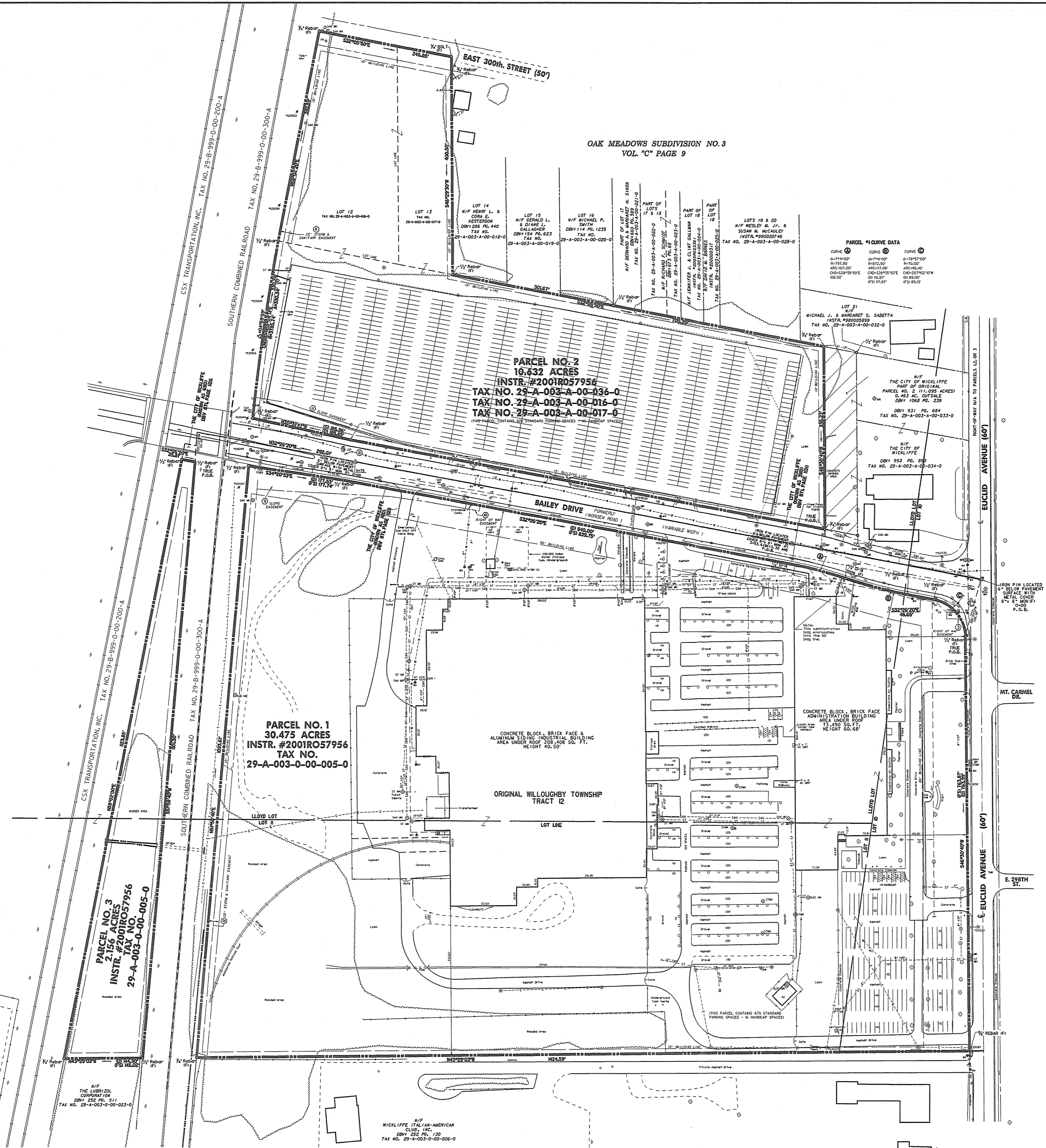


LOCATION MAP  
SCALE: 1" = 1000'

OAK MEADOWS SUBDIVISION NO. 3  
VOL. "C" PAGE 9



PARCEL # CURVE DATA

CURVE #	START	END	ANGLE	RADIUS	CHORD	CHORD BEARING
1	0+00	0+100	90°00'00"	50.00	50.00	S 00°00'00" W
2	0+100	0+200	90°00'00"	50.00	50.00	S 00°00'00" W
3	0+200	0+300	90°00'00"	50.00	50.00	S 00°00'00" W

PROPERTY ACQUISITION:

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

PROPERTY OUTSIDE:

BAILEY CONTROLS COMPANY	THE CITY OF WICKLIFFE, OHIO	08V: 1068 PG. 239	11/18/94	
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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. 042872222E, REFERENCE NO. 16000046, 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.	DATE	RECORDED	APPLICABLE	PLOTTABLE	COMMENTS
CITY OF WICKLIFFE	1	292/552	04/12/54	05/03/54	YES	YES (SEE PARCEL 2)	STORM AND SANITARY SEWER EASEMENT
CITY OF WICKLIFFE	2	1055/08	02/13/80	02/29/80	YES	YES (SEE PARCEL 1)	EASEMENT FOR HIGHWAY PURPOSES
CITY OF CLEVELAND DEPARTMENT OF UTILITIES	3	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	4	1055/20	02/13/80	02/29/80	YES	YES (SEE PARCEL 2)	EASEMENT FOR HIGHWAY PURPOSES
WICKLIFFE ITALIAN-AMERICAN CLUB	5	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.	6	200157957 (OP 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:

