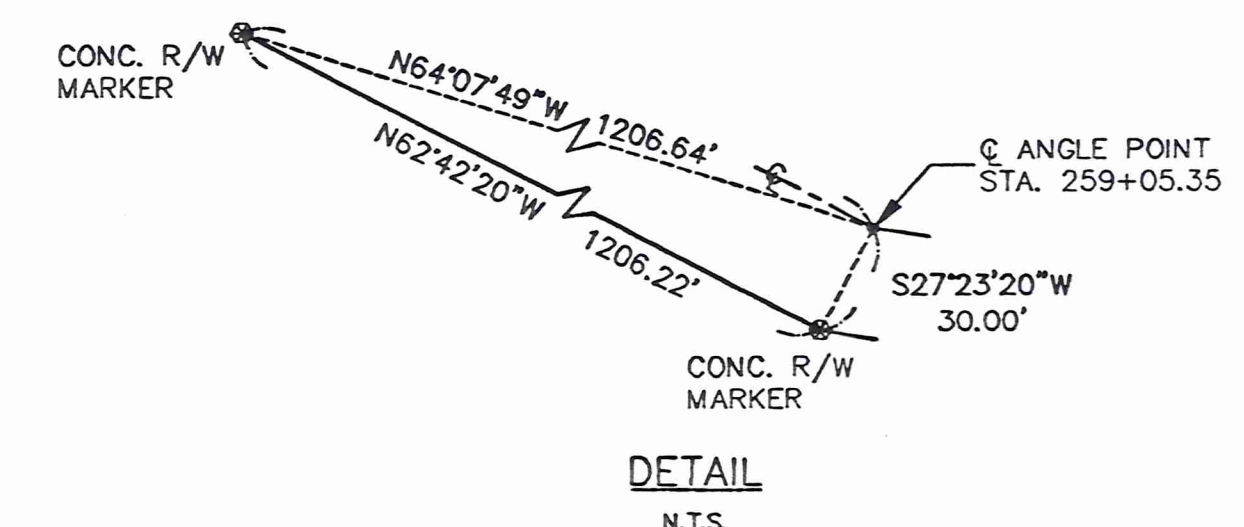
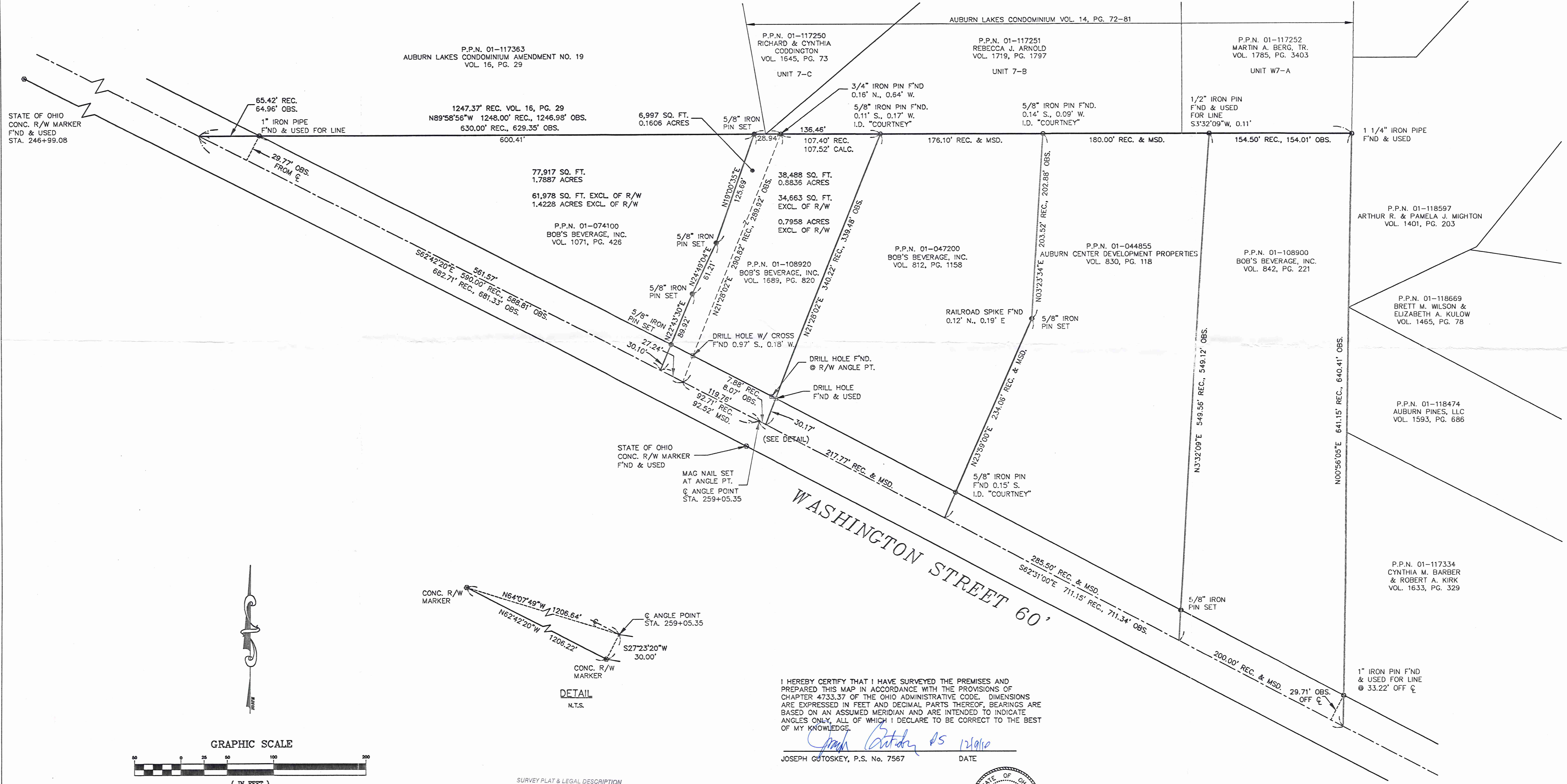


