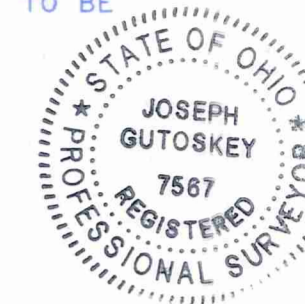


BOUNDARY SURVEY & LOT SPLIT

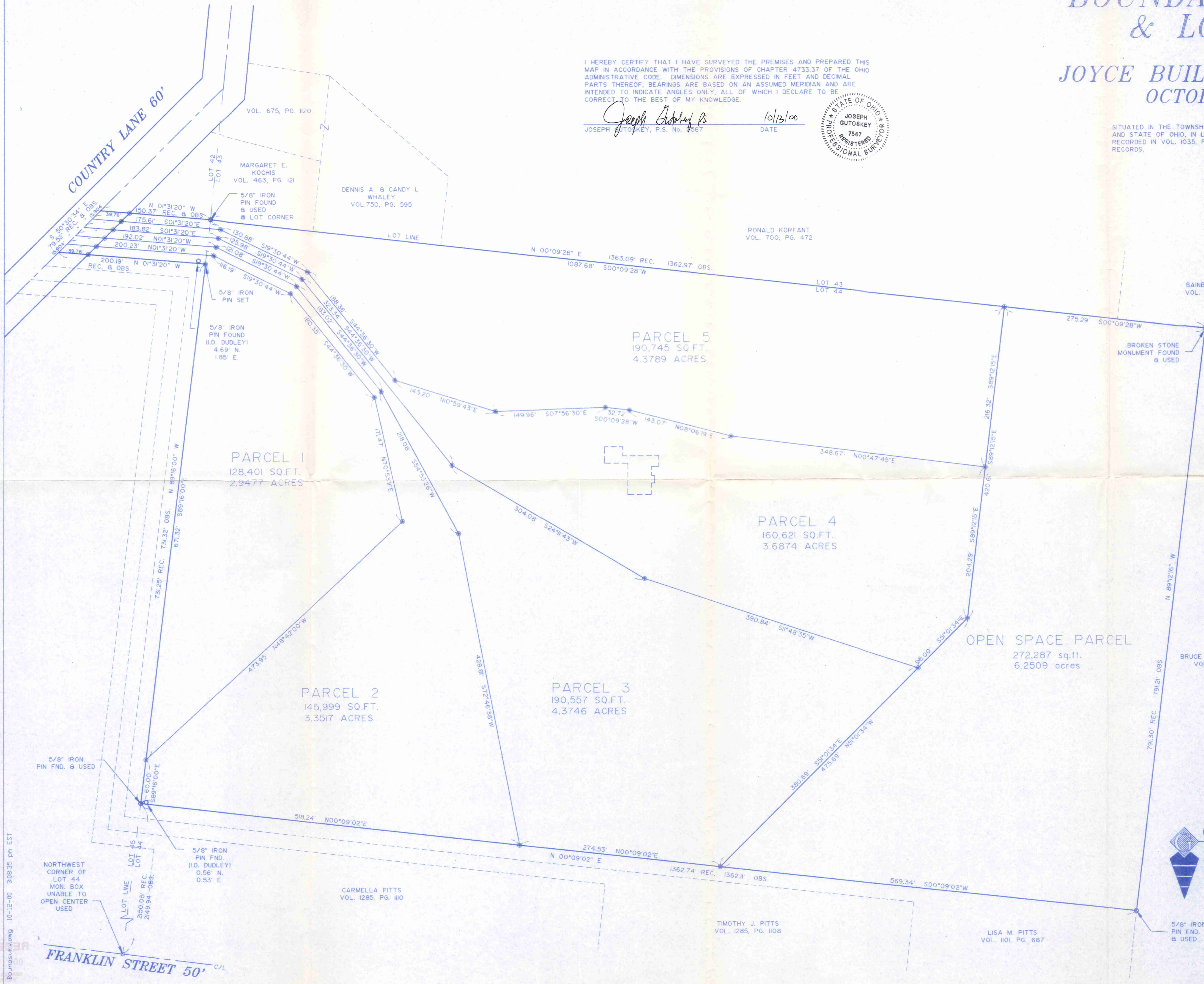
FOR
JOYCE BUILDING CO., INC
OCTOBER, 2000

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.

