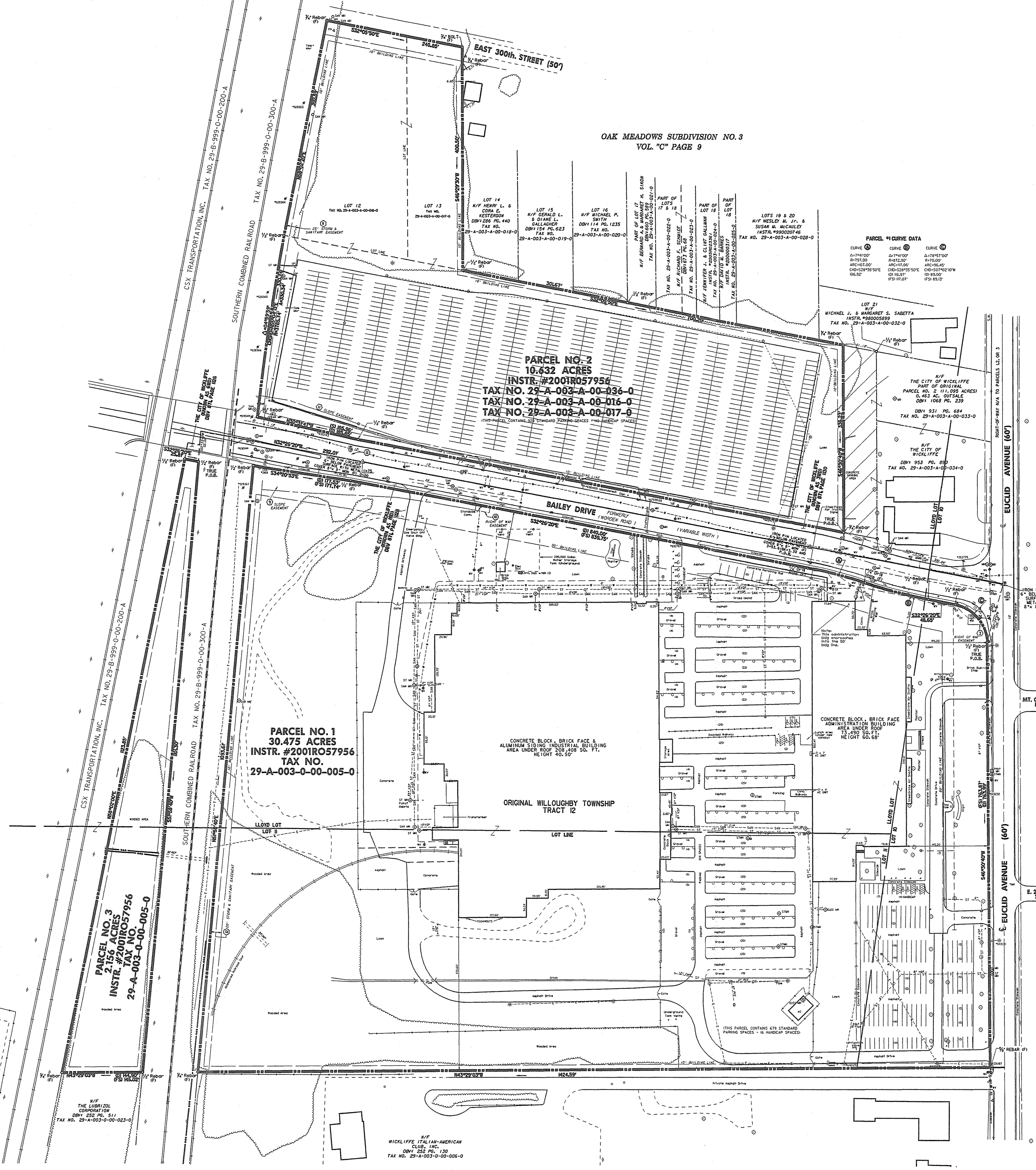


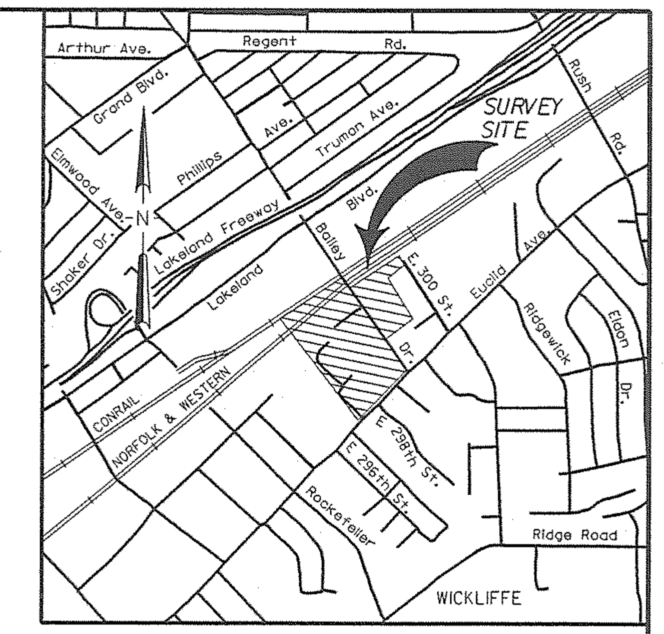


LOCATION MAP
SCALE : 1" = 1000'

## PROPERTY ACQUISITION:

| GRANTOR | GRANTEE | INSTRUMENT NO. | DATE | RECORDED |
|---|---|---|---|---|
| ABB AUTOMATION INC. (SUCCESSOR BY MERGER TO BAILEY CONTROLS COMPANY) | TOWNSEND WICKLIFFE, LLC | 200157956 (or 2001R057956) | 12/17/01 | 12/20/01 |

## PROPERTY OUTSALE:

| | | | | |
|---|---|---|---|---|
| BAILEY CONTROLS COMPANY | THE CITY OF WICKLIFFE, OHIO | DBV: 1068 PG. 239 | —— | 11/18/94 |

**SUBJECT TO:**

PARCELS 1, 2 AND 3 SHOWN ON THIS PLAN ARE SUBJECT TO THE FOLLOWING INSTRUMENTS OF RECORD AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LAKE COUNTY, STATE OF OHIO AND ARE RECITED IN SCHEDULE B SECTION 2 IN THE COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO: OH287222CE, REFERENCE NO: 160060146, EFFECTIVE DATE DECEMBER 14, 2006 AT 6:59 a.m. RELATING TO THE PROPERTY REFERENCED IN THE PROPERTY ACQUISITION SHOWN ON THIS PLAN.

