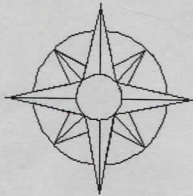


Howells and Baird, Inc.

CIVIL ENGINEERS AND SURVEYORS

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DONALD L. BAIRD, P.E., P.S.
Vice President 1934 - 1995

21 April 2006



DESCRIPTION OF A 32.458 ACRE PARCEL FOR LaCOUNTRIA, LTD.

Known as and being a parcel of land situated in Lot 37, Tract 3, Auburn Township, Geauga County, State of Ohio and being further bounded and described as follows:

Beginning for reference at a 5/8 inch iron pin found at the southwest corner of said Lot 37 being the centerline of Bartholomew Road (a sixty foot wide road), said iron pin being N 88°-52'-47"E a distance of 1673.00 feet from a 3/4 inch rebar found at the intersection of the centerlines of Bartholomew Road and Auburn Road (a sixty foot wide road);

thence N 88°-54'-22"E (reference bearing) along the south line of said Lot 37, also being the centerline of Bartholomew Road, a distance of 1165.97 feet to a 5/8 inch iron found, said iron pin being of the true place of beginning of the tract herein described;

thence N 16°-01'-50"W along the easterly boundary line of lands owned by LaCountria, Ltd., Parcel No. 01-118881, as recorded in Volume 1752, Page 1446 of the Geauga County Deed of Records, also being the westerly boundary line of lands owned by LaCountria, Ltd., Parcel No. 01-118882, as recorded in Volume 1763, Page 1322 of the Geauga County Deed of Records, a distance of 383.04 feet to a 5/8 inch iron pin found, but passing over a 5/8 inch iron pin found for reference on the northerly right-of-way line of said Bartholomew Road at 31.05 feet, and an angle therein;

thence N 2°-31'-14"W along the westerly boundary line of said Parcel No. 01-118882 and along the easterly boundary line of said Parcel No. 01-118881, a distance of 286.23 feet to a 5/8 inch iron pin found;

thence N 89°-17'-56"W along a northerly boundary line of said Parcel No. 01-118881, also along a southerly boundary line of said Parcel No. 01-118882, a distance of 196.62 feet to a 5/8 inch iron pin found;

thence N 1°-43'-58"W along an easterly boundary line of said Parcel No. 01-118881, also along the westerly boundary line of said Parcel No. 01-118882, a distance of 457.72 feet to a 5/8 inch iron pin found;

thence N 88°-54'-37"E along a southerly boundary line of said Parcel No. 01-118881, also along a northerly boundary line of said Parcel No. 01-118882 to a corner of lands owned by LaCountria, Ltd., Parcel No. 01-118883, as recorded in Volume 1763, Page 1318 of the Geauga County Deed Records, a distance of 326.59 feet to a 5/8 inch iron pin found;

Description of 32.458 Acres of Land for LaCountria, Ltd.
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thence N 0°-06'-47"W along an easterly boundary line of said Parcel No. 01-118881, also the westerly boundary line of said Parcel No. 01-118883, a distance of 80.01 feet to a concrete monument found, said concrete monument being at the southwest corner of lands of the City of Akron, Parcel No. 01-708946, as described in Deed Volume 424, Page 74 of the Geauga County Deed Records;

thence N 88°-54'-37"E along the southerly boundary line of said land of the City of Akron, Parcel No. 01-708946, also along the northerly boundary line of said Parcel No. 01-118883, a distance of 1100.00 feet to a concrete monument found, said concrete monument being at an angle point in the westerly boundary line of lands of the City of Akron, Parcel No. 01-708903, as described in Deed Volume 311, Page 417 of the Geauga County Deed Records, said concrete monument also being on the easterly line of land of said Parcel No. 01-118883;

thence S 0°-08'-13"E along the westerly line of lands of the City of Akron, Parcel No. 01-708903 and the easterly line of lands of said LaCountria, Ltd., Parcel No. 01-118883, a distance of 1200.16 feet to a 5/8 inch iron pin found, but passing through a concrete monument found at a distance of 1170.16 feet, said iron pin being on the south line of said Lot 37, Auburn Township, also being the centerline of Bartholomew Road;

thence S 88°-54'-22"W along the south line of said Lot 37, also being the centerline of Bartholomew Road, a distance of 750.43 feet to a 5/8 inch iron pin found, said iron pin being at the southeast corner of land owned by Patrick A. Cozzens, Parcel No. 01-118919, as recorded in Volume 1764, Page 512 of the Geauga County Deed of Records;

thence N 1°-07'-13"W along the easterly boundary line of said Parcel No. 01-118919, also along the westerly boundary line of said Parcel No. 01-118883, a distance of 524.15 to a 5/8 inch iron pin found at the northeast corner of said Parcel No. 01-118919, but passing over a 5/8 inch iron pin found at the north right-of-way line of said Bartholomew Road at 30.00 feet;

thence N 90°-00'-00"W along the northerly boundary line of said Parcel No. 01-118919, also along a southerly boundary line of said LaCountria, Ltd., Parcel No. 01-118883 and Parcel No. 01-118882, a distance of 208.00 feet to a 5/8 inch iron pin found at the northwest corner of said Parcel No. 01-118919, also being at an angle point in the boundary line of said Parcel No. 01-118882;

thence S 0°-00'-00"E along the easterly boundary line of said Parcel No. 01-118882 and along the westerly boundary line of said Parcel No. 01-118919, a distance of 220.00 feet to a 5/8 inch iron pin found and an angle therein;

thence S 8°-00'-52"E along the easterly boundary line of said Parcel No. 01-118882 and along the westerly boundary line of said Parcel No. 01-118919, a distance of 310.42 feet to a 5/8 inch iron pin found, but passing through a 5/8 inch iron pin found for reference on the northerly right-of-way line of Bartholomew Road, a distance of 280.20 feet, said iron pin being on the south line of said Lot 37, Auburn Township, also being the centerline of Bartholomew Road;

thence S 88°-54'-22"W along the south line of said Lot 37, also being the centerline of Bartholomew Road, a distance of 175.00 feet to the place of beginning, containing 32.458 acres of land, more or less, of which 0.639 acres lies within existing right-of-way of Bartholomew Road.

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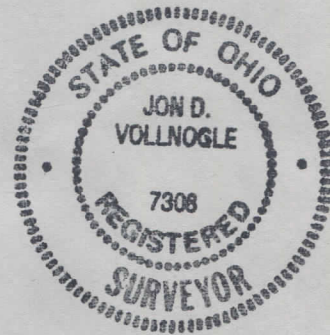
The above described parcel also being subject to a 12 foot wide utility easement being adjacent to and 12 feet distant northerly and parallel to the northerly right-of-way line of Bartholomew Road, said easement extends from the westerly line of the above described parcel to the easterly line of the above described parcel, excluding the lands owned by Patrick A. Cozzens, as recorded in Volume 1764, Page 512 of the Geauga County Deed of Records.

The above described parcel formerly being all of the lands of LaCountria, Ltd., Parcel No. 01-118882, as recorded in Volume 1763, Page 1322 of the Geauga County Records of Deeds and all of the lands of LaCountria, Ltd., Parcel No. 01-118883, as recorded in Volume 1763, Page 1318 of the Geauga County Records of Deeds.

This legal description was prepared by Jon D. Vollnogle, Registered Surveyor No. 7308 in April 2006 from a survey performed under his supervision.

Jon D. Vollnogle, Reg. Surveyor #7308

SEAL:



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. 4 25 06

OFFICE OF THE
GEAUGA COUNTY ENGINEER

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APR 21 2006
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