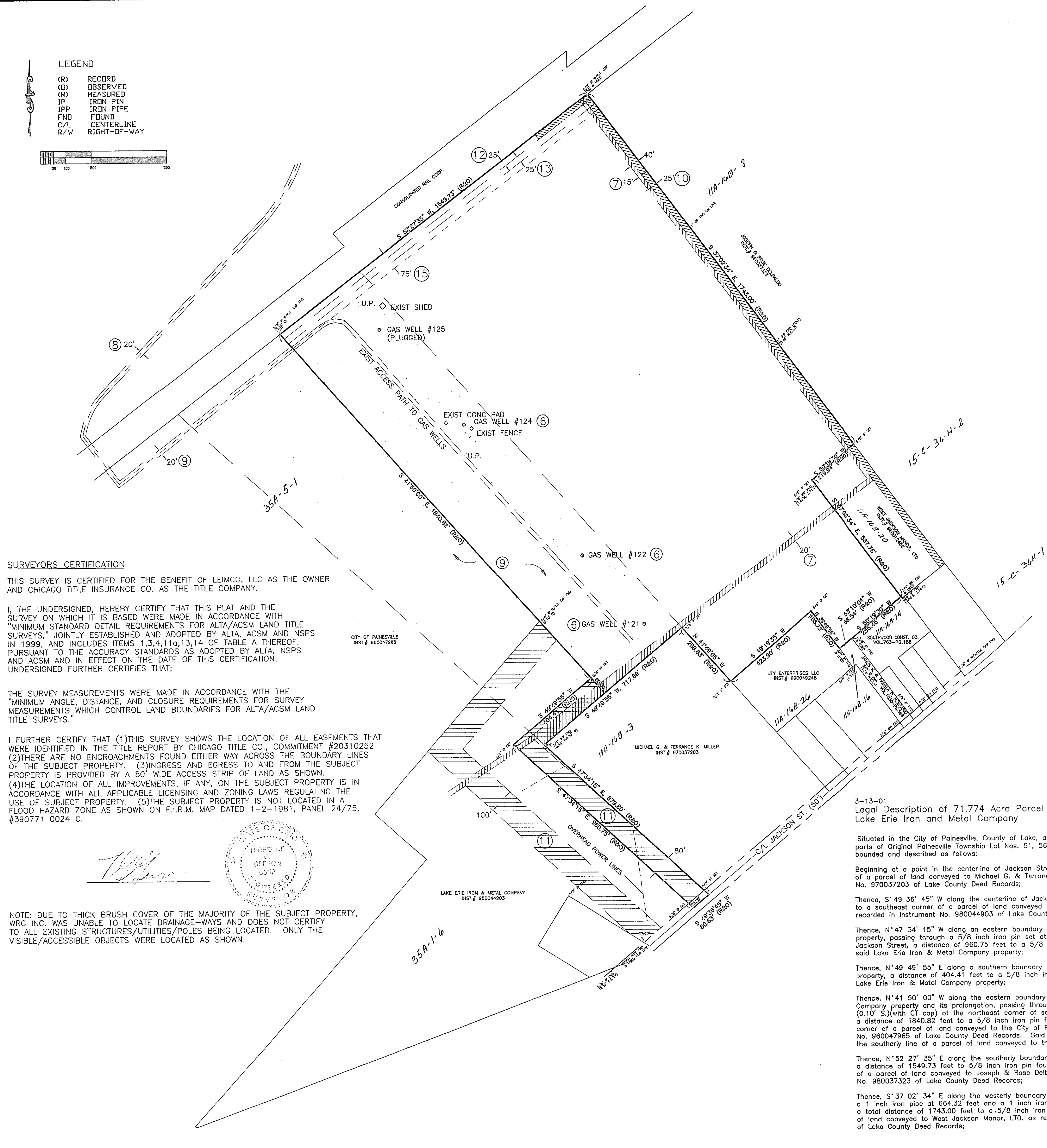
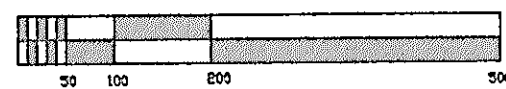


