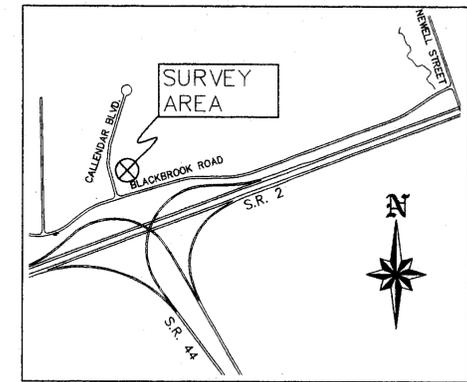
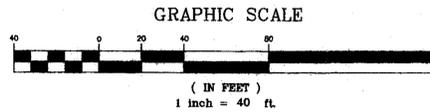
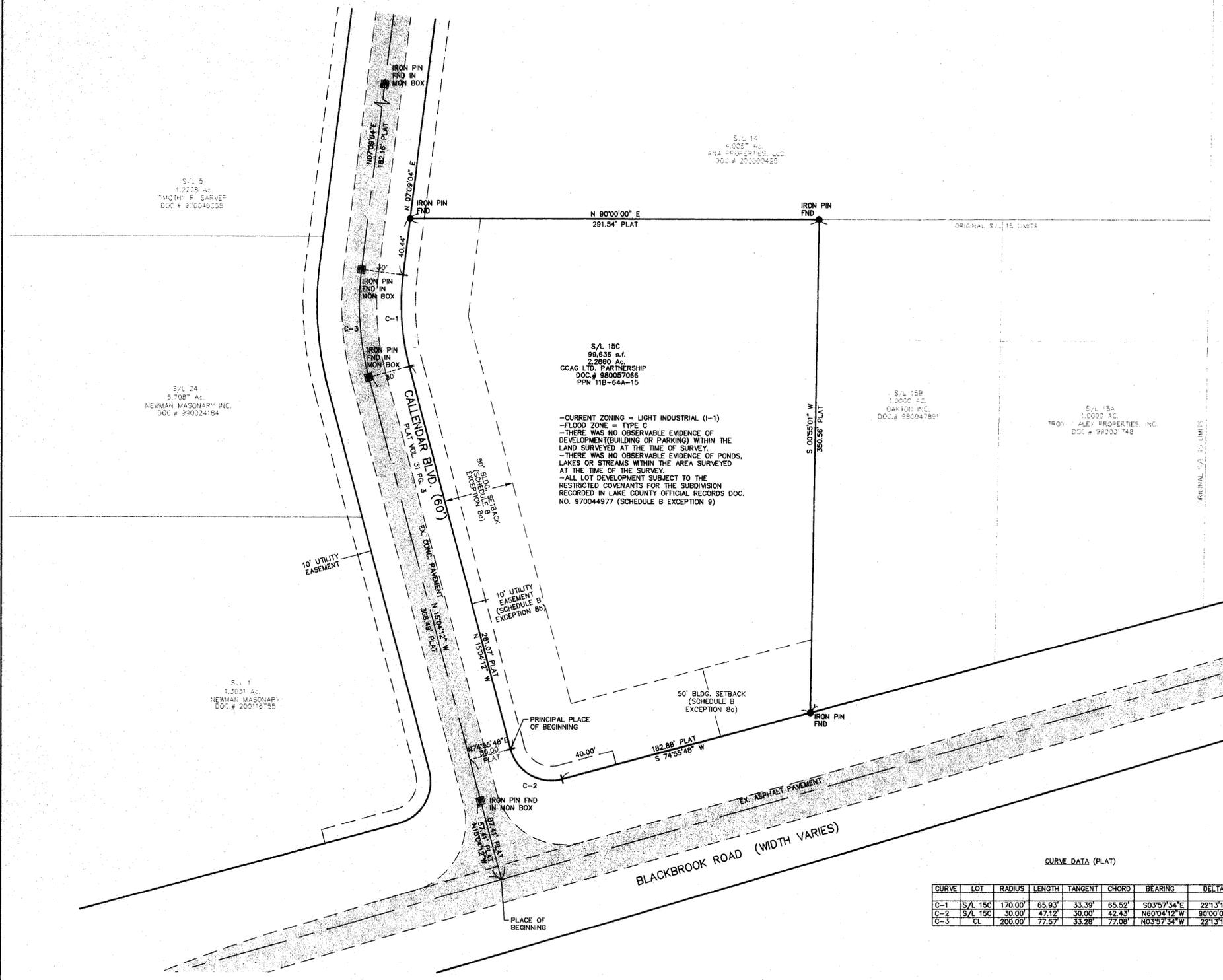


# ALTA/ACSM Land Title Survey for Daniel Biondolillo and Midland Title Security, Inc.

at the Blackbrook Road Subdivision  
being P.P.N 11B-64A-15 containing 2.2860 Acres  
being part of Original S/L 15 of the Blackbrook Road  
Subdivision as recorded in Vol. 31 Pg. 1 of Lake County Map Records  
and being part of Original Lots 17 and 18, Tract 4 in  
Painesville Township ~ Lake County ~ Ohio  
March 7, 2002



