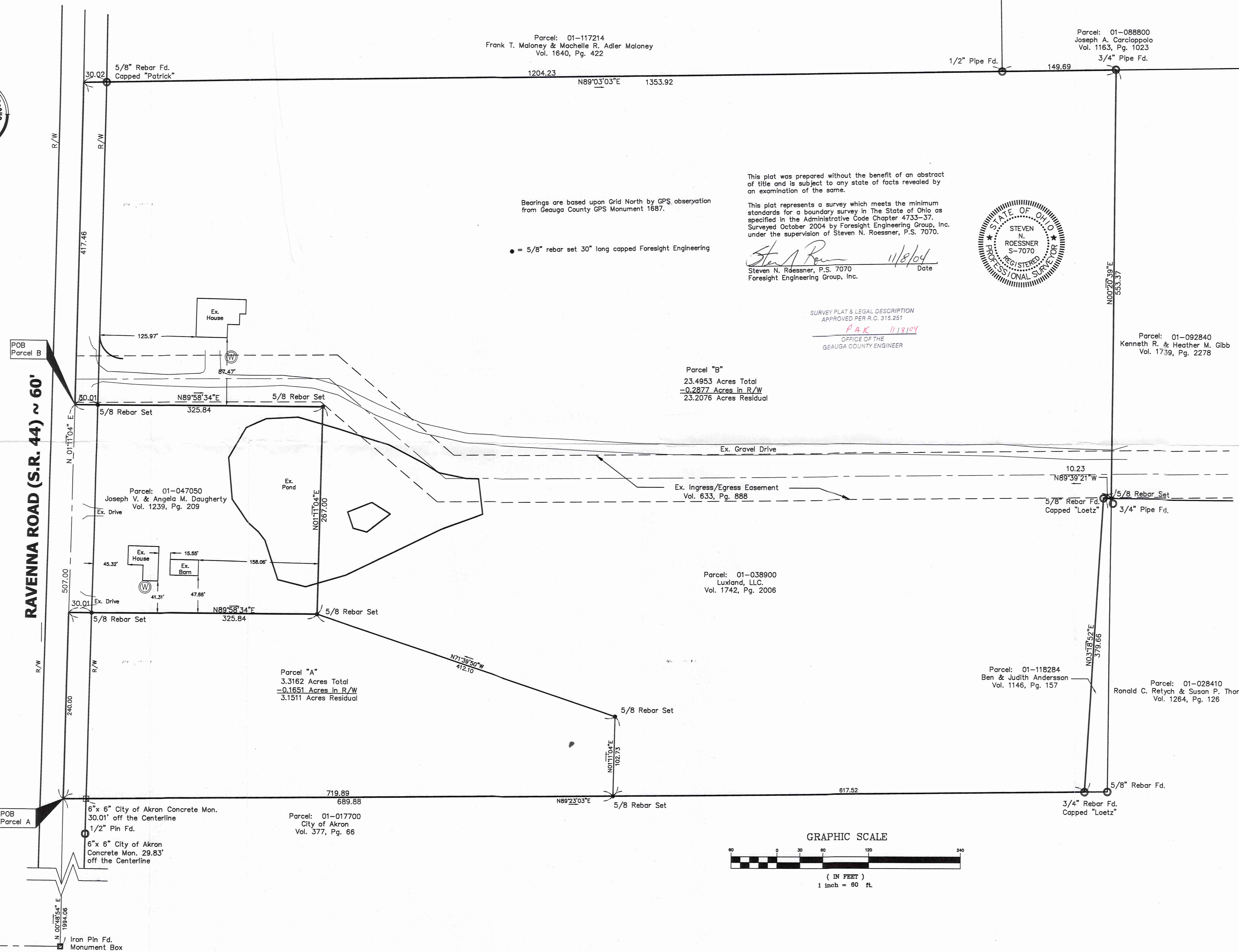


Situated in the Township of Auburn,
County of Geauga and State of Ohio
and being a part of Lot No. 49,
Tract Three in Township 6,
Range 8 of the Connecticut Western Reserve



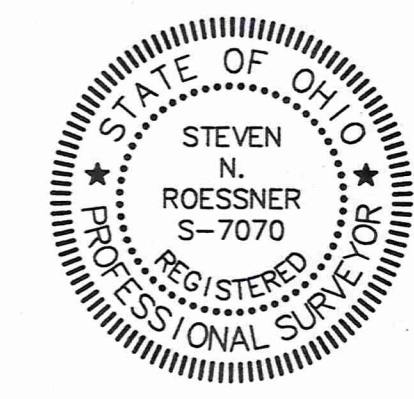
Parcel: 01-117214
Frank T. Maloney & Machele R. Adler Maloney
Vol. 1640, Pg. 422

Parcel: 01-088800
Joseph A. Carcioppolo
Vol. 1163, Pg. 1023

This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

This plat represents a survey which meets the minimum standards for a boundary survey in The State of Ohio as specified in the Administrative Code Chapter 4733-37. Surveyed October 2004 by Foresight Engineering Group, Inc. under the supervision of Steven N. Roessler, P.S. 7070.

Steven N. Roessler 11/8/04
Steven N. Roessler, P.S. 7070
Foresight Engineering Group, Inc.



Bearings are based upon Grid North by GPS observation from Geauga County GPS Monument 1687.

● = 5/8" rebar set 30" long capped Foresight Engineering

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER P.O. 315.251
PAK 11/8/04
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Parcel "B"
23.4953 Acres Total
-0.2877 Acres in R/W
23.2076 Acres Residual

Parcel: 01-038900
Luxland, LLC.
Vol. 1742, Pg. 2006

Parcel "A"
3.3162 Acres Total
-0.1651 Acres in R/W
3.1511 Acres Residual

Parcel: 01-118284
Ben & Judith Andersson
Vol. 1146, Pg. 157

Parcel: 01-028410
Ronald C. Retych & Susan P. Thompson
Vol. 1264, Pg. 126

5/8" Rebar Fd.
Capped "Patrick"

1/2" Pipe Fd.

149.69

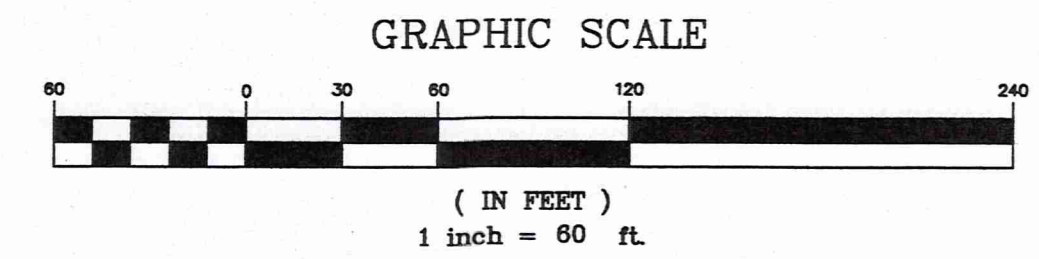
3/4" Pipe Fd.

POB
Parcel B

POB
Parcel A

RAVENNA ROAD (S.R. 44) ~ 60'

Crackel Road ~ 60'



SCALE : Horz. 1" = 60'
Vert. None
FILE NAME
I:\Lux\2004\Lot-Split
DATE :
November 8, 2004

REVISIONS:

AUBURN ROAD PROPERTIES
JAY LUXEMBURG
Auburn Township - Geauga County - Ohio
Lot Split

SHEET NO.

I:\askip\luz\2004\Lot-Split.dwg, 11/8/2004 9:45:45 PM, Copyright Foresight Engineering Group, Inc.

AUB00156

Luxland

PICK update
11/09/04
Olsobete

**Survey Description
For
Parcel A
3.3162 acres
November 4, 2004**

Situated in the Township of Auburn, County of Geauga and State of Ohio and being a part of Lot No. 49, Tract 3 in Township 6, Range 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Commencing at an iron pin found in a monument box at the intersection of the centerline of Crackle Road, 60 feet wide, and the centerline of Ravenna Road, also known as State Route 44, 60 feet wide;

Thence North 00°48'54" East a distance of 1994.06 feet to a northwesterly corner of parcel 01-017700 owned by the City of Akron by deed recorded in Volume 377, Page 66 of the Geauga County Records of Deeds, said corner being the place of beginning;

Course I. Thence North 1°11'04" East along the centerline of said Ravenna Road a distance of 240.00 feet to a southwesterly corner of parcel 01-047050 owned by Joseph V. and Angela M. Daugherty by deed recorded in Volume 1239, Page 209 of the Geauga County Records of Deeds;

Course II. Thence North 89°58'34" East along the southerly line of said parcel 01-047050, passing through a 5/8 inch rebar set at a distance of 30.01 feet, a distance of 325.84 feet to a 5/8 inch rebar set at the southeast corner of said parcel 01-047050;

Course III. Thence South 71°39'50" East along a new division line a distance of 412.10 feet to a 5/8 inch rebar set;

Course IV. Thence South 1°11'04" West along a new division line a distance of 102.73 feet to a 5/8 inch rebar set along the northerly line of said parcel 01-017700;

Course V. Thence South 89°23'03" West along the northerly line of said parcel 01-017700, passing through a 6 inch by 6 inch City of Akron Concrete Monument box at a distance of 689.88 feet, a total distance of 719.89 feet to the centerline of said Ravenna Road and the place of beginning containing 3.3162 acres of land of which 0.1651 acres are located within the right-of-way of said Ravenna Road. This description is based upon a survey performed in October 2004 by Foresight Engineering Group under the supervision of Steven N. Roessner, P.S. 7070. Bearings are based upon Grid North as observed by GPS using Geauga County GPS Monument 1687. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is recorded in Vol. 1742, Page 2006 of Geauga County Record of Deeds.