LEGEND

(R) RECORD
 (O) OBSERVED
 (M) MEASURED
 IP IRON PIPE
 IPP IRON PIPE FOUND
 FND FOUND
 C/L CENTERLINE
 R/W RIGHT-OF-WAY



EASEMENTS AND EXCEPTIONS

-INFORMATION OBTAINED FROM TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY; COMMITMENT #20310252 MEN

- ① VOLUME 1039 - PAGE 405; MORTGAGE FROM LAKE UNDERGROUND STORAGE CORP. TO CLEVELAND TRUST CO.
- ② JUDGMENT LIEN DOCKET VOLUME 74 - PAGE 189 A; FILED BY CLEVELAND ELECTRIC ILLUMINATING CO. VERSUS LAKE UNDERGROUND STORAGE CORP.
- ③ JUDGMENT LIEN DOCKET 00-JL-001384; FILED BY CLEVELAND ELECTRIC ILLUMINATING CO. VERSUS LAKE UNDERGROUND STORAGE CORP.
- ④ DOC.# 9700928; CONCERNS A NOTICE OF FEDERAL LIEN UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION, AND LIABILITY ACT OF 1980, AS AMENDED, AGAINST LAKE UNDERGROUND STORAGE CORP. OWNER
- ⑤ CONCERNS PENDING LEGAL ACTION FOR FORECLOSURE IN THE COMMON PLEAS COURT OF LAKE COUNTY, BEING CASE # 97CV000053
- * ⑥ CONCERNS LEGAL ACTION BY THE STATE OF OHIO AGAINST LAKE UNDERGROUND STORAGE, BEING CASE # 97CV001248: ENSURES THE PLUGGING OF SEVEN SOLUTION MINING/PROPANE STORAGE WELLS (JACKSON ST. WELLS, # 121, 122, 124, AND BLACKBROOK WELLS, # 301-304)
 NOTE: AT WELLS, # 122, 124, & 125 THERE EXISTS VARIOUS CONCRETE PADS AND TANK CRADLES
- * ⑦ VOLUME 580 - PAGE 476; EASEMENT FOR SEWER LINE (SANITARY)
- ** ⑧ VOLUME 863 - PAGE 1058; RIGHTS, RESERVATIONS AND MINERAL RIGHTS FROM THE DIAMOND SHAMROCK CORP. TO LAKE UNDERGROUND STORAGE CORP. AND RIGHT TO MAINTAIN, CONSTRUCT, REPAIR AND REMOVE WATER AND BRINE PIPELINES
 INSTRUMENT # 980057284; QUIT CLAIM DEED FROM OCCIDENTAL CHEMICAL CORP. TO CHEMICAL LAND HOLDINGS INC.
 INSTRUMENT # 990020788; QUIT CLAIM DEED FROM CHEMICAL LAND HOLDINGS INC. TO OSAIR OIL AND GAS CO.
- * ⑨ VOLUME 421 - PAGE 65; RESERVATION OF EASEMENT AS CONTAINED IN THE DEED FROM MARY MARTIN TO THE DIAMOND ALKALI CO. FOR DRAINAGE PURPOSES
- * ⑩ VOLUME 516 - PAGE 208; EASEMENT TO THE EAST OHIO GAS CO.
- * ⑪ INSTRUMENT # 980044904; INGRESS / EGRESS AND UTILITY EASEMENT
 NOTE: CONCERNING THE 80' EASEMENT, THE WESTERLY 20' IS USED FOR UTILITY PURPOSES
 THE 100' "GRAVEL DRIVE EASEMENT" IS FOR INGRESS/EGRESS PURPOSES
- * ⑫ INSTRUMENT # 980046251; UTILITY EASEMENT TO THE CITY OF PAINESVILLE
- * ⑬ CONSTRUCTION EASEMENT FOR THE ABOVE UTILITY EASEMENT; EXPIRES 1-YEAR AFTER THE BREAKING OF GROUND
- * ⑭ CONCERNS TAX INFORMATION FOR THE PARCEL UNDER EXAMINATION
- * ⑮ RECORD EVIDENCE OF POSSIBLE WATER AND BRINE LINE EASEMENT; NOT PRESENTED IN TITLE REPORT

* INDICATES SHOWN HEREON
 ** INDICATES PARTIALLY SHOWN HEREON AS REMAINDER PROCEEDS AWAY FROM THE PARCEL IN QUESTION
 -LOCATION OF EASEMENT APPROXIMATE; INFORMATION OBTAINED FROM CT, INC. DATED 4/1987, SHEET 3/9

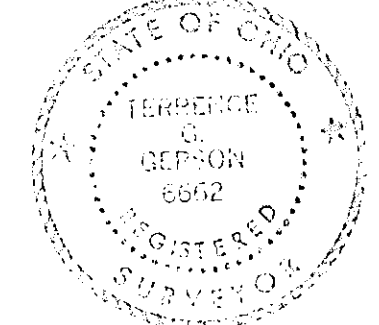
SURVEYORS CERTIFICATION

THIS SURVEY IS CERTIFIED FOR THE BENEFIT OF LEIMCO, LLC AS THE OWNER AND CHICAGO TITLE INSURANCE CO. AS THE TITLE COMPANY.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1,3,4,11g,13,14 OF TABLE A THEREOF. 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;

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."

