

VICINITY MAP
No Scale

FLOOD CERTIFICATION:
Property hereon is situated in Zone "X", a minimum flood zone as shown on the Federal Flood Map Community Panel No. 390190-0108-B Effective: Nov. 4, 1988

PROPERTY AREA:
Acreage: 9.1201
Square Feet: 397,270.9

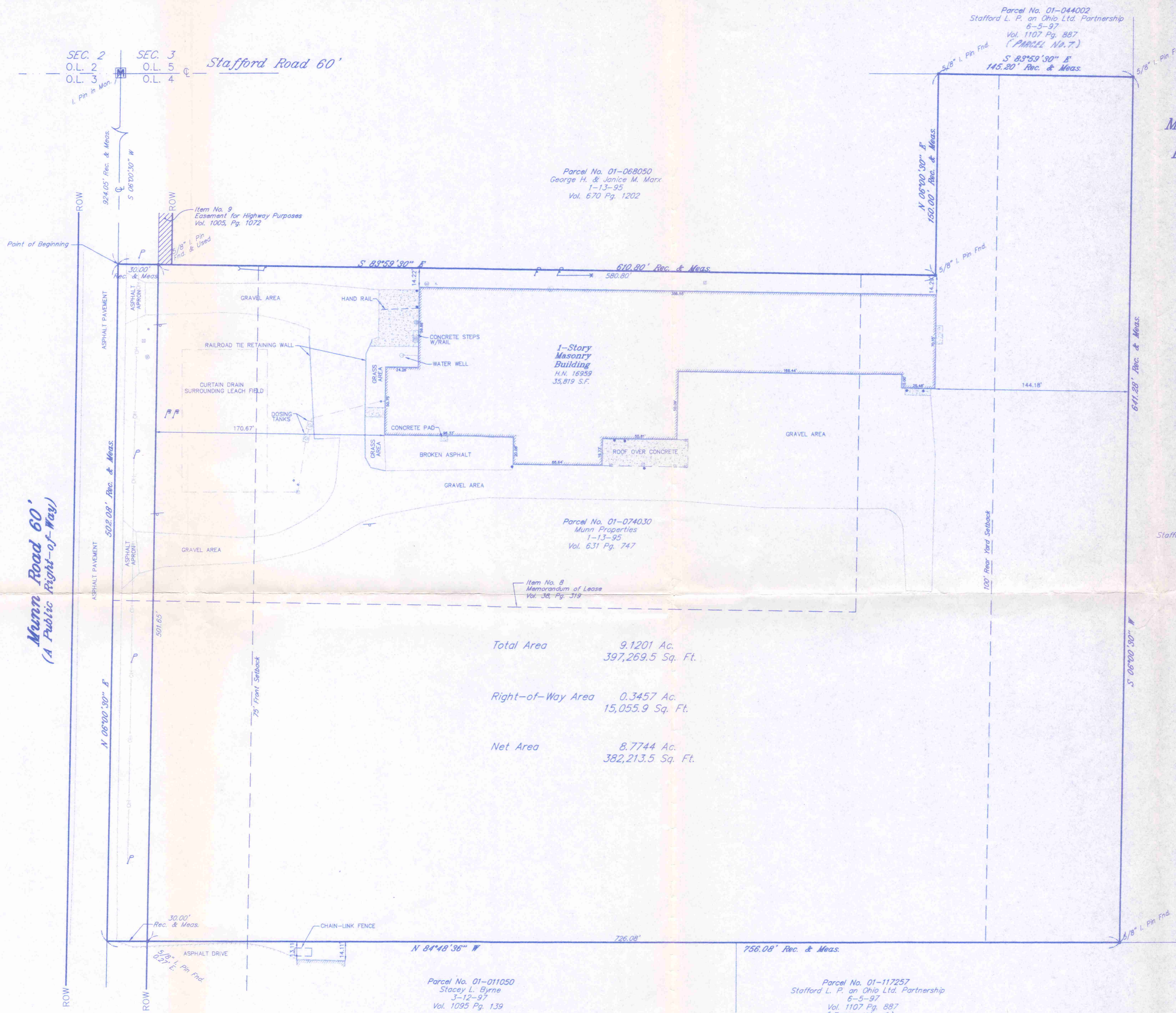
ZONING: I-1 Industrial
Setbacks:
Front: 75'
Rear: 100'
Sides: 0'

PARKING: No striping
Standard Spaces: --
Handicapped Spaces: --
Garage Spaces: --
Total Spaces: --

Lawyers Title Insurance Company
Title Commitment Insurance No. 83511e
Schedule B

Item (8) - Memorandum of Lease
Easement in Vol. 38 Pg. 319 GCMR
Plotted and shown herein

Item (9) - Easement for Highway Purposes
Easement in Vol. 1005 Pg. 1072 GCMR
Plotted and shown herein



Parcel No. 01-068050
George H. & Janice M. Marx
1-13-95
Vol. 670 Pg. 1202

Parcel No. 01-074030
Munn Properties
1-13-95
Vol. 631 Pg. 747

Total Area 9.1201 Ac.
397,269.5 Sq. Ft.
Right-of-Way Area 0.3457 Ac.
15,055.9 Sq. Ft.
Net Area 8.7744 Ac.
382,213.5 Sq. Ft.

Parcel No. 01-011050
Stacey L. Byrne
3-12-97
Vol. 1095 Pg. 139

Parcel No. 01-112257
Stafford L. P. an Ohio Ltd. Partnership
6-5-97
Vol. 1107 Pg. 887
(PARCEL No. 1)

Parcel No. 01-049553
Stafford L. P. an Ohio Ltd. Partnership
6-5-97
Vol. 1107 Pg. 887
(PARCEL No. 2)

Basis of Bearings:
Centerline Bearing of Munn Road is N 06° 00' 30" East as found in deed for Munn Properties as recorded in Vol. 631, Page 747 of Geauga County Records.

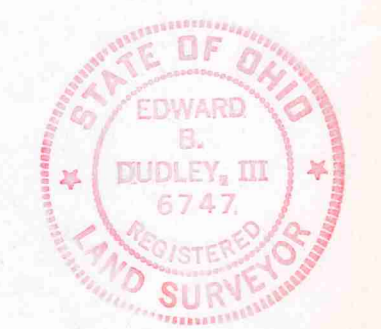
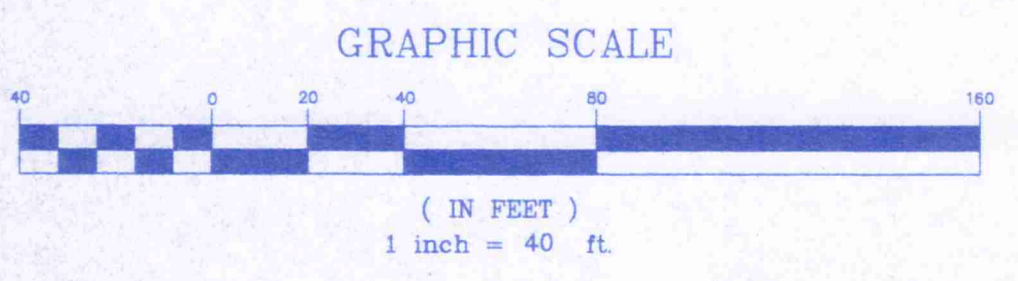
Deed of Reference:
Munn Properties
Vol. 631, Page 747 of Geauga County Records.

ALTA/ACSM Survey of 16959 Munn Road for Munn Properties, Limited Partnership Omnimold, Inc. Lawyers Title Insurance Corporation Teague Real Estate Company, LLC National City Bank