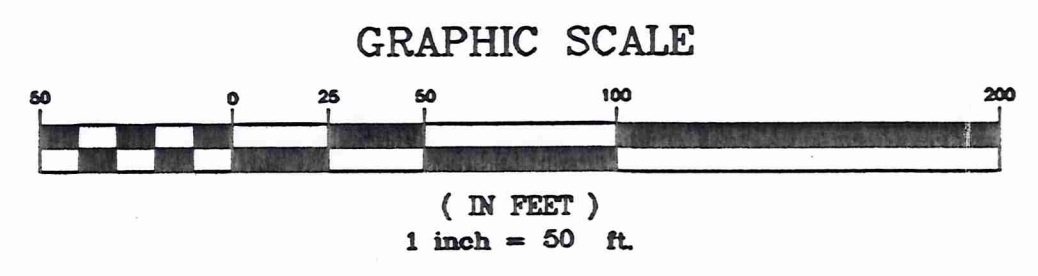
BOUNDARY SURVEY & PROPERTY LINE ADJUSTMENT FOR BOB'S BEVERAGE, INC.

PART OF ORIGINAL AUBURN TOWNSHIP, SECTION 1,
TRACT TWO, GEauga COUNTY, OHIO
JULY, 2010

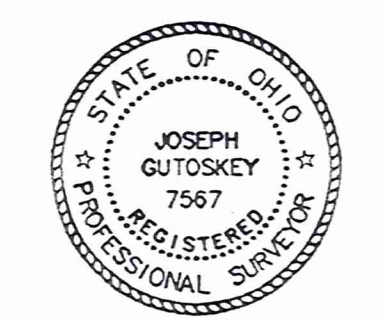


I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey 05 12/10/10
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 12/16/10
OFFICE OF THE REGISTERED
GEAUGA COUNTY ENGINEER



GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors and Land Planners
17078 MUNN ROAD, SUITE 1 CHAGRIN FALLS, OHIO 44023
Tel (440) 543-6900 Fax (440) 543-7178

CONTRACT No.
10-2560



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

LEGAL DESCRIPTION

0.8836 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Section No. 1, Tract No. 2 and is more particularly described as follows;

Beginning at a mag nail set at an angle point in the centerline of Washington Street (60 feet wide) at centerline Station 259+05.35 witnessed by State of Ohio concrete right-of-way monuments found bearing **South 27° 23' 20" West, 30.00 feet** and **North 64° 07' 49" West, 1206.64 feet** from said angle point;

Course I Thence **North 62° 42' 20" West**, along said centerline, **119.76 feet** to a point;

Course II Thence **North 22° 43' 30" East**, (and passing over a 5/8" iron pin set at 30.10 feet), **89.92 feet** to a 5/8" iron pin set;