I FURTHER CERTIFY THAT (1)THIS SURVEY SHOWS THE LOCATION OF ALL EASEMENTS THAT WERE IDENTIFIED IN THE TITLE REPORT BY CHICAGO TITLE CO., COMMITMENT #20310252 (2)THERE ARE NO ENCROACHMENTS FOUND EITHER WAY ACROSS THE BOUNDARY LINES OF THE SUBJECT PROPERTY. (3)INGRESS AND EGRESS TO AND FROM THE SUBJECT PROPERTY IS PROVIDED BY A 80' WIDE ACCESS STRIP OF LAND AS SHOWN. (4)THE LOCATION OF ALL IMPROVEMENTS, IF ANY, ON THE SUBJECT PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE LICENSING AND ZONING LAWS REGULATING THE USE OF SUBJECT PROPERTY. (5)THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON F.I.R.M. MAP DATED 1-2-1981, PANEL 24/75, #390771 0024 C.



NOTE: DUE TO THICK BRUSH COVER OF THE MAJORITY OF THE SUBJECT PROPERTY, WRC INC. WAS UNABLE TO LOCATE DRAINAGE-WAYS AND DOES NOT CERTIFY TO ALL EXISTING STRUCTURES/UTILITIES/POLES BEING LOCATED. ONLY THE VISIBLE/ACCESSIBLE OBJECTS WERE LOCATED AS SHOWN.

**3-13-01
 Legal Description of 71.774 Acre Parcel for
 Lake Erie Iron and Metal Company**

Situated in the City of Painesville, County of Lake, and State of Ohio and known as parts of Original Painesville Township Lot Nos. 51, 56, 57 and 58, Tract No. 4 and being further bounded and described as follows:

- Beginning at a point in the centerline of Jackson Street (50 feet wide) at the southwest corner of a parcel of land conveyed to Michael G. & Terrance K. Miller as recorded in Instrument No. 970037203 of Lake County Deed Records;
- Thence, S' 49° 36' 45" W along the centerline of Jackson Street, a distance of 80.63 feet to a southeast corner of a parcel of land conveyed to Lake Erie Iron & Metal Company as recorded in Instrument No. 980044903 of Lake County Deed Records;
- Thence, N' 47° 34' 15" W along an eastern boundary of said Lake Erie Iron & Metal Company property, passing through a 5/8 inch iron pin set at 25.20 feet marking the northerly margin of Jackson Street, a distance of 960.75 feet to a 5/8 inch iron pin set at a southwest corner of said Lake Erie Iron & Metal Company property;
- Thence, N' 49° 49' 55" E along a southern boundary of said Lake Erie Iron & Metal Company property, a distance of 404.41 feet to a 5/8 inch iron pin set at a southeast corner of said Lake Erie Iron & Metal Company property;
- Thence, N' 41° 50' 00" W along the eastern boundary of said Lake Erie Iron & Metal Company property and its prolongation, passing through a 5/8 inch iron pin found (0.10' S.) (with CT cap) at the northeast corner of said Lake Erie Iron & Metal Company property, a distance of 1840.82 feet to a 5/8 inch iron pin found (0.12' E.) (with CT cap) at the northeast corner of a parcel of land conveyed to the City of Painesville as recorded in Instrument No. 980047965 of Lake County Deed Records. Said iron pin found (0.12' E.) also lying in the southerly line of a parcel of land conveyed to the Consolidated Rail Corp.;
- Thence, N' 52° 27' 35" E along the southerly boundary of said Consolidated Rail Corp. property, a distance of 1549.73 feet to a 5/8 inch iron pin found (with CT cap) at the northwest corner of a parcel of land conveyed to Joseph & Rose Dalbaiso as recorded in Instrument No. 980037323 of Lake County Deed Records;
- Thence, S' 37° 02' 34" E along the westerly boundary of said Dalbaiso property, passing through a 1 inch iron pipe at 664.32 feet and a 1 inch iron pipe (0.45' NE'y) at 1231.59 feet, a total distance of 1743.00 feet to a 5/8 inch iron pin set at the northeast corner of a parcel of land conveyed to West Jackson Manor, LTD. as recorded in Instrument No. 980012456 of Lake County Deed Records;

