

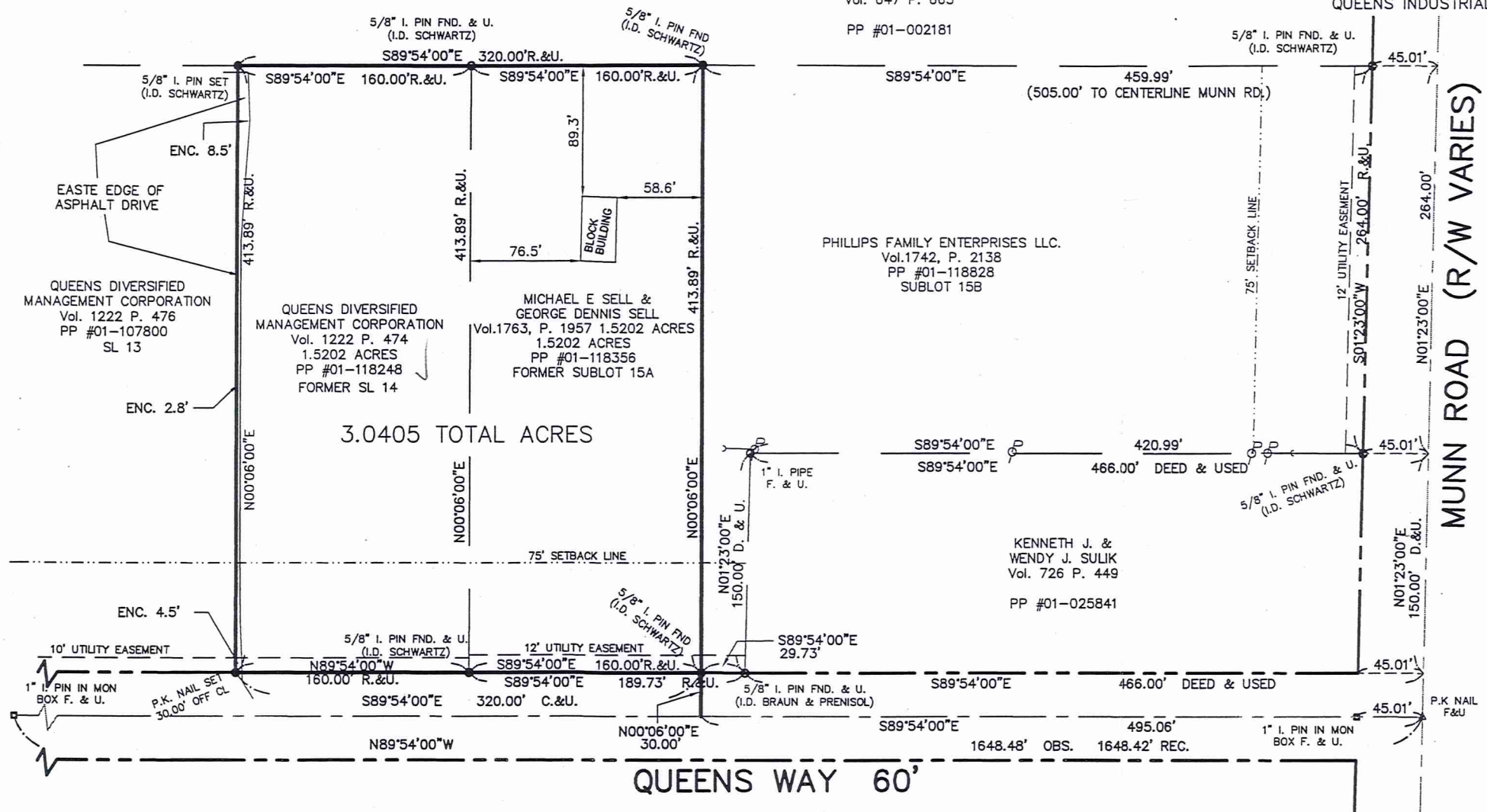
**CONSOLIDATION PLAT
FOR
PHILLIPS FAMILY ENTERPRISES L.L.C.**

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 1, SECTION 2, TRACT 2 AND FURTHER BEING KNOWN AS FORMER SUBLOT NUMBER 14 (NOW VACATED)(QUEENS DIVERSIFIED MANAGEMENT CORPORATION BY DEED RECORDED IN VOLUME 1222, PAGE 474 OF GEauga COUNTY DEED RECORDS) OF THE RE-SUBDIVISION OF SUBLOT NUMBER 13 OF THE QUEENS INDUSTRIAL PARK PLAT RECORDED IN VOLUME 27, PAGE 90 OF GEauga COUNTY PLAT RECORDS, AND ALSO KNOWN AS BEING FORMER SUBLOT NUMBER 15A (NOW VACATED)(MICHAEL E. SELL AND GEORGE DENNIS SELL BY DEED RECORDED IN VOLUME 1763, PAGE 1957 OF GEauga COUNTY DEED RECORDS) OF THE RE-SUBDIVISION OF SUBLOT NUMBER 13 OF THE QUEENS INDUSTRIAL PARK PLAT RECORDED IN VOLUME 37, PAGE 55 OF GEauga COUNTY PLAT RECORDS

