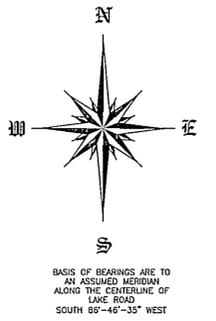
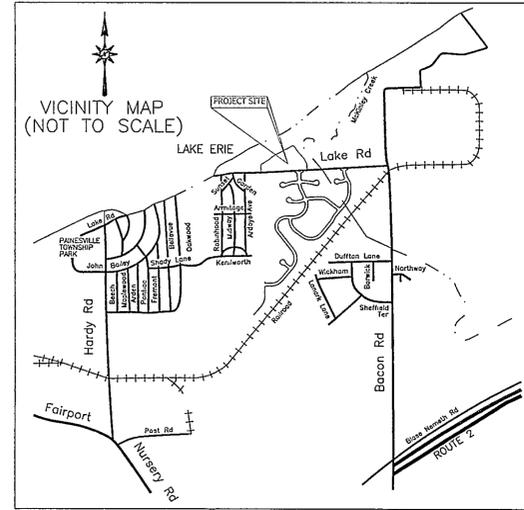


ALTA/ACSM LAND TITLE SURVEY

ALL THAT CERTAIN LANDS SITUATE IN LOT 4, TRACT 2, IN THE TOWNSHIP OF PAINESVILLE, COUNTY OF LAKE, STATE OF OHIO. LANDS TO LAKE ERIE SHORES DEVELOPMENT, LLC, AS RECORDED IN DOCUMENT NUMBER 199954998 (PPN 11B-043-0-00-001-0) IN THE OFFICE OF THE COUNTY RECORDER.



LAKE ERIE

14.1595 ACRES

LAKE ERIE SHORES DEVELOPMENT, LLC
DOC. 199954998
PPN 11B-043-0-00-001-0

LAKE ERIE SHORES DEVELOPMENT, LLC
DOC. 199954998
PPN 11B-043-0-00-001-0

- S/L 8 R.C. 7 N.L. McCLISH VOL. 29, PG. 94 PPN 11B-43A-006 #1054
- S/L 9 L.E. DUESLER VOL. 48, PG. 160 PPN 11B-43A-005 #1050
- S/L 10 L.E. DUESLER VOL. 48, PG. 289 PPN 11B-43A-004 #1056
- S/L 13 HARRY'S ENT., LTD. DOC. 200136869 PPN 11B-43A-001 #343

ARDOYE AVENUE
35' RW

ITEM 5
SANITARY SEWER LINE
20' DRAINAGE EASEMENT

OUTRIGGER COVE
60' RW

PEBBLEBEACH COVE
60' RW

BACON ROAD
60' RW

LAKE ROAD - VARIABLE WIDTH

POB

ITEM NO.	DESCRIPTION	RECORDING INFORMATION	AFFECTS PROPERTY
ITEM 5	STATE OF OHIO LAKE ERIE SUBMERGED LAND LEASE, FILE NO. SUB-2147-LA,	DOC. 200037107	AS SHOWN
ITEM 6	EASEMENT FOR SANITARY SEWER LINE	DOC. 2002R026618	AS SHOWN

SCHEDULE B - SECTION II
COMMONWEALTH LAND TITLE AGENCY OF LAKE COUNTY, LLC
(1-440-946-4437)
COMMITMENT NO. L8646E - DATED JUNE 10, 2005

PREPARED FOR: - LAKE ERIE SHORES DEVELOPMENT, INC. - - PB & J VILLA GRANDE, LLC -	PROJECT NAME: ALTA ACSM LAND TITLE SURVEY	PROJECT ADDRESS: LAKE ROAD PAINESVILLE, OHIO
	PROJECT LOCATION: LAKE COUNTY, OHIO	JOB NUMBER: 3841
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS CRABB'S SURVEYING SERVICE 10 WEST ERIE STREET, SUITE 101 PAINESVILLE, OHIO 44077 1-800-488-3968		CHK: T. STOCKER DRN: S. LOVEJOY REV: PAGE 1 OF 1

LEGEND

	MONUMENT BOX
	5/8" IRON PIN FOUND/SET
	IRON PIPE FOUND
	P.K. NAIL FOUND
CALC	CALCULATED
MEAS	MEASURED
OBS	OBSERVED
DEED	DEED RECITED

FLOOD NOTE
BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, PANEL 28 OF 75 COMMUNITY PANEL NUMBER 390771 0022C, WITH AN EFFECTIVE DATE OF JANUARY 1, 1981 THE PROPERTY DEPICTED ON THIS IS LOCATED WITHIN FLOOD ZONE C AREAS OF MINIMAL FLOODING.

