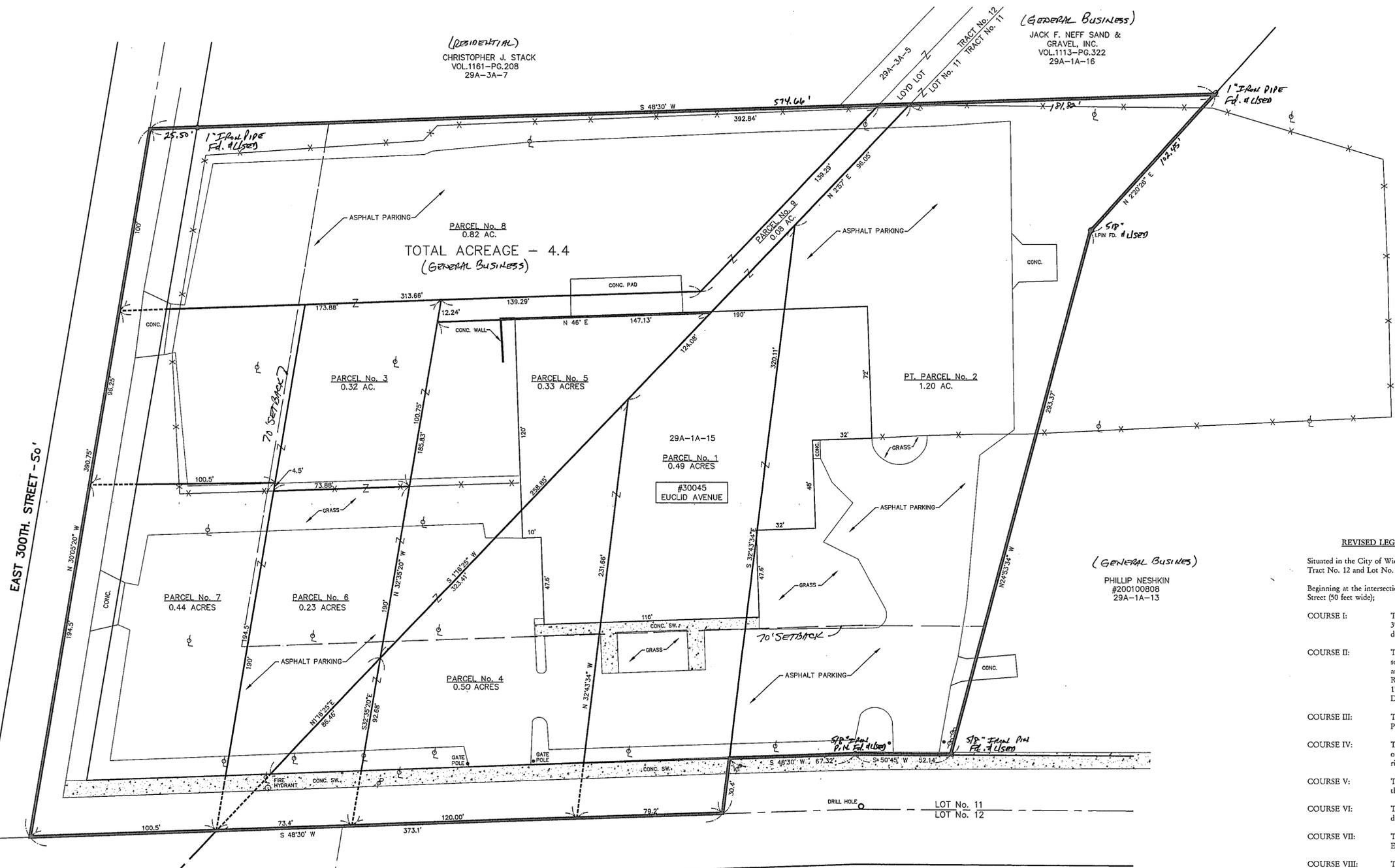


29A-1A-15 - REV. 10-12-01



(RESIDENTIAL)  
CHRISTOPHER J. STACK  
VOL.1161-PG.208  
29A-3A-7

(GENERAL BUSINESS)  
JACK F. NEFF SAND &  
GRAVEL, INC.  
VOL.1113-PG.322  
29A-1A-16

PARCEL No. 8  
0.82 AC.  
TOTAL ACREAGE - 4.4  
(GENERAL BUSINESS)

29A-1A-15  
PARCEL No. 1  
0.49 ACRES  
#30045  
EUCLID AVENUE

(GENERAL BUSINESS)  
PHILLIP NESHKIN  
#200100808  
29A-1A-13

**CERTIFICATION:**

The undersigned hereby certifies to Par 1 LLC, an Ohio LLC, National City Bank and its subsidiaries and affiliates: Midland Title Security, Inc., Title Agency, and First American Title Insurance Company that this map or plat and the survey on which it is based were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the ALTA and the ACSM in 1992, and includes Items 1, 2, 3, 4, 6, 7(b), 7(c), 8, 9, 10, 11, and 13 on Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an (Urban, Suburban, Rural, or Mountain and Marshland) Survey.