| GRANTEE | TITLE REPORT # | INSTRUMENT NO. DBV / PAGE | DATE | RECORDED | APPLICABLE | PLOTTABLE | COMMENTS |
|---|---|---|---|---|---|---|---|
| CITY OF WICKLIFFE | 8 | 292/552 | 04/12/54 | 05/03/54 | YES | YES (SEE PARCEL 2) | STORM AND SANITARY SEWER EASEMENT |
| CITY OF WICKLIFFE | 9 | 1055/08 | 02/13/80 | 02/29/80 | YES | YES (SEE PARCEL 1) | EASEMENT FOR HIGHWAY PURPOSES |
| CITY OF CLEVELAND DEPARTMENT OF UTILITIES | 10 | 1055/12 | 02/13/80 | 02/29/80 | YES | YES (SEE PARCEL 1) | RIGHT-OF-WAY EASEMENT FOR A WATER METER VAULT |
| CITY OF WICKLIFFE | 11 | 1055/20 | 02/13/80 | 02/29/80 | YES | YES (SEE PARCEL 2) | EASEMENT FOR HIGHWAY PURPOSES |
| WICKLIFFE ITALIAN-AMERICAN CLUB | 12 | 1057/12 | 01/29/81 | 02/5/81 | YES | YES (SEE PARCEL 1) | EASEMENT FOR SANITARY AND STORM SEWER |
| TOWNSEND WICKLIFFE, LLC & ABB AUTOMATION, INC. | 13 | 200157957 (or 2001R057957) | 12/19/01 | 12/20/01 | YES | NO | MEMORANDUM OF LEASE |

NOTE: SEE ALSO EXCEPTIONS ONE (1) THROUGH SEVEN (7), 14 AND 15 OF SCHEDULE B SECTION 2 OF THE ABOVE NOTED TITLE COMMITMENT REPORT.