60' 0' 60' 120'

SCALE: 1" = 60'
JULY 6, 2005
JULY 13, 2005 CORRECTIONS TO LEGAL

LEGAL DESCRIPTION

SITUATED IN THE TOWNSHIP OF PAINESVILLE, COUNTY OF LAKE, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL LOT 4 IN TRACT 2, SAID PARCEL IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE MONUMENT AT THE INTERSECTION OF THE CENTER LINES OF BACON ROAD (60 FEET WIDE) AND LAKE ROAD (WIDTH VARIES), SAID POINT BEING ALSO IN THE SOUTHERLY LINE OF THE LANDS NOW OR FORMERLY OWNED BY THE LOUISIANA CHEMICAL EQUIPMENT COMPANY AS RECORDED IN DEED VOLUME 887, PAGES 1169, TO 1173 OF THE LAKE COUNTY RECORDS.

THENCE ALONG SAID CENTER LINE OF LAKE ROAD SOUTH 86°46'35" WEST, PASSING THROUGH THE EASTERLY LINE OF SAID ORIGINAL LOT 4, AT 1536.19 FEET A TOTAL DISTANCE OF 1745.47 FEET TO THE PRINCIPAL PLACE OF BEGINNING OF THE PREMISES HEREIN DESCRIBED;

THENCE CONTINUING ALONG SAID CENTER LINE OF SAID LAKE ROAD, SOUTH 86°46'35" WEST, 1282.95 FEET TO A POINT ON THE WESTERLY LINE OF SAID ORIGINAL LOT 4 IN TRACT 2

THENCE NORTH 1°08'45" WEST, ALONG SAID WESTERLY LINE OF LOT 4, A DISTANCE OF 229.38 FEET TO THE SOUTHERLY LINE OF A LAKE ERIE SUBMERGED LAND LEASE AS RECORDED IN DOCUMENT NUMBER 200037107, LAKE COUNTY RECORDS;

THE FOLLOWING FOUR COURSES ARE ALONG THE SOUTHERLY BOUNDARY OF SAID LAKE ERIE SUBMERGED LAND LEASE)

THENCE NORTH 58°27'35" EAST, 264.49 FEET;
THENCE NORTH 47°16'29" EAST, 99.70 FEET;
THENCE NORTH 55°29'01" EAST, 85.20 FEET;
THENCE NORTH 61°00'12" EAST, 580.10 FEET;

THENCE SOUTH 78°13'28" EAST, 43.89 FEET;
THENCE SOUTH 34°28'25" EAST, 208.22 FEET;
THENCE SOUTH 41°08'59" EAST, 239.27 FEET;
THENCE SOUTH 29°00'09" EAST, 186.01 FEET;
THENCE SOUTH 03°13'25" EAST, 187.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 14.1595 ACRES OF LANDS AS DESCRIBED BY FRANK E. WALLAND, P.S. NO. 7556.

CERTIFICATION:

TO DOLLAR BANK, FEDERAL SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS, COMMONWEALTH LAND TITLE AGENCY OF LAKE COUNTY, LLC, LAKE ERIE SHORES DEVELOPMENT, LLC AND PB & J VILLA GRANDE, LLC.

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," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1989. PURSUANT TO THE ACCURACY STANDARD AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

TIMOTHY E. STOCKER, P.S. 7245

THE RECORD DOCUMENTS NOTED ON THIS PLAN OF SURVEY ARE THOSE DOCUMENTS AND ONLY THOSE DOCUMENTS OBTAINED BY COMMONWEALTH LAND TITLE AGENCY OF LAKE COUNTY, LLC AND SET FORTH IN COMMITMENT NO. L8646E DATED JUNE 10, 2005 AS AFFECTING THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY.

CRABB'S SURVEYING SERVICE MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT TO SURVEY PROPERTY.