Course III Thence **North 24° 49' 04" East, 61.21 feet** to a 5/8" iron pin set;

Course IV Thence **North 19° 00' 35" East, 125.69 feet** to a 5/8" iron pin set in the southerly line of Auburn Lakes Condominium Association (P.P. # 01-117363) as shown by plat recorded in Volume 16 Page 29 of Geauga County Map Records;

Course V Thence **South 89° 58' 56" East**, along said Condominium Association's south line and the south line of a parcel of land conveyed to Rebecca J. Arnold (P.P. # 01-117251) by deed recorded in Volume 1719, Page 1797 of Geauga County Records, further being Unit 7-B in Auburn Lakes Condominium as shown by plat recorded in Volume 14 Pages 72-81 of Geauga County Map Records, **136.46 feet** to a point at the northwest corner of a parcel of land conveyed to Bob's Beverage Inc. (P.P. # 01-047200) by deed recorded in Volume 812, Page 1158 of Geauga County Records (witness a 5/8" iron pin found 0.11 feet South and 0.17 feet West, I.D. Courtney);

Course VI Thence **South 21° 28' 02" West**, along said Bob's Beverage's northwesterly line, (and passing over a drill hole found at 309.31 feet), **339.48 feet** to a point in the centerline of said Washington Street;

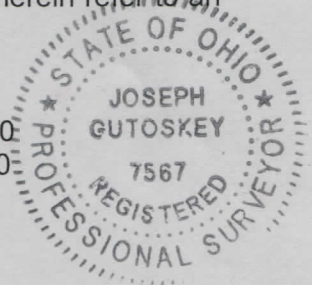
Course VII Thence **North 62° 31' 00" West**, along said centerline, **8.07 feet** to a point at the Place of Beginning and containing 0.8836 Acres (38,488 square feet) (0.7958 Acres (34,663 square feet) exclusive of right-of-way) of land as surveyed and described in July, 2010 by Joseph Gutoskey, P.S. #7567 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.

Prior deed reference:

Volume 1071 Page 426, 0.1606 Acres out of parcel # 01-074100
Volume 1689 Page 820, 0.7230 Acres out of parcel #01-108920

Joseph Gutoskey P.S. 12/16/10

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
12/16/10
R.S.
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER





Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

LEGAL DESCRIPTION

1.7887 Acres

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Section No. 1, Tract No. 2 and is more particularly described as follows;

Beginning at a mag nail set at an angle point in the centerline of Washington Street (60 feet wide) at centerline Station 259+05.35 witnessed by State of Ohio concrete right-of-way monuments found bearing **South 27° 23' 20" West, 30.00 feet** and **North 64° 07' 49" West, 1206.64 feet** from said angle point;

Thence **North 62° 42' 20" West**, along said Washington Street centerline, **119.76 feet** to a point in said centerline and the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **North 62° 42' 20" West**, along said centerline, **561.57 feet** to an angle point in the southerly line of Auburn Lakes Condominium Association (P.P. #01-117363) as shown by plat recorded in Volume 16 Page 29 of Geauga County Map Records;

Course II Thence **South 89° 58' 56" East**, along said Condominium Association's south line (and passing over a 1" iron pipe found at 64.96 feet), **600.41 feet** to a 5/8" iron pin set;

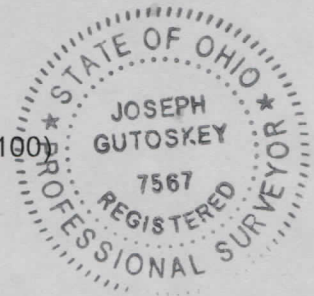
Course III Thence **South 19° 00' 35" West, 125.69 feet** to a 5/8" iron pin set;

Course IV Thence **South 24° 49' 04" West, 61.21 feet** to a 5/8" iron pin set;

Course V Thence **South 22° 43' 30" West**, (and passing over a 5/8" iron pin set at 59.82 feet), **89.92 feet** to a point at the Principal Place of Beginning and containing 1.7887 Acres (77,917 square feet) (1.4228 Acres (61,978 square feet) exclusive of right-of-way) of land as surveyed and described in July, 2010 by Joseph Gutoskey, P.S. #7567 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.

Prior deed reference: Volume 1071, Page 426 (P.P. #01-074100)

Joseph Gutoskey 12/16/10



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

R.S. _____ *12/16/10*

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER