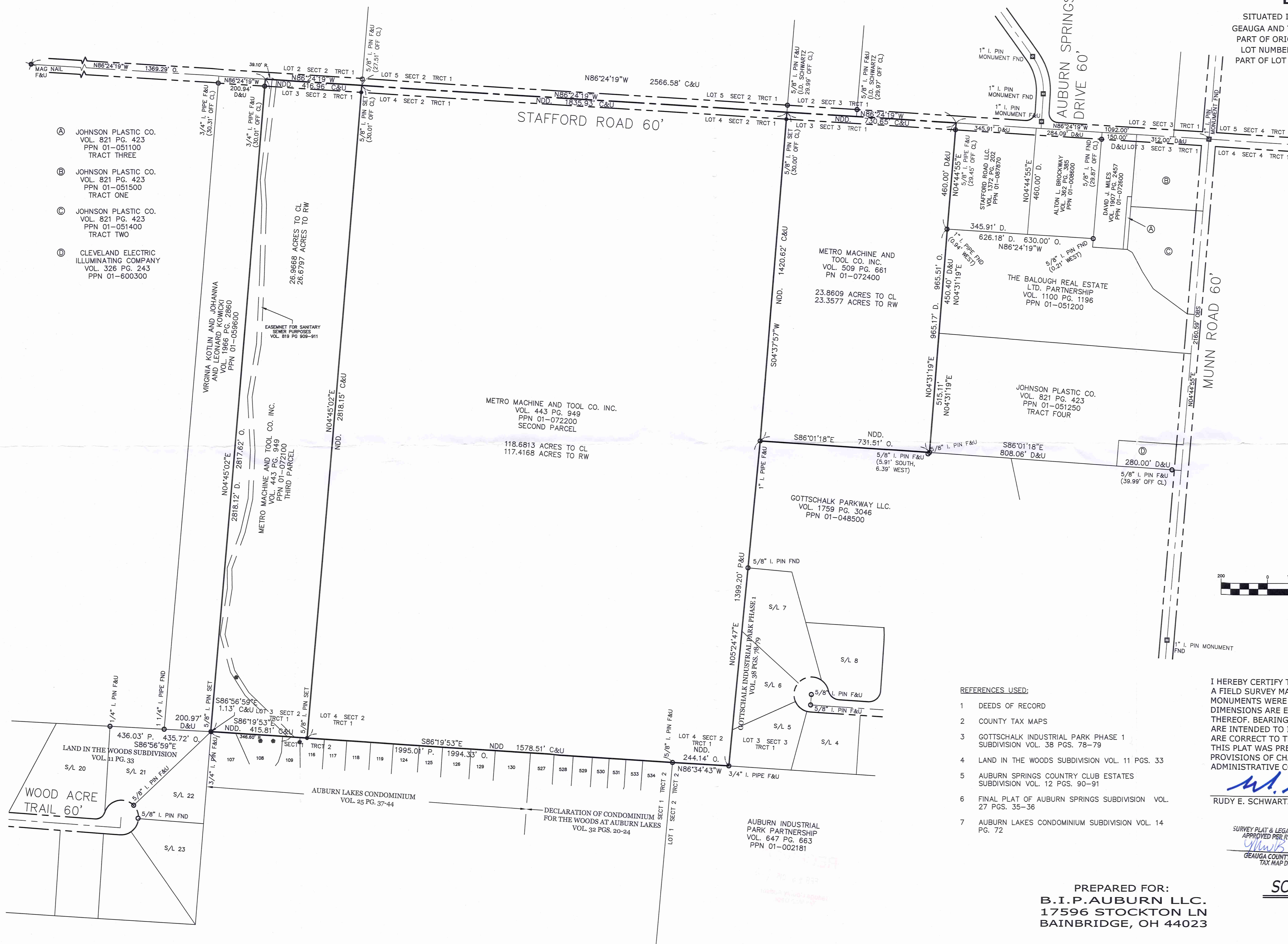


**PLAT OF SURVEY  
For  
B.I.P.AUBURN LLC.**

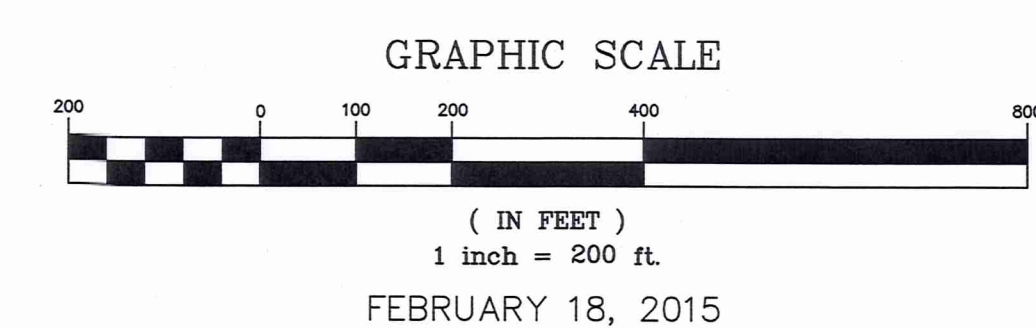
SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF  
GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A  
PART OF ORIGINAL LOT NUMBER 3 AND ALL OF ORIGINAL  
LOT NUMBER 4, SECTION 2, TRACT 1, AND ALSO BEING  
PART OF LOT 3, SECTION 3, TRACT 1, IN SAID TOWNSHIP.



- Ⓐ JOHNSON PLASTIC CO.  
VOL. 821 PG. 423  
PPN 01-051100  
TRACT THREE
- Ⓑ JOHNSON PLASTIC CO.  
VOL. 821 PG. 423  
PPN 01-051500  
TRACT ONE
- Ⓒ JOHNSON PLASTIC CO.  
VOL. 821 PG. 423  
PPN 01-051400  
TRACT TWO
- Ⓓ CLEVELAND ELECTRIC  
ILLUMINATING COMPANY  
VOL. 326 PG. 243  
PPN 01-600300

**LEGEND**

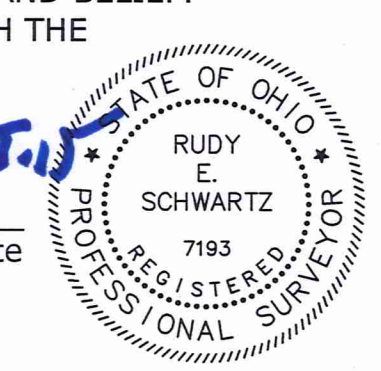
●	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	Iron Pin
⊖	Iron Pipe
□	Monument
⊗	Fence post
⊕	Mag Nail Set
⊖	Found
D.	Deed
R/Rec	Record
M/Msd	Measured
O/Obs	Observed
C/Calc	Calculated
U.	Used
D.R.	Deed Record
O.R.	Official Record
C.L. C/L	Centerline
e/p	Edge of Pavement
P	Plat record information
⊙	San Existing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



- REFERENCES USED:**
- DEEDS OF RECORD
  - COUNTY TAX MAPS
  - GOTTSCHALK INDUSTRIAL PARK PHASE 1 SUBDIVISION VOL. 38 PGS. 78-79
  - LAND IN THE WOODS SUBDIVISION VOL. 11 PGS. 33
  - AUBURN SPRINGS COUNTRY CLUB ESTATES SUBDIVISION VOL. 12 PGS. 90-91
