

PARCEL NO. 1
Situating in the city of Wickliffe, County of Lake, and the State of Ohio. Being part of the Original Willowby Township Lloyd Lot and Lots 10 & 11 in Tract 12, Township 9N, Range 10W and being more particularly described as follows:
Beginning at a monument (found) at the intersection of the centerline of Euclid Avenue (sixty feet wide) and Bailey Drive as widened (variable width) formerly Worden Road; Thence South 62 degrees 24 minutes 50 seconds West a distance of 109.48 feet to an iron pin (found) on the northwesterly right-of-way line of said Euclid Avenue and being the true point of beginning of the herein described parcel; Thence South 46 degrees 30 minutes 40 seconds West along said northwesterly right-of-way line of Euclid Avenue a distance of 763.99 feet to a nail in a cross in the concrete; Thence North 43 degrees 29 minutes 03 seconds West, along a division line between the herein described parcel and the lands of the Wickliffe Italian-American Club, a distance of 1424.59 feet to an iron pin (set) on lands of the Norfolk & Western Railway Company; Thence North 51 degrees 58 minutes 40 seconds East, along the southeasterly right-of-way line of said Norfolk & Western Railway Company, a distance of 1093.61 feet to an iron pin (found) on a southwesterly line of Bailey Drive as widened (variable width) formerly Worden Road; Thence along said southwesterly right-of-way line of Bailey Drive as widened (variable width) the following courses and distances, South 34 degrees 20 minutes 53 seconds East a distance of 177.53 feet to an iron pin (found disturbed); Thence South 32 degrees 26 minutes 20 seconds East a distance of 840.00 feet to a drill hole (found); Thence along a curve to the right having a radius of 797.90 feet, a central angle of 07 degrees 41 minutes 00 seconds, and a chord of South 28 degrees 35 minutes 50 seconds East a distance of 106.92 feet to a drill hole (found); Thence along a curve to the left having a radius of 872.90 feet, a central angle of 07 degrees 41 minutes 00 seconds, and a chord of South 28 degrees 35 minutes 50 seconds East a distance of 116.97 feet to an iron pin (found); Thence South 32 degrees 26 minutes 20 seconds East a distance of 48.65 feet to an iron pin (found); Thence along a curve to the right having a radius of 70.00 feet, a central angle of 78 degrees 57 minutes 00 seconds, and a chord of South 07 degrees 02 minutes 10 seconds West 89.00 feet to the place of beginning containing 30.475 acres, more or less, and subject to all legal highways. This description prepared by Rodney D. Lucas P.S. #7116 after a field survey of the parcel herein described in November 2001.

PARCEL NO. 2
Situating in the City of Wickliffe, County of Lake, and the State of Ohio. Being part of the Original Willowby Township Lloyd Lot in Tract 12, Township 9N, Range 10W, and also being Sublots 12 & 13 of the Oak Meadows Subdivision No. 3.
Beginning at a monument (found) at the intersection of the centerline of Euclid Avenue (60 feet wide) and Bailey Drive as widened (variable width) formerly Worden Road; Thence North 25 degrees 15 minutes 58 seconds West a distance of 300.84 feet to an iron pin (set) at the southeast corner of the parcel herein described, the same being a point on the line dividing said parcel and the northeasterly line of said Bailey Drive and being further described as the true point of beginning of the said parcel described herein; Thence North 32 degrees 26 minutes 20 seconds West, along the said right-of-way line of Bailey Drive, a distance of 891.55 to an iron pin (found); Thence continuing along said right-of-way line, North 30 degrees 31 minutes 47 seconds West a distance of 185.85 feet to an iron pin (found) at a point on the southeasterly line of lands of the Norfolk & Western Railway Company; Thence along said Norfolk & Western Railway Company's southeasterly right-of-way line along a curve to the right having a radius of 3785.74 feet, a central angle of 04 degrees 59 minutes 59 seconds, and a chord of North 55 degrees 04 minutes 13 seconds East a distance of 330.24 to an iron pin (found); Thence continuing along said Norfolk & Western Railway Company's southeasterly right-of-way line, North 58 degrees 02 minutes 20 seconds East a distance of 392.59 feet to an iron pin (found) where the centerline of East 300 Street (fifty feet wide) intersects the said Norfolk & Western Railway Company's southeasterly right-of-way line, the same being the northwesterly corner of Lot No. 12 of the Oak Meadows Subdivision No. 3 as recorded in Volume C Page 9 of the Lake County Record of Plats; Thence South 32 degrees 05 minutes 50 seconds East, along said centerline of East 300 Street and along the northerly line of Lots 12 & 13 of said Oak Meadows Subdivision No. 3, a distance of 246.85 feet to a bolt (set) on the northeast corner of Lot 13 of said Oak Meadows Subdivision No. 3; Thence along the dividing line between Lots 13 & 14 and leaving the centerline of said East 300 Street, South 46 degrees 29 minutes 30 seconds West a distance of 400.50 feet to an iron pin (found) on the southeast corner of Lot 13 of said Oak Meadows Subdivision No. 3; Thence leaving the southeast corner of said Lot 13 and with the southerly lines of Lots 14 through 20 South 32 degrees 05 minutes 50 seconds East a distance of 700.20 feet to an iron pin (found) and passing on line an iron pin (found) at a distance of 301.67 feet; Thence leaving the southerly line of said Oak Meadows Subdivision No. 3, South 46 degrees 30 minutes 40 seconds West a distance of 336.23 feet to the place of beginning containing 10.632 acres, more or less, subject to all legal highways. This description prepared by Rodney D. Lucas P.S. #7116 after a field survey of the parcel herein described in November 2001.

PARCEL NO. 3
Situating in the city of Wickliffe, County of Lake, and the State of Ohio. Being part of the Original Willowby Township Lloyd Lot and Lot 11 in Tract 12, Township 9N, Range 10W and being more particularly described as follows:
Beginning at a monument (found) in the centerline of Bailey Drive as widened (variable width) formerly Worden Road at monument station 11+75; Thence along said centerline, North 32 degrees 26 minutes 20 seconds West a distance of 292.01 feet to a point in said centerline of Bailey Drive; Thence South 57 degrees 33 minutes 40 seconds West a distance of 55.02 feet to an iron pin (found) on the northwesterly right-of-way line of lands of the Norfolk & Western Railway Company where it intersects the southwesterly right-of-way line of the said Bailey Drive and the parcel herein described, and being further described as the true point of beginning; Thence along the said right-of-way line of the Norfolk & Western Railway Company, South 51 degrees 58 minutes 40 seconds West a distance of 1101.30 feet to an iron pin (found); Thence leaving the right-of-way of said Norfolk and Western Railway Company and with the north line of the land of the Lubrizol Corporation, North 43 degrees 29 minutes 03 seconds West a distance of 144.90 feet to an iron pin (found) on the southeasterly line of the lands of the Consolidated Rail Corporation; Thence leaving the north line of lands of said Lubrizol Corporation and with the southeasterly line of the Consolidated Rail Corporation, North 58 degrees 02 minutes 00 seconds East a distance of 1123.85 to an iron pin (found) where the southeast right-of-way line of the Consolidated Rail Corporation intersects the southwesterly right-of-way line of Bailey Drive; Thence along the southwesterly right-of-way of Bailey Drive, South 32 degrees 26 minutes 20 seconds East a distance of 225.81 feet to the place of beginning containing 2.156 acres, more or less, subject to all legal highways. This description prepared by Rodney D. Lucas P.S. #7116 after a field survey of the parcel herein described in November 2001.

SURVEYORS CERTIFICATION

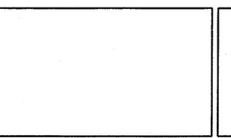
I, Rodney Dale Lucas a duly licensed and qualified surveyor in and for the State of Ohio, do hereby CERTIFY to Wells Fargo Bank Northwest, National Association, as Trustee, and its successors and assigns ("Lender") and to Townsend Wickliffe, LLC, its successors and assigns ("Borrower") and to Chicago Title Insurance Company that as of the 13 day of December, 2001, the foregoing plat of survey represents a true and correct survey made by me based on an inspection of the Premises and further hereby CERTIFY (a) that the within survey was actually made upon the ground, that it and the information, courses and distances shown hereon are correct, and that it is an accurate survey of all the real property legally described herein and (b) that the plat of survey correctly shows (1) the location of all buildings, structures and other improvements situated on the Premises (2) the courses and measured distances of the exterior property lines of the Premises and any easements or licenses located on or affecting the Premises (3) the location and number of parking spaces and the total square foot area of the Premises (4) the dimensions of all improvements on the Premises, measured at ground surface level, the distance of the buildings located adjacent to an exterior property line of the Premises to said exterior property line and the distance between adjacent buildings (5) all curb cuts and means of ingress to and egress from the Premises (6) all easements and rights of way which are appurtenant to or burden the Premises as are referred to in the Title Commitment of Chicago Title Insurance Company Commitment Number 21331677 MEN effective date October 25, 2001; and (7) the scale, the north direction, the beginning point, the distance to the nearest intersecting street and the point of reference from which the Premises are measured, the width of the street or streets on which the Premises abut, the lot and block number shown on any recorded plat to which reference is made in the legal description of the Premises, together with the filing date and recording date of such plat, and an accurate reference to the real estate records of Lake County, Ohio, identifying all easements and licenses of record crossing or affecting the Premises. The undersigned further CERTIFIES to the parties identified above that (i) except as shown, there are no visible or recorded easements or rights-of-way which cross or affect the Premises or any other easements or rights-of-way of which the undersigned has been advised, no party walls, no encroachments on or above adjoining premises, easements, streets or alleys by any of the buildings, structures or other improvements located on the Premises and no encroachments on or above the Premises by buildings, structures or other improvements situated on adjoining premises (ii) all streets abutting the Premises and all means of ingress to and egress from the Premises have been completed, dedicated and accepted for public maintenance and public use by the City of Wickliffe and the Premises has valid access to said streets (iii) all utilities for the improvements enter the Premises from abutting public streets (iv) the Premises are not situated within a flood hazard area as designated by the Flood Disaster Protection Act of 1973, as amended from time to time (v) the within survey was prepared 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 1-4, 6, 7(a), 7(b) (i), 7(d), 8-11 and 13 of Table A thereof and complies with all applicable laws of the State of Ohio (vi) municipal water, municipal storm sewer and municipal sanitary sewer facilities and telephone, gas and electric services of public utilities are available at the Premises and (vii) the Premises are properly zoned and subdivided to permit its current use with sufficient parking to meet the applicable parking requirements. 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 proper field procedures, instruments and adequate survey precautions were employed in order to achieve results comparable to those outlined in the Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

GENERAL NOTES:
1. ALL ADDJUDICATING ROAD RIGHTS-OF-WAY ARE PUBLIC.
2. ON 11/18/01, MR. RAYMOND P. SACK JR., BUILDING COMMISSIONER OF THE CITY OF WICKLIFFE, OHIO ADVISED THAT THE SUBJECT PREMISES LOCATED AT THE INTERSECTION OF 2901 EUCLID AVENUE AND EAST 300 STREET ARE SUBJECT TO A 10' WIDE EASEMENT FOR 20 SPACES OF 20' SPACES (192' REGULAR & 11' HANDICAP) & PARCEL 2 = 929 SPACES (80' HANDICAP).
3. PARCELS 1, 2 AND 3 SHOWN ON THIS PLAN ARE LOCATED IN FLOOD ZONE C AND FLOOD ZONE D SHOWN ON COUNTY PANEL NO. 39023-0002 DATED JAN. 2, 1980

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 COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR WARRANTS 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.

REFERENCE DRAWINGS:
NEW YORK CENTRAL RAILROAD CO. R/W TRACK MAP
NORFOLK & WESTERN RAILWAY CO. R/W PLAN
OAK MEADOWS SUBDIVISION NO.3
TAX MAP
LSDS 735 MAP
THE BARBOCK & WILCOX CO. BAILEY CONTROL CO. DIVISION - DATED SEPT. 22, 1989, REVISED OCT. 8, 1989 SHEETS 1 AND 2 OF 2 PREPARED BY MICHAEL BAKER JR., INC.

REVISIONS:
1 12/12/01



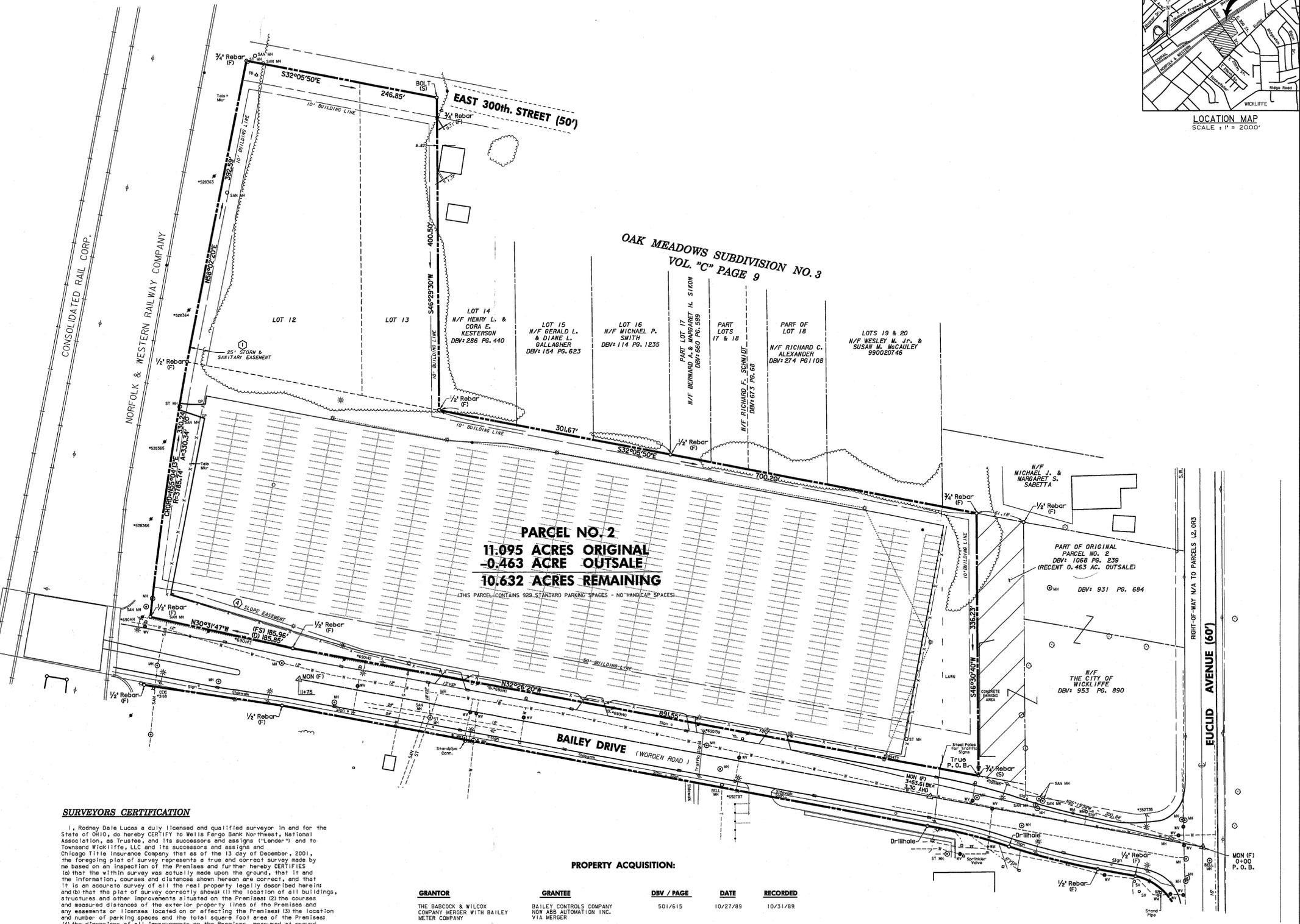
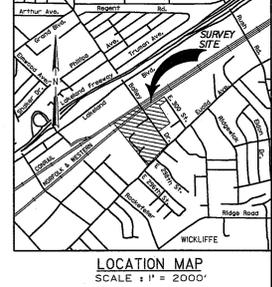
DESIGNED : FTH
DRAWN : DMB
CHECKED : FTH
REVIEWED : DWL / FTH / RDL
S.O. : 25245-000-0000-00012



LAND TITLE SURVEY
MICHAEL BAKER, JR., INC.
CONSULTING ENGINEERS
BEAVER, PENNSYLVANIA



ABB AUTOMATION INC.
SITUATE IN
TRACT 12 LOTS 10, 11 AND LLOYD, OF THE CITY OF WICKLIFFE
COUNTY OF LAKE, STATE OF OHIO
SCALE: 1" = 50'
DATE: DECEMBER 3, 2001

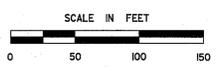


PROPERTY ACQUISITION:

Table with columns: GRANTEE, GRANTEE, DBV / PAGE, DATE, RECORDED.
Row 1: THE BARBOCK & WILCOX COMPANY MERGER WITH BAILEY METER COMPANY, BAILEY CONTROLS COMPANY NOW ABB AUTOMATION INC. VIA MERGER, 501/615, 10/27/89, 10/31/89.
Row 2: BAILEY CONTROLS COMPANY, THE CITY OF WICKLIFFE, OHIO, 1068/239, 11/18/94.

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 THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 21331677 MEN, EFFECTIVE DATE OCTOBER 25, 2001, RELATING TO THE PROPERTY REFERENCED IN THE PROPERTY ACQUISITION SHOWN ON THIS PLAN.

Table with columns: GRANTEE, TITLE REPORT #, DBV / PAGE, DATE, RECORDED, APPLICABLE, PLOTTABLE, COMMENTS.
Row 1: THE CITY OF WICKLIFFE, 292/552, 04/02/54, 05/03/54, YES, YES (SEE PARCEL 2), STORM AND SANITARY SEWER EASEMENT.
Row 2: THE CITY OF WICKLIFFE, 1055/08, 02/13/80, 02/29/80, YES, YES (SEE PARCEL 1), EASEMENT FOR HIGHWAY PURPOSES.
Row 3: THE CITY OF CLEVELAND DEPARTMENT OF UTILITIES, 1055/12, 02/13/80, 02/29/80, YES, YES (SEE PARCEL 1), RIGHT-OF-WAY EASEMENT FOR A WATER METER VAULT.
Row 4: THE CITY OF WICKLIFFE, 1055/20, 02/13/80, 02/29/80, YES, YES (SEE PARCEL 2), EASEMENT FOR HIGHWAY PURPOSES.
Row 5: THE WICKLIFFE ITALIAN AMERICA CLUB, 1057/12, 01/29/81, 02/5/81, YES, YES (SEE PARCEL 1), EASEMENT OF SANITARY AND STORM SEWER.



LEGEND
INLET, WATER VALVE, GAS VALVE, MANHOLE, MON, GATE, MON, UTILITY POLE, POLE W/ GUY WIRE, LIGHT POLE, PROPERTY CORNER, FOUND, SET, 20 PARKING SPACES, INLET, ST, GAS LINE, STORM LINE, MON LINE, R/W OR EASEMENT LINE, FIRE LINE, WATER LINE, SANITARY LINE, GUIDE RAIL, FENCE, SPRINKLER VALVE, STAND PIPE, WATER METER, FIELD SURVEY DISTANCE, TITLE REPORT NO., DEED DISTANCE.

REV. 12-17-01
LEGALS #1, #2, #3 OK

OWNER:
ABB AUTOMATION INC.
2901 EUCLID AVENUE
WICKLIFFE, OHIO 44092