LEGAL DESCRIPTION
Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot No. 4, Section No. 3, Tract One and further bounded and described as follows:
Beginning at a point in the centerline of Munn Road (60.00 feet wide), South 06° 00' 30" West, 824.05 feet along said centerline, from an iron pin at its intersection with the centerline of Stafford Road (60.00 feet wide) said point being the southwest corner of land conveyed to George H. and Janice M. Marx by deed recorded in Volume 670, Page 1202 of Geauga County Records;
Thence South 83° 59' 30" East along the southerly line of land so conveyed, passing through a 5/8" iron pin found 30.00 feet therefrom, 610.80 feet to a 5/8" iron pin found at the southeast corner thereof;
Thence North 06° 00' 30" East along the easterly line of land so conveyed, 150.00 feet to a 5/8" iron pin found at the northeast corner thereof, said point being on the southerly line of and conveyed to Stafford L.P. an Ohio LTD Partnership by Parcel No. 7 recorded in Volume 1107, Page 887 of Geauga County Records;
Thence South 83° 59' 30" East along a southerly line of land so conveyed, 145.20 feet to a 5/8" iron pin found in the west line of Parcel No. 2 of said Stafford deed;
Thence South 06° 00' 30" West along a westerly line of land so conveyed, 641.28 feet to a 5/8" iron pin found;
Thence North 04° 48' 36" West along the northerly line of Parcel No. 1 of land so conveyed and the northerly line of land conveyed to Stacey L. Byrne, by deed recorded in Volume 1095, Page 139 of Geauga County Records, 756.08 feet to the centerline of Munn Road, passing through a 5/8" iron pin found 30.27 feet therefrom;
Thence North 06° 00' 30" East along the centerline of Munn Road, 502.08 feet to the place of beginning and containing 9.1201 acres of land excepting 0.3456 acres of land within the right-of-way of Munn Road as described by North Coast Engineering and Surveying Co., Inc. by Edward B. Dudley, III, Registered Surveyor, P. S. No. 6747, in April, 1999, be the same more or less, but subject to all legal highways.

LEGEND

GAS VALVE	WATER METER MANHOLE
GAS METER	HYDRANT
ROUND CATCH BASIN	WATER VALVE
SEWERY MANHOLE	UTILITY POLE
CLEANOUT	LIGHT POLE
SQUARE CATCH BASIN	ELECTRIC METER
GAS METER	SEPTIC MANHOLE
DRILL HOLE	WATER WELL
IRON PIN	BOLLARD
CENTERLINE	
WATERLINE	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
GAS LINE	
OVERHEAD UTILITY LINE	
ELECTRIC LINE	
SANITARY SEWER	
STORM SEWER	
EASEMENT LINE	
ORIGINAL PROP. LINE	
FENCE LINE	
RAILROAD TRACKS	



CERTIFICATION
I hereby certify to Munn Properties, Limited Partnership, Omnimold, Inc. and Lawyers Title Insurance Company, Teague Real Estate Company, LLC and National City Bank that the survey prepared by me entitled ALTA/ACSM Survey of 16959 Munn Road was actually made upon the ground and that the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restriction or other rules and regulations with reference to the location of said building and improvements; that there are no easements, encroachments or use affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage, that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcels described hereon do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration-Special Flood Hazard Area Maps". This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992.

EDWARD B. DUDLEY, III P.S. No. 6747
DATE
May 14, 1999
Revised June 15, 1999

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 6/10/99
OFFICE OF THE REGISTERED
GEAUGA COUNTY ENGINEER

THE NORTH COAST
Engineering & Surveying Co., Inc.
2530 Superior Ave., Suite 703Clev., Ohio 44114
Tel. (216) 241-7070 Fax (216) 241-7071

THE NORTH COAST ENGINEERING AND SURVEYING CO., INC.
2530 SUPERIOR AVE., SUITE 703
CLEVELAND, OHIO 44114
TEL (216) 241-7070
FAX (216) 241-7071

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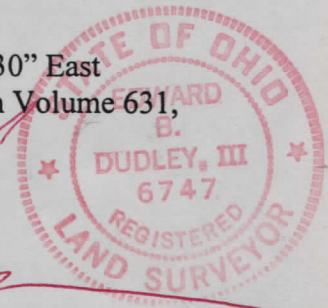
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Deed of Record: Volume 631, Page 747 of Geauga County Records

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

R.S. 6/30/99
Revised

OFFICE OF THE
GEAUGA COUNTY ENGINEER



[Handwritten signature]