  - FINAL PLAT OF AUBURN SPRINGS SUBDIVISION VOL. 27 PGS. 35-36
  - AUBURN LAKES CONDOMINIUM SUBDIVISION VOL. 14 PG. 72

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 MERIDAN 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 E. Schwartz*  
RUDY E. SCHWARTZ, P.S. #7193 Date 2.25.15



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED P.B.R.C. 315.251  
*[Signature]*  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

PREPARED FOR:  
**B.I.P.AUBURN LLC.**  
17596 STOCKTON LN  
BAINBRIDGE, OH 44023

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

LEGAL DESCRIPTION  
OF A  
26.9668 ACRE PARCEL  
FOR  
B.I.P.AUBURN LLC.

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 3, Section 2, Tract 1, and further being known as all of the third parcel of lands conveyed to Metro Machine and Tool Co., Inc. (PPN 01-072100) by deed recorded in Volume 443, Page 949 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Stafford Road, 60 feet wide, at the Northwestern corner land conveyed to Stafford Road LLC. (PPN 01-087870) by deed recorded in Volume 1372, Page 202 of Geauga County Deed Records, said point also being on the shared line between Lot 2, Section 3, Tract 1 and Lot 3, Section 3, Tract 1, said point lying North 86° 24' 19" West, along said centerline of Stafford Road, a distance of 1092.00 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Munn Road, 60 feet wide;

Thence North 86° 24' 19" West, along said centerline of Stafford Road, also being said shared line between Lot 2, Section 3, Tract 1 and Lot 3, Section 3, Tract 1, and the shared line between Lot 5, Section 2, Tract 1 and Lot 4, Section 2, Tract 1, a distance of 2566.58 feet to a point at the Northwestern corner of the second parcel of lands conveyed to Metro Machine and Tool Co. Inc. (PPN 01-072200) by deed recorded in Volume 433, Page 949 of Geauga County Deed Records, said point also being the shared corner of Lot 2, Section 2, Tract 1 and Lot 5, Section 2, Tract 1 and Lot 4, Section 2, Tract 1 and Lot 3, Section 2, Tract 1, and the Principal Place of Beginning of the Premises herein intended to be described;

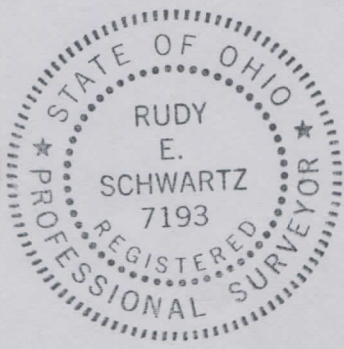
- COURSE I Thence South 4° 45' 02" West, along the Westerly line of land so conveyed to Metro Machine and Tool Co. Inc. (PPN 01-072200), also being the shared line between Lot 3, Section 2, Tract 1 and Lot 4, Section 2, Tract 1, and passing through a 5/8 inch iron pipe set at 30.01 feet, a total distance of 2818.15 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof, said pin also being on the Northerly line of the Auburn Lakes Condominium as shown by plat recorded in Volume 25, Pages 37-44 of Geauga County Plat Records, said pin also being at the shared corner of Lot 3, Section 2, Tract 1 and Lot 4, Section 2, Tract 1, on the Northerly line of Section 1, Tract 2;
- COURSE II Thence North 86° 19' 53" West, along said Northerly line of the Auburn Lakes Condominium, also being said shared line between Lot 3, Section 2, Tract 1 and Section 1, Tract 2, a distance of 415.81 feet to a 3/4 inch iron pin found at the Northwestern corner thereof, said pin also being at the Northeasterly corner of subplot No. 21 of the Land in the Woods Subdivision as shown by plat recorded in Volume 11, Page 33 of Geauga County Deed Records;
- COURSE III Thence North 86° 56' 59" West, along the Northerly line of said subplot 21, also being the shared line between Lot 3, Section 2, Tract 1 and Section 1, Tract 2, a distance of 1.13 feet to a 5/8 inch iron pin set at the Southeasterly corner of land

conveyed to Virginia Kotlin and Johanna and Leonard Kowicki (PPN 01-059600) by deed recorded in Volume 1966, Page 2860 of Geauga County Deed Records;

COURSE IV Thence North 4° 45' 02" East, along the Easterly line of land so conveyed to Virginia Kotlin and Johanna and Leonard Kowicki, and passing through a 3/4 inch iron pipe found at 2787.61 feet, a total distance of 2817.62 feet to a point in said centerline of Stafford Road at the Northeasterly corner thereof, said point also being at the shared line between Lot 2, Section 2, Tract 1 and Lot 3, Section 2, Tract 1;

COURSE V Thence South 86° 24' 19" East, along said centerline of Stafford Road, also being the shared line between said Lot 2, Section 2, Tract 1 and Lot 3, Section 2, Tract 1, a distance of 416.96 feet to the Principal Place of Beginning and containing 26.9668 acres of land (26.6797 acres excepting the area within the right-of-way of Stafford Road) as surveyed, calculated and described on February 18, 2015 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. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.

RECEIVED  
FEB 25 2015  
Gaugua County Auditor  
Tax Map Dept



2.25.15

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

MWB 02/25/15  
GEAUGA COUNTY AUDITOR Rec.  
TAX MAP DEPT.

LEGAL DESCRIPTION  
OF A  
23.8609 ACRE PARCEL  
FOR  
B.I.P.AUBURN LLC.

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Original Lot No. 3, Section 3, Tract 1, and further being known as all of a parcel of land conveyed to Metro Machine and Tool Co., Inc. (PPN 01-072400) by deed recorded in Volume 509, Page 661 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Stafford Road, 60 feet wide, at the Northwesterly corner land conveyed to Stafford Road LLC. (PPN 01-087870) by deed recorded in Volume 1372, Page 202 of Geauga County Deed Records, said point also being on the shared line between Lot 2, Section 3, Tract 1 and Lot 3, Section 3, Tract 1, said point lying North 86° 24' 19" West, along said centerline of Stafford Road, a distance of 1092.00 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Munn Road, 60 feet wide;

COURSE I Thence South 4° 44' 55" West, along the Westerly line of land so conveyed to Stafford Road LLC., and passing through a 5/8 inch iron pipe found at 29.45 feet, a total distance of 460.00 feet to a point at the Southwesterly corner thereof, said point also being at the Northwesterly corner of land conveyed to The Balough Real Estate Limited Partnership (PPN 01-051200) by deed recorded in Volume 1100, Page 1196 of Geauga County Deed Records (witness a 1 inch iron pipe found 0.94 feet West);

COURSE II Thence South 4° 31' 19" West, along the Westerly line of land so conveyed to The Balough Real Estate Limited Partnership, and along the Westerly line of Tract Four of lands conveyed to Johnson Plastic Co. (PPN 01-051250) by deed recorded in Volume 821, Page 423 of Geauga County Deed Records, a distance of 965.51 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof, said pin also being on the Northerly line of land conveyed to Gottschalk Parkway LLC. (PPN 01-048500) by deed recorded in Volume 1759, Page 3046 of Geauga County Deed Records (witness a 5/8 inch iron pin found 5.91' South and 6.39 feet West);

COURSE III Thence North 86° 01' 18" West, along said Northerly line of land so conveyed to Gottschalk Parkway LLC., a distance of 731.51 feet to a 1 inch iron pipe found at the Northwesterly corner thereof, said pipe also being on the Easterly line of the second parcel of lands conveyed to Metro Machine and Tool Co., Inc. (PPN 01-072200) by deed recorded in Volume 443, Page 949 of Geauga County Deed Records, said pipe also being on the shared line between Lot 3, Section 3, Tract 1 and Lot 4, Section 2, Tract 1;

COURSE IV Thence North 4° 37' 57" East, along said Easterly line of the second parcel of lands so conveyed to Metro Machine and Tool Co., Inc. (PPN 01-072200), also being said shared line between Lot 3, Section 3, Tract 1 and Lot 4, Section 2,

RECEIVED  
FEB 2 5 2015  
Geauga County Auditor  
Tax Map Dept.

Tract 1, and passing through a 5/8 inch iron pin set at 1390.62 feet, a total distance of 1420.62 feet to a point in said centerline of Stafford Road at the Northeasterly corner thereof, said point also being at the shared corner of Lot 5, Section 2, Tract 1 and Lot 2, Section 3, Tract 1 and Lot 4, Section 2, Tract 1 and Lot 3, Section 3, Tract 1;

COURSE V

Thence South 86° 24' 19" East, along said centerline of Stafford Road, also being the shared line between Lot 2, Section 3, Tract 1 and Lot 3, Section 3, Tract 1, a distance of 730.65 feet to the Principal Place of Beginning and containing 23.8609 acres of land (23.3577 acres excepting the area within the right-of-way of Stafford Road) as surveyed, calculated and described on February 18, 2015 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. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.

RECEIVED  
FEB 25 2015  
Geauga County Auditor  
Tax Map Dept.



2.25.15

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

02/25/15  
Rev  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

LEGAL DESCRIPTION  
OF A  
118.6813 ACRE PARCEL  
FOR  
B.I.P.AUBURN LLC.

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being all of Original Lot No. 4, Section 2, Tract 1, and further being known as all of the second parcel of lands conveyed to Metro Machine and Tool Co., Inc. (PPN 01-072200) by deed recorded in Volume 443, Page 949 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Stafford Road, 60 feet wide, at the Northwesterly corner land conveyed to Stafford Road LLC. (PPN 01-087870) by deed recorded in Volume 1372, Page 202 of Geauga County Deed Records, said point also being on the shared line between Lot 2, Section 3, Tract 1 and Lot 3, Section 3, Tract 1, said point lying North 86° 24' 19" West, along said centerline of Stafford Road, a distance of 1092.00 feet from a monument box with a 1 inch iron pin found at its intersection with the centerline of Munn Road, 60 feet wide;

Thence North 86° 24' 19" West, along said centerline of Stafford Road, also being said shared line between Lot 2, Section 3, Tract 1 and Lot 3, Section 3, Tract 1, a distance of 730.65 feet to a point at the Northwesterly corner of land conveyed to Metro Machine and Tool Co. Inc. (PPN 01-072400) by deed recorded in Volume 509, Page 661 of Geauga County Deed Records, said point also being the shared corner of Lot 5, Section 2, Tract 1 and Lot 2, Section 3, Tract 1 and Lot 4, Section 2, Tract 1 and Lot 3, Section 3, Tract 1, and the Principal Place of Beginning of the Premises herein intended to be described;