Steven N. Roessner
STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.

11/4/04
DATE



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

PAK 11/8/04

OFFICE OF THE
GEAUGA COUNTY ENGINEER

**Survey Description
For
Parcel B
23.4953 acres
November 8, 2004**

Situated in the Township of Auburn, County of Geauga and State of Ohio and being a part of Lot No. 49, Tract 3 in Township 6, Range 8 of the Connecticut Western Reserve and being further bounded and described as follows:

Commencing at an iron pin found in a monument box at the intersection of the centerline of Crackel Road, 60 feet wide, and the centerline of Ravenna Road, also known as State Route 44, 60 feet wide;

Thence North 00°48'54" East a distance of 1994.06 feet to a northwesterly corner of parcel 01-017700 owned by the City of Akron by deed recorded in Volume 377, Page 66 of the Geauga County Records of Deeds;

Thence North 1°11'04" East along the centerline of said Ravenna Road a distance of 507.00 feet to a northwesterly corner of parcel 01-047050 owned by Joseph V. and Angela M. Daugherty by deed recorded in Volume 1239, Page 209 of the Geauga County Records of Deeds; said point being the beginning;

Course I. Thence North 1°11'04" East along the centerline of said Ravenna Road a distance of 417.46 feet to a southwesterly corner of parcel 01-117214 owned by Frank T. Maloney and Machelle R. Adler Maloney by deed Recorded in Volume 1640, Page 422 of the Geauga County Records of Deeds;

Course II. Thence North 89°03'03" East along the southerly line of said parcel 01-117214 and parcel 01-088800 owned by Joseph A. Carcioppolo by deed recorded in Volume 1163, Page 1023 of the Geauga County Records of Deeds, passing through a 5/8 inch rebar found capped "Patrick" at a distance of 30.02 feet and a 1/2 inch pipe found at a distance of 1204.23 feet, a total distance of 1353.92 feet to a 3/4 inch pipe found at a northwesterly corner of parcel 01-092840 owned by Kenneth R. and Heather M. Gibb by deed recorded in Volume 1739, Page 2278 of the Geauga County Records of Deeds;

Course III. Thence South 0°20'39" West along the westerly line of said parcel 01-092840, a distance of 553.37 feet to a 5/8 inch rebar set at a northwesterly corner of parcel 01-028410 owned by Ronald C. Retych and Susan P. Thompson by deed recorded in Volume 1264, Page 126 of the Geauga County Record of Deeds;

Course IV. Thence North 89°39'21" West a along the northerly line of parcel 01-118284 owned by Ben and Judith Anderson by deed recorded in Volume 1146, Page 157 of the Geauga County Records of Deeds, a distance of 10.23 feet to a 5/8 inch rebar found capped "Loetz;"

Course V. Thence South 3°18'52" West along the westerly line of said parcel 01-118284 a distance of 379.66 feet to a 3/4 inch rebar found capped "Loetz" on a northerly line of said parcel 01-017700;

Course VI. Thence South 89°23'03" West along a northerly line of said parcel 01-118284 a distance of 617.52 feet to a 5/8 inch rebar set;

Course VII. Thence North 1°11'04" East along a new division line a distance of 102.73 feet to a 5/8 inch rebar set;

Course VIII. Thence North 71°39'50" West along a new division line a distance of 412.10 feet to a 5/8 inch rebar set at a southeasterly corner of said parcel 01-047050;

Course IX. Thence North 1°11'04" East along an easterly line of said parcel 01-047050 a distance of 267.00 feet to a 5/8 inch rebar set at a northeasterly corner of said parcel 01-047050;

Course X. Thence South 89°58'34" West along the northerly line of said parcel 01-047050, passing through a 5/8 inch rebar set 30.01 feet of the centerline of said Ravenna Road, a distance of 325.84 feet to the centerline of said Ravenna Road and the place of beginning containing 23.4953 acres of land of which 0.2877 acres are located within the right-of-way of said Ravenna Road. Subject to an ingress and egress as recorded in Volume 633, Page 888 of the Geauga County Records of Deeds. This description is based upon a survey performed in October 2004 by Foresight Engineering Group under the supervision of Steven N. Roessner, P.S. 7070. Bearings are based upon Grid North as observed by GPS using Geauga County GPS Monument 1687. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is recorded in Vol. 1742, Page 2006 of Geauga County Record of Deeds.

Steven N. Roessner
STEVEN N. ROESSNER, P.S. #7070
FORESIGHT ENGINEERING GROUP, INC.

11/8/04
DATE



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

PAK 11/8/04

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED

NOV 8 2004

Geauga County Engineer's Office

[Signature]