AUBURN INDUSTRIAL PARK
PARTNERSHIP
Vol. 647 P. 663
PP #01-002181

PHILLIPS FAMILY ENTERPRISES LLC.
Vol.1742, P. 2138
PP #01-118828
SUBLOT 15B

KENNETH J. &
WENDY J. SULIK
Vol. 726 P. 449
PP #01-025841



LEGEND

●	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
○	i.Pipe	Iron Pipe
□	Mon.	Monument
□	Fe	Fence post
✕	Mag	Mag Nail Set
Fnd.	Fnd.	Found
D.	D.	Deed
R/Rec	R/Rec	Record
M/Msd	M/Msd	Measured
O/Obs	O/Obs	Observed
C/Calc	C/Calc	Calculated
U.	U.	Used
D.R.	D.R.	Deed Record
O.R.	O.R.	Official Record
C.L C/L	C.L C/L	Centerline
e/p	e/p	Edge of Pavement
P	P	Plat record information

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Rudy Schwartz
RUDY SCHWARTZ, P.S. #7193
Date 3-3-08

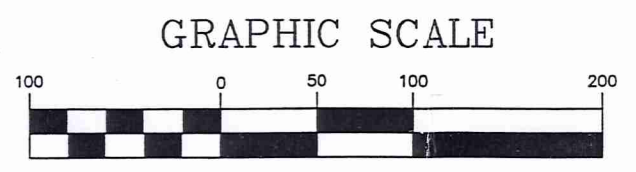


QUEENS WAY 60'

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 3/17/08
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

PREPARED FOR:
PHILLIPS FAMILY ENTERPRISES L.L.C.
7700 BOND STREET
SOLON, OHIO 44139

PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
440-564-8174 Fax: 440-564-8285



(IN FEET)
1 inch = 100 ft.
JANUARY 11, 2008
REVISED MARCH 1, 2008

AUB-00259

(08-005)
Phillips Family Enterprises
picked up 3-17-08
01-118248
Vol. 1841-Pg. 309

LEGAL DESCRIPTION
OF A
3.0405 ACRE PARCEL
FOR
PHILLIPS FAMILY
ENTERPRISES L.L.C.

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of Original Lot No. 1, Section 2, Tract No. 2, and further being known as former subplot number 14 (now vacated) (Queens Diversified Management Corporation by deed recorded in Volume 1222, Page 474 of Geauga County Deed Redcords) of the re-subdivision of subplot number 13 of the Queens Industrial Park plat recorded in Volume 27, Page 90 of Geauga County Plat Records, and also known as being former subplot number 15A (now vacated) (Michael E. Sell and George Dennis Sell by deed recorded in Volume 1763, Page 1957 of Geauga County Deed Records) of the re-subdivision of subplot number 15 in the re-subdivision of subplot number 13 of the Queens Industrial Park as shown by plat recorded in Volume 37, Page 55 of Geauga County Plat Records, further bounded and described as follows;

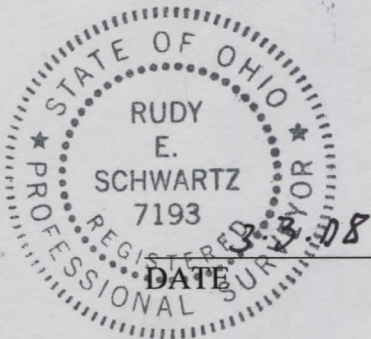
Beginning at a P.K. nail found in the centerline of Queens Way, 60 feet wide, at its intersection with the centerline of Munn Road, width varies;

Thence North 89° 54' 00" West, passing through a 1 inch iron pin found in a monument box at 45.01 feet, a total distance of 495.06 feet to the Southerly prolongation of the Westerly line of subplot number 15B in said Queens Industrial Park;

Thence North 0° 06' 00" East, along said Southerly prolongation of the Westerly line of subplot number 15B, a distance of 30.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Southwesterly corner of said subplot number 15B, said pin also being on the Northerly right-of-way of said Queens Way, and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I Thence North 89° 54' 00" West, along said Northerly right-of-way of Queens Way, a distance of 320.00 feet to a P.K nail set at the Southeasterly corner of subplot number 13 in said Queens Industrial Park;
- COURSE II Thence North 0° 06' 00" East, along the Easterly line of subplot number 13, a distance of 413.89 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof, said pin also being on the Southerly line of land conveyed to Auburn Industrial Park Partnership by deed recorded in Volume 647, Page 663 of Geauga County Deed Records;
- COURSE III Thence South 89° 54' 00" East, along said Southerly line of land so conveyed to Auburn Industrial Park Partnership, a distance of 320.00 feet to a 5/8 inch iron pin found (I.D. Schwartz) at the Northwesterly corner of said subplot 15B;
- COURSE IV Thence South 00° 06' 00" West, along the Westerly line of said subplot 15B, a distance of 413.89 to the Principal Place of Beginning and containing 3.0405 acres of land as surveyed, calculated and described on January 17, 2008 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
3/17/08
R.S.
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER



[Signature]
RUDY E. SCHWARTZ, P.S. 7193