## GENERAL NOTES:

1.) ALL ADJOINING ROAD RIGHTS-OF-WAY ARE PUBLIC.

2.) TAX PARCEL NUMBERS: PPN 29-A-003-0-00-005-0
PPN 29-A-003-A-00-016-0
PPN 29-A-003-A-00-017-0
PPN 29-A-003-A-00-036-0

3.) THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE DEED OF RECORD (INSTR. #200157956) RECORDED IN THE RECORDERS OFFICE, LAKE COUNTY, OHIO.

4.) PARCEL NO. 1 CONTAINS 679 STANDARD PARKING SPACES AND 16 HANDICAP SPACES, PARCEL NO. 2 CONTAINS 929 STANDARD PARKING SPACES AND NO HANDICAP SPACES AND PARCEL NO. 3 CONTAINS NO PARKING SPACES.

5.) PARCEL NUMBERS 1, 2 AND 3 SHOWN ON THIS SURVEY ARE ZONED I (Industrial).

6.) THE CITY OF WICKLIFFE'S SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES NUMBER 1321.31 (Ordinance 2003-34. Passed 6-23-03) FOR INDUSTRIAL INSTITUTIONAL DISTRICT UNDER ITEMS 26 AND 27 STATES THE FOLLOWING:

| BUILDING OR USE | PARKING SPACE REQUIRED |
|---|---|
| 26. EXECUTIVE OFFICES, SALES OFFICES | 1 SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA |
| 27. SERVICES AND STORAGE ESTABLISHMENTS, LABORATORIES, MANUFACTURING PLANTS, AND OTHER USES PERMITTED IN A LIMITED INDUSTRIAL DISTRICT | 1 SPACE PER 2 EMPLOYEES ON THE TWO LARGEST SUCCESSIVE SHIFTS |

## UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES 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 STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES.

**DIGITAL FILE DISCLAIMER**

THIS PLAN REPRESENTS A TRUE AND ACCURATE SURVEY OF THE PREMISES BASED UPON ALL AVAILABLE INFORMATION SUPPLIED TO THE SURVEYOR. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THIS DOCUMENT AND DIGITAL FILE MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE SURVEY DATE WITH ITS RAISED OR STAMPED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON THIS SUPPLIED DIGITAL DOCUMENT GENERATED BY, TRANSMITTED BY AND/OR REFORMATTED BY COMPUTER SOFTWARE/HARDWARE OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED TO THE ORIGINAL CLIENT AT THE TIME OF THE ORIGINAL SURVEY. THE DIGITAL FILE OF THIS PLAN IS BEING SUPPLIED FOR REFERENCE ONLY. ANY ACTUAL DETAILED FIELD MEASUREMENTS FOR DESIGN OR CONSTRUCTION PROJECTS MUST BE PERFORMED OR VERIFIED AT THAT TIME. BAKER ASSUMES NO LIABILITY FOR THE ACCURACY OF ANY DIMENSIONS, MEASUREMENTS AND/OR LINES COMPUTED WITHIN THIS DIGITAL FILE.