I further certify that the property abuts a publicly dedicated street and that there is vehicular ingress and egress to and from the property; that the property description contained herein is the same property specifically described in Midland Title Insurance Commitment No. 15-35535 dated June 1, 2001; that, except as shown the property does not serve any other adjoining property for drainage, ingress and egress or any other purpose; that the property is located in Flood Zone "C" as shown by flood panel number: 390321 0002A, date: 1/2/80; that if the property shown on the map or plat consist of more than one parcel, that the parcels are contiguous to each other without any gaps or gaps; and that the existing utilities (i.e. storm, sanitary sewers, water, gas and electric) are available to the property. That dimensions shown hereon are expressed in feet and decimal parts thereof; that all bearings are related to an assumed meridian and are intended to indicated angles only; that permanent monuments were found and set at all major corners of the boundary of the property indicated hereon.

Babcock, Jones & Associates, Inc.  
1924 Mentor Ave.  
Painesville, Ohio 44077

By: *Harry S. Jones, Jr.*  
Harry S. Jones, Jr., P.E., P.S.

Date: September 12, 2001

**REVISED LEGAL DESCRIPTION OF TOTAL PARCEL FOR TROTTER FORD.**

Situated in the City of Wickliffe, County of Lake and State of Ohio and known as being a part of Lloyd Lot, Tract No. 12 and Lot No. 11, Tract No. 11 and being further bounded and described as follows;

Beginning at the intersection of the centerline of Euclid Avenue (60 feet wide) and the centerline of E. 300th Street (50 feet wide);

- COURSE I: Thence North 30°05'20" West along the centerline of E. 300th Street a distance of 390.75 feet to the southwesterly corner of land conveyed to Christopher J. Stack by deed recorded in Volume 1161, Page 208 of Lake County Deed Records;
- COURSE II: Thence North 48°30' East along the southerly line of Christopher J. Stack and the southerly line and to the southeasterly corner of land conveyed to Jack F. Neff Sand and Gravel, Inc. by deed recorded in Volume 1113, Page 322 of Lake County Deed Records, passing thru a 1" iron pipe found at 25.50 feet, a distance of 574.66 feet to a 1" iron pipe found on the westerly line of land conveyed to Phillip Neshkin by Document No. 200100808 of Lake County Official Records;
- COURSE III: Thence South 2°20'26" West along the westerly line and to an angle point therein of Phillip Neshkin a distance of 102.45 feet to a 5/8" iron pin found;
- COURSE IV: Thence South 24°53'34" East along the westerly line and to the southwesterly corner of Phillip Neshkin a distance of 293.37 feet to a 5/8" iron pin found on the northerly right-of-way line of Euclid Avenue;
- COURSE V: Thence South 50°45' West along the northerly right-of-way line and to an angle point therein of Euclid Avenue a distance of 52.14 feet to a point;
- COURSE VI: Thence South 48°30' West along the northerly right-of-way line of Euclid Avenue a distance of 67.32 feet to a 5/8" iron pin found;
- COURSE VII: Thence South 32°43'34" East a distance of 30.40 feet to a point on the centerline of Euclid Avenue;
- COURSE VIII: Thence South 48°30' West along the centerline of Euclid Avenue a distance of 373.10 feet to the place of beginning and containing 4.4219 acres of land, subject to all legal highways, as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343 in October, 2001.

Bearings are based upon the centerline of Euclid Avenue being South 48°30' West and are used to describe angles only.

Zoning - General Business -GB  
Set back 70'  
Side yard 15' residential  
Side yard 8' GB  
Rear yard 20' residential  
Rear yard 8' GB  
Parking requirements 1 space per every 200 square feet of 1st floor space building.  
Parking requirements 1 space per every 250 square feet of 2nd floor building space.



REV NO.	DESCRIPTION	DATE	BY	CHK'D
1	REVISIONS	9-12-01	TR	HT
2	ADDED 70' SETBACK LINE	9-12-01	HT	HT
3	REVISIONS PER LAKE COUNTY ENGINEER	10-1-01	HT	HT
4	"	10-1-01	HT	HT

**bj** BABCOCK, JONES AND ASSOCIATES, INC  
CIVIL ENGINEERS - SURVEYORS - LAND PLANNERS  
PAINESVILLE OHIO 44077

DATE 8/30/01  
DESIGN BY H.J.  
DRAWN BY T.R.  
APPROVED BY H.J.

ALTA SURVEY OF L J TROTTER, INC. TO MODERN POWER EQUIPMENT CITY OF WICKLIFFE LAKE COUNTY

SCALE: 1"=30'  
JOB NO 01-134  
SHEET 1 OF 1