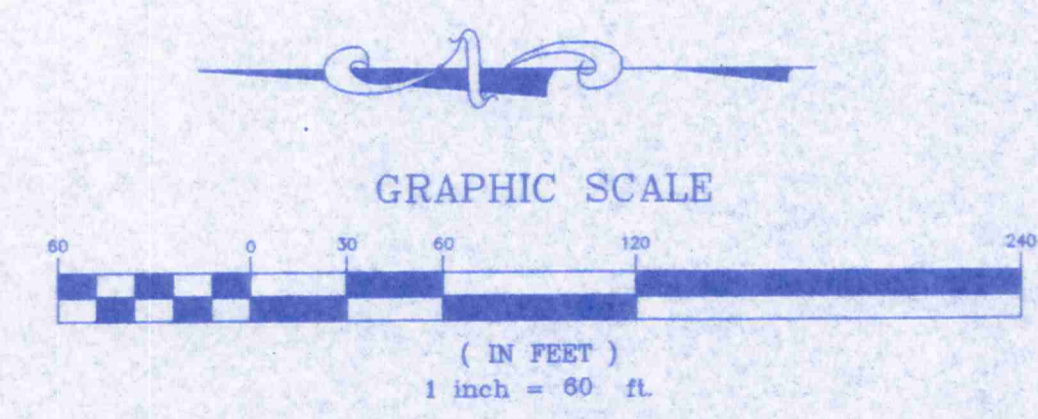
Joseph Gutoskey
JOSEPH GUTOSKEY, P.S. No. 7567 DATE 10/13/00



SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga, AND STATE OF OHIO, IN LOT NOS. 44 & 45, TRACT No. 1 AS RECORDED IN VOL. 1035, PGS. 130-132 OF THE GEauga COUNTY RECORDS.



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 10/20/2000
OFFICE OF THE
GEauga COUNTY ENGINEER



GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
10205 QUEENS WAY #6 Tel (440) 543-6900
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

Legal Description Open Space Parcel

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot No. 44, Tract 1 and is further bounded and described as follows;

Beginning at a point in the centerline of Country Lane (60 feet wide) at the northwest corner of a parcel of land conveyed to Margaret E. Kochis by deed recorded in Volume 463, Page 121 of Geauga County Records;

Thence **South 01° 31' 20" East** (and passing through a 5/8" iron pin set at 39.76 feet) along said Kochis' west line, **150.37 feet** to a 5/8" iron pin found at the northeast corner of said Lot No. 44;

Thence **South 00° 09' 28" West**, continuing along said Kochis' west line, the west line of a parcel of land conveyed to Dennis A. & Candy L. Whaley by deed recorded in Volume 750, Page 595 of Geauga County Records and the west line of a parcel of land conveyed to Ronald Korfant by deed recorded in Volume 700, Page 472 of Geauga County Records, **1087.68 feet** to a 5/8" iron pin set at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **South 00° 09' 28" West** along said Korfant's west line and the west line of a parcel of land conveyed to Bainbridge River by deed recorded in Volume 373, Page 201 of Geauga County Records, **275.29 feet** to a broken stone monument found at the northeast corner of a parcel of land conveyed to Bruce A. & I. Schmidt by deed recorded in Volume 1010, Page 1 of Geauga County Records;

Course II Thence **North 89° 12' 16" West** along said Schmidt's north line, **791.21 feet** to a 5/8" iron pin found at the southeast corner of a parcel of land conveyed to Lisa M. Pitts by deed recorded in Volume 1101, Page 687 of Geauga County Records;

Course III Thence **North 00° 09' 02" East**, along said Pitts' east line, **569.34 feet** to a 5/8" iron pin set;

Course IV Thence **South 51° 01' 34" East**, **475.69 feet** to a 5/8" iron pin set;

Course V Thence **South 89° 12' 15" East**, **420.61 feet** to a 5/8" iron pin set and the Principal Place of Beginning and containing 6.2509 Acres of land as surveyed and described in October, 2000, by Joseph Gutoskey, P.S. 7567, based on a perimeter boundary survey completed in June, 1999, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

Prior Deed Reference
Volume 1035, Page 130
10205 Queens Way, #6, Chagrin Falls, OH 44023

SURVEY PLAT & LEGAL DESCRIPTION
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R.S.

10/20/2000

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GEAUGA COUNTY ENGINEER



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

Legal Description Parcel 5

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot Nos. 44 and 45, Tract 1 and is further bounded and described as follows;

Beginning at a point in the centerline of Country Lane (60 feet wide) at the northwest corner of a parcel of land conveyed to Margaret E. Kochis by deed recorded in Volume 463, Page 121 of Geauga County Records;

- Course I Thence **South 01°31' 20" East** (and passing through a 5/8" iron pin set at 39.76 feet) along said Kochis' west line, **150.37 feet** to a 5/8" iron pin found at the northeast corner of said Lot No. 44;
- Course II Thence **South 00° 09' 28" West**, continuing along said Kochis' west line, the west line of a parcel of land conveyed to Dennis A. & Candy L. Whaley by deed recorded in Volume 750, Page 595 of Geauga County Records and the west line of a parcel of land conveyed to Ronald Korfant by deed recorded in Volume 700, Page 472 of Geauga County Records, **1087.68 feet** to a 5/8" iron pin set;
- Course III Thence **North 89° 12' 15" West, 216.32 feet** to a 5/8" iron pin set;
- Course IV Thence **North 00° 47' 45" East, 348.67 feet** to a 5/8" iron pin set;
- Course V Thence **North 08° 06' 19" East, 143.07 feet** to a 5/8" iron pin set;
- Course VI Thence **North 00° 09' 28" East, 32.72 feet** to a 5/8" iron pin set;
- Course VII Thence **North 07° 56' 30" West, 149.96 feet** to a 5/8" iron pin set;
- Course VIII Thence **North 10° 59' 43" East, 143.20 feet** to a 5/8" iron pin set;
- Course IX Thence **North 44° 36' 30" East, 188.36 feet** to a 5/8" iron pin set;
- Course X Thence **North 19° 30' 44" East, 130.88 feet** to a 5/8" iron pin set;
- Course XI Thence **North 01° 31' 20" West** (and passing over a 5/8" iron pin set at 135.85 feet), **175.61 feet** to a point in the centerline of said Country Lane;
- Course XII Thence **South 50° 30' 34" East, 15.904 feet** to a point and the Place of Beginning and containing 4.3789 Acres of land as surveyed and described in October, 2000, by Joseph Gutoskey, P.S. 7567, based on a perimeter boundary survey completed in June, 1999, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

SURVEY PLAT & LEGAL DESCRIPTION
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 R.S. 10/10/2000
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 GEauga COUNTY ENGINEER

Prior Deed Reference
 Volume 1035, Page 130
 10205 Queens Way, *6, Chagrin Falls, OH 44023



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

Legal Description Parcel 4

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot Nos. 44 and 45, Tract 1 and is further bounded and described as follows;

Beginning at a point in the centerline of Country Lane (60 feet wide) at the northwest corner of a parcel of land conveyed to Margaret E. Kochis by deed recorded in Volume 463, Page 121 of Geauga County Records;

Thence **North 50° 30' 34" West**, along said centerline, **15.904 feet** to a point at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 01° 31' 20" East**, (and passing over a 5/8" iron pin set at 39.76 feet) **175.61 feet** to a 5/8" iron pin set;

Course II Thence **South 19° 30' 44" West**, **130.88 feet** to a 5/8" iron pin set;

Course III Thence **South 44° 36' 30" West**, **188.36 feet** to a 5/8" iron pin set;

Course IV Thence **South 10° 59' 43" West**, **143.20 feet** to a 5/8" iron pin set;

Course V Thence **South 07° 56' 30" East**, **149.96 feet** to a 5/8" iron pin set;

Course VI Thence **South 00° 09' 28" West**, **32.72 feet** to a 5/8" iron pin set;

Course VII Thence **South 08° 06' 19" West**, **143.07 feet** to a 5/8" iron pin set;

Course VIII Thence **South 00° 47' 45" West**, **348.67 feet** to a 5/8" iron pin set;

Course IX Thence **North 89° 12' 15" West**, **204.29 feet** to a 5/8" iron pin set;

Course X Thence **North 51° 01' 34" West**, **95.00 feet** to a 5/8" iron pin set;

Course XI Thence **North 11° 48' 35" East**, **390.84 feet** to a 5/8" iron pin set;

Course XII Thence **North 24° 11' 43" East**, **304.08 feet** to a 5/8" iron pin set;

Course XIII Thence **North 44° 36' 30" East**, **323.34 feet** to a 5/8" iron pin set;

Course XIV Thence **North 19° 30' 44" East**, **125.98 feet** to a 5/8" iron pin set;

Course XV Thence **North 01° 31' 20" West**, (and passing over a 5/8" iron pin set at 144.06 feet), **183.82 feet** to a point in the centerline of said Country Lane;

Course XVI Thence **South 50° 30' 34" East**, **15.904 feet** to a point and the Principal Place of Beginning and containing 3.6874 Acres of land as surveyed and described in October, 2000, by Joseph Gutoskey, P.S. 7567, based on a perimeter boundary survey completed in June, 1999, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 10/20/2000
OFFICE OF THE
GEAUGA COUNTY ENGINEER

Prior Deed Reference

Volume 1035, Page 130

10205 Queens Way, #6, Chagrin Falls, OH 44023



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

Legal Description Parcel 3

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot Nos. 44 and 45, Tract 1 and is further bounded and described as follows;

Beginning at a point in the centerline of Country Lane (60 feet wide) at the northwest corner of a parcel of land conveyed to Margaret E. Kochis by deed recorded in Volume 463, Page 121 of Geauga County Records;

Thence **North 50° 30' 34" West**, along said centerline, **31.808 feet** to a point at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 01° 31' 20" East** (and passing over a 5/8" iron pin set at 39.76 feet), **183.82 feet** to a 5/8" iron pin set;

Course II Thence **South 19° 30' 44" West**, **125.98 feet** to a 5/8" iron pin set;

Course III Thence **South 44° 36' 30" West**, **323.34 feet** to a 5/8" iron pin set;

Course IV Thence **South 24° 11' 43" West**, **304.08 feet** to a 5/8" iron pin set;

Course V Thence **South 11° 48' 35" West**, **390.84 feet** to a 5/8" iron pin set;

Course VI Thence **North 51° 01' 34" West**, **380.69 feet** to a 5/8" iron pin set in the east line of a parcel of land conveyed to Lisa M. Pitts by deed recorded in Volume 1101, Page 687 of Geauga County Records;

Course VII Thence **North 00° 09' 02" East**, along said Pitts east line, **274.53 feet** to a 5/8" iron pin set;

Course VIII Thence **North 72° 46' 38" East**, **428.81 feet** to a 5/8" iron pin set;

Course IX Thence **North 54° 53' 26" East**, **218.08 feet** to a 5/8" iron pin set;

Course X Thence **North 44° 36' 30" East**, **183.02 feet** to a 5/8" iron pin set;

Course XI Thence **North 19° 30' 44" East**, **121.08 feet** to a 5/8" iron pin set;

Course XII Thence **North 01° 31' 20" West** (and passing over a 5/8" iron pin set at 152.26 feet) **192.02 feet** to a point in the centerline of said Country Lane;

Course XIII Thence **South 50° 30' 34" East**, **15.904 feet** to a point and the Principal Place of Beginning and containing 4.3746 Acres of land as surveyed and described in October, 2000, by Joseph Gutoskey, P.S. 7567, based on a perimeter boundary survey completed in June, 1999, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

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Volume 1035, Page 130

10205 Queens Way, *6, Chagrin Falls, OH 44023

SURVEY PLAT & LEGAL DESCRIPTION
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10/20/2000

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GEAUGA COUNTY ENGINEER

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Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

Legal Description Parcel 2

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot Nos. 44 and 45, Tract 1 and is further bounded and described as follows;

Beginning at a point in the centerline of Country Lane (60 feet wide) at the northwest corner of a parcel of land conveyed to Margaret E. Kochis by deed recorded in Volume 463, Page 121 of Geauga County Records;

Thence **North 50° 30' 34" West**, along said centerline, **47.712 feet** to a point at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 01° 31' 20" East** (and passing over a 5/8" iron pin set at 39.76 feet), **192.02 feet** to a 5/8" iron pin set;

Course II Thence **South 19° 30' 44" West**, **121.08 feet** to a 5/8" iron pin set;

Course III Thence **South 44° 36' 30" West**, **183.02 feet** to a 5/8" iron pin set;

Course IV Thence **South 54° 53' 26" West**, **218.08 feet** to a 5/8" iron pin set;

Course V Thence **South 72° 46' 38" West**, **428.81 feet** to a 5/8" iron pin set in the east line of a parcel of land conveyed to Lisa M. Pitts by deed recorded in Volume 1101, Page 687 of Geauga County Records;

Course VI Thence **North 00° 09' 02" East**, **518.24 feet** to a 5/8" iron pin found in the north line of said Lot No. 44 and an angle point in said Pitts' line (witness a 5/8" iron pin found 0.56 feet north and 0.53 feet east, I.D. Dudley);

Course VII Thence **South 89° 16' 00" East**, along said Pitts' south line and the north line of said Lot No. 44, **60.00 feet** to a 5/8" iron pin set;

Course VIII Thence **South 48° 42' 00" East**, **473.95 feet** to a 5/8" iron pin set;

Course IX Thence **North 70° 53' 11" East**, **171.47 feet** to a 5/8" iron pin set;

Course X Thence **North 44° 36' 30" East**, **180.35 feet** to a 5/8" iron pin set;

Course XI Thence **North 19° 30' 44" East**, **116.19 feet** to a 5/8" iron pin set;

Course XII Thence **North 01° 31' 20" West** (and passing over a 5/8" iron pin set at 160.47 feet), **200.23 feet** to a point in the centerline of said Country Lane;

Course XIII Thence **South 50° 30' 34" East**, **15.904 feet** to a point and the Principal Place of Beginning and containing 3.3517 Acres of land as surveyed and described in October, 2000, by Joseph Gutoskey, P.S. 7567, based on a perimeter boundary survey completed in June, 1999, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

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SURVEY PLAT & LEGAL DESCRIPTION
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R.S. 10/20/2000

OFFICE OF THE
GEAUGA COUNTY ENGINEER

10205 Queens Way, #6, Chagrin Falls, OH 44023

99-180 \October 12, 2000

Telephone: 440-543-6900 - Fax: 440-543-7176 - Toll Free: 888-543-6900

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GEAUGA COUNTY
ENGINEERS



Gutoskey & Associates, Inc.

Civil Engineers & Surveyors

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

Legal Description Parcel 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot Nos. 44 and 45, Tract 1 and is further bounded and described as follows;

Beginning at a point in the centerline of Country Lane (60 feet wide) at the northwest corner of a parcel of land conveyed to Margaret E. Kochis by deed recorded in Volume 463, Page 121 of Geauga County Records;

Thence **North 50° 30' 34" West**, along said centerline, **63.616 feet** to a point at the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 01° 31' 20" East** (and passing over a 5/8" iron pin set at 39.76 feet), **200.23 feet** to a 5/8" iron pin set;

Course II Thence **South 19° 30' 44" West**, **116.19 feet** to a 5/8" iron pin set;

Course III Thence **South 44° 36' 30" West**, **180.35 feet** to a 5/8" iron pin set;

Course IV Thence **South 70° 53' 11" West**, **171.47 feet** to a 5/8" iron pin set;

Course V Thence **North 48° 42' 00" West**, **473.95 feet** to a 5/8" iron pin set in the south line of a parcel of land conveyed to Lisa M. Pitts by deed recorded in Volume 1101, Page 687 of Geauga County Records and also in the north line of Lot 44;

Course VI Thence **South 89° 16' 00" East**, along said Pitts' south line and the north line of Lot 44, **671.32 feet** to a 5/8" iron pin set (witness a 5/8" iron pin found 4.69 feet north and 1.85 feet east, I.D. Dudley);

Course VII Thence **North 01° 31' 20" West**, (and passing over a 5/8" iron pin set at 160.43 feet) along said Pitts' east line, **200.19 feet** to a point in the centerline of said Country Lane;

Course VIII Thence **South 50° 30' 34" East**, **15.904 feet** to a point and the Principal Place of Beginning and containing 2.9477 Acres of land as surveyed and described in October, 2000, by Joseph Gutoskey, P.S. 7567, based on a perimeter boundary survey completed in June, 1999, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

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99-180 \ October 12, 2000 10205 Queens Way, #6, Chagrin Falls, OH 44023

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