SCALE IN FEET

0 100 200 300

## LEGEND

| Symbol | Description | Line | Description |
|---|---|---|---|
| ▫ | INLET | | ORIGINAL LOT LINE |
| WV | WATER VALVE | | PROPERTY LINE |
| GV | GAS VALVE | ST | STORM LINE |
| MH | MANHOLE | G | GAS LINE |
| | FIRE HYDRANT | | MON LINE |
| | GATE | | R/W OR EASEMENT LINE |
| | MON | | FIRE LINE |
| | SIGN | W | WATER LINE |
| | UTILITY POLE | SAN | SANITARY LINE |
| | POLE W/GUY WIRE | | GUIDE RAIL |
| | LIGHT POLE | X | FENCE |
| | PROPERTY CORNER | | WOODS |
| (F) | FOUND | SV | SPRINKLER VALVE |
| (S) | SET | SP | STAND PIPE |
| (20) | 20 PARKING SPACES | WM | WATER METER |
| True P.O.B. | TRUE POINT OF BEGINNING | (FS) | FIELD SURVEY DISTANCE |
| | | 8 | TITLE REPORT NO. |
| | | (D) | DEED DISTANCE |

**SITE ADDRESS:**
29801 EUCLID AVENUE
WICKLIFFE, OHIO 44092

**OWNER:**
TOWNSEND WICKLIFFE, LLC

**MAILING ADDRESS:**
c/o TOWNSEND CAPITAL, LLC
210 W.PENNSYLVANIA AVENUE
SUITE 700
TOWSON, MARYLAND 21204-4515

**REFERENCE DRAWINGS:**

| | |
|---|---|
| NEW YORK CENTRAL RAILROAD CO. R/W TRACK MAP | V203/3 |
| NORFOLK & WESTERN RAILWAY CO. R/W PLAN | DDWG. 175 |
| OAK MEADOWS SUBDIVISION NO.3 | VOL. C PG. 9 |
| TAX MAP | PAGE 3 |
| USGS 7.5' MAP | MAYFIELD HEIGHTS, OHIO |

THE BABCOCK & WILCOX CO. BAILEY CONTROL CO. DIVISION - DATED SEPT. 22, 1989, REVISED OCT. 16, 1989 (SHEETS 1 AND 2 OF 2) PREPARED BY MICHAEL BAKER JR., INC.

LAND TITLE SURVEY FOR ABB AUTOMATION INC. DATED DEC. 3, 2001 PREPARED BY MICHAEL BAKER JR., INC. (MBJNO. 2-10-5066)

**REVISIONS:**

| | |
|---|---|
| 1.) 2/5/07 | Revised certification note No. 5 as per E-mail received from Linda Miyares (Land America) and addressed the comments as per E-mails received from James Fitzgerald (Cassin, Cassin & Joseph LLP) dated February 1, 2007. |
| 2.) 2/12/07 | Changed lender name in certification. |
| 3.) 2/27/07 | Revised as per comments from Lake County Tax Map Department dated 2/22/07. |
| | Revised building line on Lot No. 1 & 2. |

NORTH

DESIGNED : SDJ
DRAWN : SDJ
CHECKED : FTH
REVIEWED : DWL / FTH / RDL
S.O. : 110592 - TASK 1

SEAL

RODNEY DALE LUCAS
OHIO REGISTRATION NO. 7116

# ALTA / ACSM LAND TITLE SURVEY

MICHAEL BAKER, JR., INC.
CONSULTING ENGINEERS BEAVER, PENNSYLVANIA

Baker
Michael Baker Jr., Inc.
Engineers and Surveyors
4301 Dutch Ridge Road
Beaver, Pa. 15009
1-800-642-2537

**TOWNSEND WICKLIFFE, LLC**
**ORIGINAL WILLOUGHBY TOWNSHIP**
**PART OF LLOYD LOT, LOT 10 AND 11 IN TRACT 12**
**ALL OF SUB LOTS 12 AND 13 OF THE OAK MEADOWS SUBDIVISION NO. 3, VOL. "C", PAGE 9**
*SITUATE IN*
TOWNSHIP 9N, RANGE 10W, CITY OF WICKLIFFE (WARD 3)
*COUNTY OF LAKE, STATE OF OHIO*

SCALE : 1" = 100'

DATE : MARCH 1, 2007

SHEET NO. 1 OF 1

FILENAME:

$$-DATE-TIME--$$
\\Bkrgeo\VOL2\Survey\B AND W\NEW WICK FILES\WICK_ALL1.dgn