COURSE I

Thence South 4° 37' 57" West, along the Westerly line of land so conveyed to Metro Machine and Tool Co. Inc. (PPN 01-072400), also being the shared line between Lot 4, Section 2, Tract 1 and Lot 3, Section 3, Tract 1, and passing through a 5/8 inch iron pipe set at 30.00 feet, a total distance of 1420.62 feet to a 1 inch iron pipe found at the Southwesterly corner thereof, said pin also being at the Northwesterly of land conveyed to Gottschalk Parkway LLC. (PPN 01-048500) by deed recorded in Volume 1759, Page 3046 of Geauga County Deed Records;

COURSE II

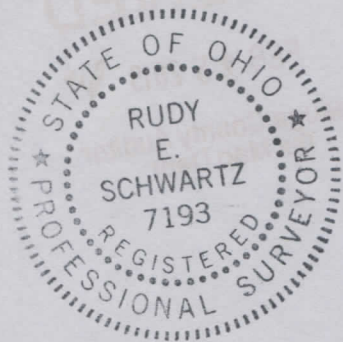
Thence South 5° 24' 47" West, along the Westerly line of land so conveyed to Gottschalk Parkway LLC., and along the Westerly line of the Gottschalk Industrial Park Phase 1 as shown by plat recorded in Volume 38, Pages 78-79 of Geauga County Plat Records, also being said shared line between Lot 4, Section 2, Tract 1 and Lot 3, Section 3, Tract 1, a distance of 1399.20 feet to a 3/4 inch iron pipe found at the Southwesterly corner thereof, said pipe being on the Northerly line of land conveyed to Auburn Industrial Park Partnership (PPN 01-002181) by deed recorded in Volume 647, Page 663 of Geauga County Deed Records, said point also being at the shared corner of Lot 4, Section 2, Tract 1 and Lot 3, Section 3, Tract 1, on the Northerly line of Lot 1, Section 2, Tract 2;

COURSE III Thence North 86° 34' 43" West, along said Northerly line of land so conveyed to Auburn Industrial Park Partnership, also being the shared line between Lot 4, Section 2, Tract 1 and Lot 1, Section 2, Tract 2, a distance of 244.14 feet to a 5/8 inch iron pin found at the Northwesterly corner thereof, said pin also being at the Northeasterly corner of the Declaration of Condominium for the Woods at Auburn Lakes as shown by plat recorded in Volume 32, Pages 20 - 24 of Geauga County Plat Records, said pin also being at the shared corner between Section 1, Tract 2 and Lot 1, Section 3, Tract 2;

COURSE IV Thence North 86° 19' 53" West, along said Northerly line of the Declaration of Condominium for the Woods at Auburn Lakes, and along the Northerly line of the Auburn Lakes Condominium as shown by plat recorded in Volume 25, Pages 37 - 44 of Geauga County Plat Records, also being the shared line between Lot 4, Section 2, Tract 1 and Section 1, Tract 2, a distance of 1578.51 feet to a 5/8 inch iron pin set at the Southeasterly corner of the third parcel of lands conveyed to Metro Machine and Tool Co. Inc. (PPN 01-072100) by deed recorded in Volume 443, Page 949 of Geauga County Deed Records, said pin also being at the shared corner between Lot 3, Section 2, Tract 1 and Lot 4, Section 2, Tract 1;

COURSE V Thence North 4° 45' 02" East, along the Easterly line of the third parcel of lands so conveyed to Metro Machine and Tool Co. Inc. (PPN 01-072100), also being said shared line between Lot 3, Section 2, Tract 1 and Lot 4, Section 2, Tract 1, and passing through a 5/8 inch iron pin set at 2788.14 feet, a total distance of 2818.15 feet to a point in said centerline of Stafford Road at the Northeasterly corner thereof, said point also being at the shared corners of Lot 5, Section 2, Tract 1 and Lot 2, Section 2, Tract 1 and Lot 4, Section 2, Tract 1 and Lot 3, Section 2, Tract 1;

COURSE VI Thence South 86° 24' 19" East, along said centerline of Stafford Road, also being the shared line of said Lot 5, Section 2, Tract 1 and Lot 4, Section 2, Tract 1, a distance of 1835.93 feet to the Principal Place of Beginning and containing 118.6813 acres of land (117.4168 acres excepting the area within the right-of-way of Stafford Road) as surveyed, calculated and described on February 18, 2015 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. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.



2.25.15

DATE

*[Handwritten Signature]*

RUDY E. SCHWARTZ, P.S. 7193

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

*[Handwritten Signature]*  
**GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.**

02/25/15  
Rev