VICINITY MAP  
NTS



S/L 15C  
99,638 s.f.  
2.2860 Ac.  
CCAG LTD. PARTNERSHIP  
DOC # 980057065  
PPN 11B-64A-15

—CURRENT ZONING = LIGHT INDUSTRIAL (I-1)  
—FLOOD ZONE = TYPE C  
—THERE WAS NO OBSERVABLE EVIDENCE OF DEVELOPMENT (BUILDING OR PARKING) WITHIN THE LAND SURVEYED AT THE TIME OF SURVEY.  
—THERE WAS NO OBSERVABLE EVIDENCE OF PONDS, LAKES OR STREAMS WITHIN THE AREA SURVEYED AT THE TIME OF THE SURVEY.  
—ALL LOT DEVELOPMENT SUBJECT TO THE RESTRICTED COVENANTS FOR THE SUBDIVISION RECORDED IN LAKE COUNTY OFFICIAL RECORDS DOC. NO. 970044977 (SCHEDULE B EXCEPTION 9)

CURVE DATA (PLAT)

CURVE	LOT	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	S/L 15C	170.00'	65.93'	33.39'	65.52'	S03°57'34"E	221°13'16"
C-2	S/L 15C	30.00'	47.12'	30.00'	42.43'	N80°04'12"W	80°00'00"
C-3	CL	200.00'	77.57'	33.28'	77.08'	N03°57'34"W	221°13'16"

**LEGAL DESCRIPTION**

Situated in the Township of Painesville, County of Lake and State of Ohio and known as Being part of Original Painesville Township, Tract No. 4, Lot No. 17 and lot No. 18, and is further described as follows:

Beginning at the centerline intersection of Blackbrook Road (width varies) and Callendar Boulevard (60' wide);

Thence N 15° 04' 12" W along the centerline of said Callendar Boulevard, a distance of 87.41 feet to a point, passing through an iron pin found in a monument box at 57.41 feet;

Thence N 74° 55' 48" E a distance of 30.00 feet to a point in the easterly right of way line of said Callendar Boulevard, said point also being the Principal Place of Beginning of the premises herein intended to be described;

Course I Thence N 15° 04' 12" W along said easterly right of way line, a distance of 281.07 feet to a point;

Course II Thence along said right of way on an arc of a curve deflecting to the right (the radius of which is 170.00 feet and the chord of which bears N 03° 57' 34" W and is 65.52 feet in length) a distance of 65.93 feet to a point;

Course III Thence N 07° 09' 04" E along said right of way, a distance of 40.44 feet to an iron pin found;

Course IV Thence N 90° 00' 00" E along the southerly lot line of lands conveyed to Ana Properties, L.L.C. (S/L 14), as shown by the recorded plat in Volume 31, Page 3 of Lake County Plat Records; Lake County Document Number 200000425, a distance of 291.54 feet to an iron pin found;

Course V Thence S 00° 55' 01" W, a distance of 350.56 feet to an iron pin found in the northerly right of way line of said Blackbrook Road;

Course VI Thence S 74° 55' 48" W along said northerly right of way line, a distance of 182.88 feet to a point;

Course VII Thence along the arc of a curve deflecting to the right (the radius of which is 30.00 feet and the chord of which bears N 60° 04' 12" W and is 42.43 feet in length) a distance of 47.12 feet to the Principal Place of Beginning and containing 2.2860 acres of land, as described in March 2002 by John R. Alben, Registered Surveyor No. 7651. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

**SURVEYORS CERTIFICATION**

The undersigned hereby certifies to Daniel Biondolillo and to, Midland Title Security, Inc. that this map or plat and the survey on which it was based were made (1) 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, (2) pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certificate, and (3) further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Additionally, this plat and the survey on which it was based were made (1) 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 (2) the current standards of conveyance adopted by Cuyahoga County.

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 First American Title Insurance Company Title Commitment No. 15-36743 dated February 8, 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 a Flood Zone "C" as shown by Community Panel #390771 0224c (6/15/81); that if the property consist of two or more parcels that the parcels are contiguous and when taken together form one parcel without any gaps or gaps; and that existing utilities (i.e., storm, sanitary sewers, water, gas and electric) are available to the property.



John R. Alben  
P.S. No. 7-7651

03/07/02  
Date

CHK'D	
By	
Date	
Description	
Rev:	

Drawn By: JAS  
Checked By:  
Approved By:  
Date: 03/07/02

**Greenland Consulting, Inc.**  
Planning - Engineering  
6620 Hopkins Road Mentor, OH 44060  
Phone: (440) 206-9167 Fax: (440) 206-1923  
E-Mail: greenland@earthlink.net

Scale: Horiz. 1" = 40'  
Vert. 1" = N/A

Sheet No. 1 of 1

Filename: 02-016\DWG\dl

ALTA/ACSM Land Title Survey of  
S/L 15C of the Blackbrook Road Subdivision  
for Daniel Biondolillo & Midland Title Security, Inc.  
Painesville Township ~ Lake County ~ Ohio