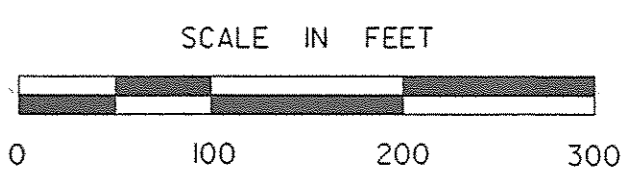
- ALL ADJOINING ROAD RIGHTS-OF-WAY ARE PUBLIC.
- TAX PARCEL NUMBERS: PPN 29-A-003-0-00-005-0, PPN 29-A-003-0-00-016-0, PPN 29-A-003-0-00-017-0.
- THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE DEED OF RECORD INSTR. #200157956 RECORDED IN THE RECORDER'S OFFICE, LAKE COUNTY, OHIO.
- PARCEL NO. 1 CONTAINS 678 STANDARD PARKING SPACES AND 16 HANDICAP SPACES. PARCEL NO. 2 CONTAINS 109 STANDARD PARKING SPACES AND NO HANDICAP SPACES. PARCEL NO. 3 CONTAINS NO PARKING SPACES.
- PARCELS NUMBERS 1, 2 AND 3 SHOWN ON THIS SURVEY ARE ZONED I (INDUSTRIAL).
- THE CITY OF WICKLIFFE'S SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES NUMBER 1321.31 (0-6-2003-34, PASSED 6-23-03) FOR INDUSTRIAL INSTITUTIONAL DISTRICT UNDER ITEMS 26 AND 27 STATES THE FOLLOWING:  
 BUILDING OR USE: EXECUTIVE OFFICES, SALES OFFICES  
 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 100 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 GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE ALL SUCH UTILITIES IN THE AREA. IF THERE IS SERVICE OF UNDERGROUND UTILITIES, 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 DISCLOSURE:

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 ASSURE THE ACCURACY OF THE INFORMATION AND TO PARTNER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO REVISIONS SHOULD BE MADE ON THIS SURVEY'S DIGITAL DOCUMENT. ORIGINALS OF ALL DOCUMENTS NOTED HEREON MUST BE KEPT FOR FUTURE REFERENCE. THE SURVEYOR'S DIGITAL FILE OF THIS PLAN IS KEPT FOR FUTURE REFERENCE. THE SURVEYOR'S DIGITAL FILE OF THIS PLAN IS KEPT FOR FUTURE REFERENCE. THE SURVEYOR'S DIGITAL FILE OF THIS PLAN IS KEPT FOR FUTURE REFERENCE.



LEGEND

○	INLET	---	ORIGINAL LOT LINE
●	WATER VALVE	---	PROPERTY LINE
○	GAS VALVE	---	STORM LINE
○	MANHOLE	---	GAS LINE
○	FIRE HYDRANT	---	MON LINE
○	GATE	---	R/W OR EASEMENT LINE
△	MON	---	FIRE LINE
○	SIGN	---	WATER LINE
○	UTILITY POLE	---	SANITARY LINE
○	POLE W/ GUY WIRE	---	GUIDE RAIL
○	FENCE	---	WOODS
○	PROPERTY CORNER	○ SV	SPRINKLER VALVE
○	FOUND	○ SP	STAND PIPE
○	SET	○ WM	WATER METER
○	20 PARKING SPACES	○ FS	FIELD SURVEY DISTANCE
○	20 PARKING SPACES	○	TITLE REPORT NO.
○	20 PARKING SPACES	○	DEED DISTANCE

SITE ADDRESS:  
29801 EUCLID AVENUE  
WICKLIFFE, OHIO 44092

OWNER:  
TOWNSEND WICKLIFFE, LLC  
MAILING ADDRESS:  
c/o TOWNSEND CAPITAL, LLC  
310 W PENNSYLVANIA AVENUE  
SUITE 700  
TOWSON, MARYLAND 21284-4515

TOWNSEND WICKLIFFE, LLC		SHEET NO.
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		1
SITUATE IN TOWNSHIP 9N, RANGE 10W, CITY OF WICKLIFFE (WARD 3) COUNTY OF LAKE, STATE OF OHIO		OF
SCALE: 1" = 100'	DATE: MARCH 1, 2007	

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
1955 7.5' MAP	MAYFIELD HEIGHTS, OHIO
THE BARBOCK & MILCOX CO. BAILEY CONTROL CO. DIVISION - DATED SEPT. 22, 1988, 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. (MEAS. 2-10-2006)	

REVISIONS:

1) 2/5/07	Revised certification note No. 5 as per E-mail received from Linda Mjuras (land Americal) 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. 18, 2.

NORTH

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

SEAL

ROONEY 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  
4391 Dutch Ridge Road  
Beaver, Pa. 15009  
1-800-642-2837

##-DATE-TIME-##  
\\BKG001\vol2\Survey\B AND W\NEW WICK FILES\WICK\ALL\ldon