GENERAL NOTES

-EVIDENCE OF POSSIBLE ROAD CONSTRUCTION ALONG EASTERLY PROPERTY LIMITS
 -VARIOUS INFORMATION OBTAINED FROM SURVEY PLAT PREPARED BY CT, INC.
 CONTRACT NO.87-235-236, DATED 4/1987

- Thence, S' 50° 19' 30" W along the northerly boundary of said West Jackson Manor, LTD. property, a distance of 219.94 feet to a 5/8 inch iron pin set at the northwest corner of said West Jackson Manor, LTD. property. Said 5/8 inch iron pin set referenced by a 5/8 inch iron pipe found (1.43' N., 3.71' E.);
- Thence, S' 37° 02' 34" E along the westerly boundary of said West Jackson Manor, LTD. property, a distance of 587.76 feet to a 3/4 inch iron pipe found at a northeast corner of a parcel of land conveyed to Southwood Construction Co. as recorded in Volume 763 - Page 185 of Lake County Deed Records. Said 3/4 inch iron pipe found referenced by a 5/8 inch iron pin found (2.53' S., 2.76' E.);
- Thence, S' 50° 19' 30" W along the northerly boundary of said Southwood Construction Co. property, a distance of 255.45 feet to a 5/8 inch iron pin found at the northeast corner of a parcel of land conveyed to James R. & Pamela D. Nebraski as recorded in Volume 1030 - Page 596 of Lake County Deed Records;
- Thence, S' 53° 10' 04" W along the northerly boundary of said Nebraski property, a distance of 66.54 feet to a 5/8 inch iron pin found at the northwest corner of said Nebraski property. Said iron pin found also lying in the easterly line of a parcel of land conveyed to JTY Enterprises LLC as recorded in Instrument No. 990049248 of Lake County Deed Records;
- Thence, S' 36° 49' 56" W along the easterly boundary of said JTY Enterprises LLC property, a distance of 185.72 feet to a 5/8 inch iron pin set at the northeast corner of said JTY Enterprises LLC property;
- Thence, S' 49° 18' 35" W along the northerly boundary of said JTY Enterprises LLC property, a distance of 423.90 feet to a 5/8 inch iron pin set at the northwest corner of said JTY Enterprises LLC property. Said iron pin set also lying in the easterly line of aforementioned Miller property;
- Thence, N' 41° 49' 05" W along the easterly boundary of said Miller property, a distance of 288.83 feet to a 5/8 inch iron pin set at the northeast corner of said Miller property;
- Thence, S' 49° 49' 55" W along the northerly boundary of said Miller property, a distance of 717.69 feet to a 3/4 inch iron pipe found (0.35' N., 0.53' W.) at the northwest corner of said Miller property;
- Thence, S' 47° 34' 15" E along the westerly boundary of said Miller property, passing through a 5/8 inch iron pin set at 854.80 feet marking the northerly margin of Jackson St., a distance of 879.80 feet to the Place of Beginning and containing 71.774 acres of land as surveyed and described by Terrence G. Gerson, P.S. #6662, for William R. Gray Associates, Inc., Professional Engineers and Surveyors, in November of 2000. Be the same, more or less, but subject to all legal highways and easements.

Note: All pins set are 5/8" x 30" long steel rebar with survey cap #6662.

WILLIAM R. GRAY ASSOCIATES, INC.
 7519 MENTOR AVE. MENTOR, OHIO 44060
 (440) 946-1616

DATE	REVISIONS
5-13-01	annotation
5-15-01	easements/legal desc

ALL T.A. SURVEY
 W/ STRUCTURE AND EASEMENT LOCATION
 PARTS OF ORIG. TWP. LOT #51, 56, 57, & 58
 CITY OF PAINESVILLE, LAKE COUNTY, OHIO

LAKE ERIE IRON & METAL CO.

DATE: 11-22-00
 DRAWN BY: DJG/PAP
 CHECKED BY: TCG
 SCALE: 1" = 200'