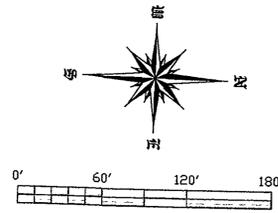
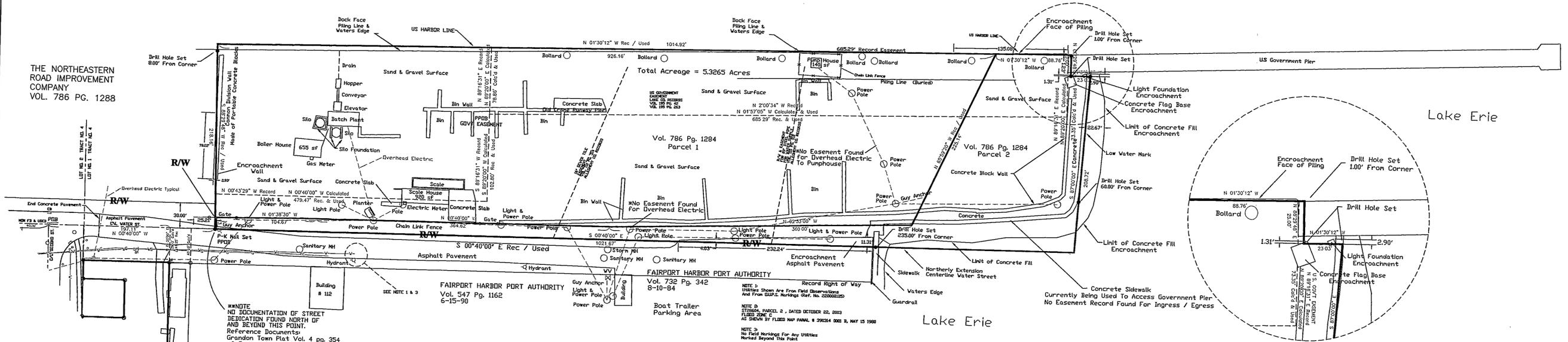


BOUNDARY SURVEY

VILLAGE OF FAIRPORT, LAKE COUNTY, OHIO PART OF LOT NO. 1, TRACT 4



Grand River



THE NORTHEASTERN ROAD IMPROVEMENT COMPANY VOL. 786 PG. 1288

NOTE: NO DOCUMENTATION OF STREET DEDICATION FOUND NORTH OF AND BEYOND THIS POINT. Reference Documents: Grandon Town Plat Vol. 4 pg. 354 of Geauga County Records Lake County Plat Book A pg. 57 & 58 ODOT L&C - 535-042

- ABBREVIATIONS:**
 POB - Place of Beginning
 PPOB - Principal Place of Beginning
 MON - Monument
 VOL - Volume
 PG - Page
 CO - County
 MH - Manhole
 CB - Catch Basin
 WV - Water Valve
 GOVT - Government
 SF - Square Feet
 IP FND - Iron Pin Found

SURVEYOR CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO THE UNION SAND & SUPPLY CORPORATION, NATIONAL CITY BANK, ITS SUCCESSORS AND OR ASSIGNS; SURETY TITLE AGENCY, INC.; AND FIRST AMERICAN TITLE INSURANCE COMPANY 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, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a)(1), 8, 10, 11(a), 13, 14, 15, AND 16 OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA / ACSM LAND TITLE SURVEYS 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." ADDITIONALLY, THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE (3) 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 (4) THE CURRENT STANDARDS OF CONVEYANCE ADOPTED BY LAKE COUNTY, IF ANY.

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'S TITLE COMMITMENT NO. ST 28604, DATED OCTOBER 22, 2003; THAT EXCEPT AS SHOWN THE PREMISES DOES NOT SERVE ANY OTHER ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE; THAT IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS THAT THE PARCELS ARE CONTIGUOUS AND WHEN TAKEN TOGETHER FORM ONE PARCEL WITHOUT ANY GAPS OR GORES.

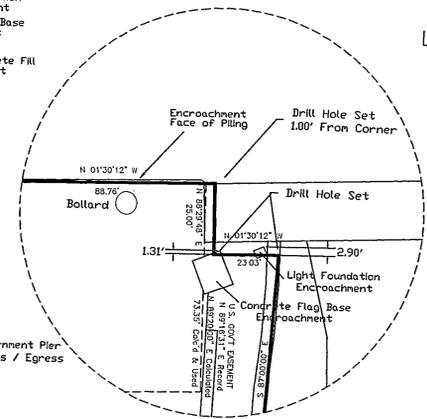
Michael A. Pisanelli
MICHAEL A. PISANELLI
 REGISTERED SURVEYOR NO. 7801
 OCTOBER 2003
 5585 CANAL ROAD VALLEY VIEW, OH 44125
 (216) 447-0814



RECORD EASEMENTS

- Volume 110 page 312 Allegheny County Records
Right-of-way and easement from Pennsylvania and Lake Erie Dock Company to the Village of Fairport for construction and maintenance of a 20" steel pipe for drawing a supply of water from Lake Erie.
- Volume 110 page 358 July 12th, 1935 Lake County Records
Agreement to lay and maintain one 15" pipe for transmitting sewage. Agreement is between the Baltimore and Ohio Railway Company and the Real Estate and Improvement Company to the Village of Fairport. "Location indicated in red on plan attached hereto and hereby made a part thereof." PLAN ATTACHED NOT FOUND.
- Volume 110 page 314 December 26, 1934 Allegheny County Records
Easement from Pennsylvania and Lake Erie Dock Company to Village of Fairport: Easement for 16" sewer tile for purpose of running waste water from the Village of Fairport filtration plant to the Grand River.
- Volume 195 page 42 August 13th, 1948 Lake County Records
Easement for constructing and maintaining the Grand River waterway from Pennsylvania and Lake Erie Dock Company to The United States of America.
- Volume 195 page 263 March 30th, 1949 Lake County Records
From Baltimore and Ohio Railroad Company to The United States of America for construction and maintenance of The Fairport Harbor. (This is the same easement as described in Vol. 195 page 42, Lake County Records, as shown).
- Volume 370 page 484 July 16th, 1954 Lake County Records
From The Baltimore and Ohio Railroad Company to the Pennsylvania and Lake Erie Dock Company. Quitclaim deed releasing interest in property but reserving the right to remove scales and railroad tracks. Scales no longer exist and all tracks have been removed on land now owned by Union Sand.

* Note: Volume 1058 page 952 of Lake County Records is a quitclaim deed from the Baltimore and Ohio Railroad Company and The Real Estate and Improvement Company of Baltimore City releasing their rights and interest in the above mentioned easements to The Union Sand and Supply Company.



LEGAL DESCRIPTION PARCEL 2

Situated in the Village of Fairport, County of Lake, State of Ohio, and known as being part of Lot No. 1, Tract 4 in said Village, and is bounded and described as follows:

Beginning at a monument box marking the intersection of the centerline of Water Street, and the centerline of Second Street.

Thence N 0° 40' 00" W, along the centerline of Water Street, 197.11 feet to a P-K Nail set, said point also being the principal place of beginning for the land herein described;

Thence S 88° 29' 48" W, along the northerly line of the Northeastern Road Improvement Company as recorded in Volume 786 page 1288 of Lake County Record of Deeds, 218.16 feet to a point, passing through a drill hole set 8.00 feet therefrom. Said point being in the waters of the Grand River;

Thence N 1° 30' 12" W, 1014.92 feet to a point on the west face of a concrete pier;

Thence N 88° 29' 48" E, 25.00 feet to a drill hole set in the top of a concrete flag foundation, passing through a drill hole set at 1.00 foot;

Thence N 1° 30' 12" W, 23.03 feet to a drill hole set in a concrete walk;

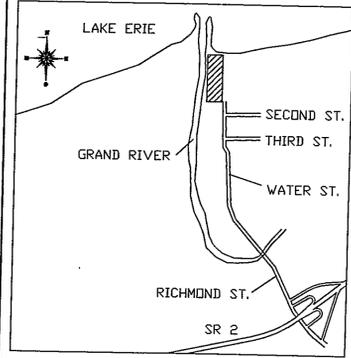
Thence S 87° 00' 00" E, along the low water mark of Lake Erie, 208.72 feet to a point, passing through a drill hole set 60.00 feet therefrom;

Thence S 0° 40' 00" E, along the centerline of Water Street and the northerly extension thereof, 1021.67 feet to the principal place of beginning, and passing through a drill hole set at 235.00 feet.

Containing within said bounds 5.3265 acres of which 0.0687 acres are in the waters of the Grand River. Land described herein is subject to all legal highways and easements of record as well as the natural movement of the waters of Lake Erie.

Bearings described herein are to an assumed meridian and used to describe angles only. As surveyed by Michael A. Pisanelli, Registered Ohio Surveyor No. 7801, in October 2003.

VICINITY MAP



144-164-11

ANTHONY ALLEGA INC. CEMENT CONTRACTORS 5585 CANAL ROAD VALLEY VIEW, OH 44125	UNION SAND & SUPPLY CORP.	
	UNION SAND DOCK SITE GRAND RIVER, LAKE COUNTY, OH	
SCALE: 1"=60' DATE: 10/22/03	DRAWN BY: STR DWG NO.: sanddock.dwg	ST28604 PARCEL 2 DOCK SITE SHEET NO. 1 OF 1