



S.J. LESSMAN
LAND SURVEYING & PLANNING
 RESIDENTIAL - COMMERCIAL - INDUSTRIAL

2044 CHURCH STREET • TWINBURG, OHIO • 44087
 PHONE (216) 486-7865

Ketchel
 picked up 1-10-97
 #02-420336

LEGAL DESCRIPTION
EDWIN J. KETCHEL PARCEL "A-3A"
0.412 Acres

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 27, Tract One, further bounded and described as follows; Beginning at a 3/4" iron pin monument set at the westerly terminus of the northerly sideline of Woodberry Boulevard (60 feet wide) as dedicated by plat recorded in Volume 20, Page 11 of Geauga County Records; Thence N. 05 deg. - 28 min. - 42 sec. E., a distance of 90.00 feet to a 3/4" iron pin monument set at the principal point of beginning of the parcel herein described;

Course No. 1 Thence N. 05 deg. - 28 min. - 42 sec. E., a distance of 200.50 feet to a 3/4" iron pin monument set;

Course No. 2 Thence N. 84 deg. - 31 min. - 18 sec. W., a distance of 89.82 feet to a 3/4" iron pin monument set;

Course No. 3 Thence N. 05 deg. - 28 min. - 42 sec. E., a distance of 74.33 feet to a 3/4" iron pin monument set;

Course No. 4 Thence S. 83 deg. - 10 min. - 11 sec. E., a distance of 91.74 feet to a 3/4" iron pin monument set;

Course No. 5 Thence S. 84 deg. - 30 min. - 02 sec. E., a distance of 39.71 feet to a 3/4" iron pin monument set;

Course No. 6 Thence S. 05 deg. - 28 min. - 42 sec. W., a distance of 272.66 feet to a 3/4" iron pin monument set;

Course No. 7 Thence N. 84 deg. - 31 min. - 18 sec. W., a distance of 41.60 feet to the principal point of beginning. Containing 0.412 acres of land. Be the same, more or less, but subject to all legal highways and easements of record.

Above description is based upon a survey dated December 1996 prepared by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings cited are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

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

R.I. 1/10/97
 GEAGA COUNTY ENGINEER

First American Title Insurance Company

#02-420335

Title Guaranty Commitment No: 5-16127

Continuation of Schedule A Item 5

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 27, Tract One, further bounded and described as follows: Beginning at a 3/4" iron pin monument set at the Westerly terminus of the Northerly sideline of Woodberry Boulevard (60 feet wide) as dedicated by plat recorded in Volume 20, Page 11 of Geauga County Records;

Course No. 1 Thence N. 05 deg. - 28 min. - 42 sec. E., a distance of 90.00 feet to a 3/4" iron pin monument set;

Course No. 2 Thence S. 84 deg. - 31 min. - 18 sec. E., a distance of 41.60 feet to a 3/4" iron pin monument set;

Course No. 3 Thence N. 05 deg. - 28 min. - 42 sec. E., a distance of 272.66 feet to a 3/4" iron pin monument set;

Course No. 4 Thence S. 84 deg. - 30 min. - 02 sec. E., a distance of 132.48 feet to a 3/4" iron pin monument set;

Course No. 5 Thence S. 84 deg. - 24 min. - 53 sec. E., a distance of 159.76 feet to a 3/4" iron pin monument set;

Course No. 6 Thence S. 72 deg. - 28 min. - 10 sec. E., a distance of 125.72 feet to a 3/4" iron pin monument set;

Course No. 7 Thence S. 54 deg. - 49 min. - 50 sec. E., a distance of 125.72 feet to a 3/4" iron pin monument set;

Course No. 8 Thence S. 44 deg. - 58 min. - 00 sec. E., a distance of 221.21 feet to a 3/4" iron pin monument set on the Northerly sideline of Woodberry Boulevard at a point of curvature therein;

Course No. 9 Thence along the Northerly sideline of said Woodberry Boulevard, being the arc of a curve, deflecting to the right, a distance of 397.25 feet. Said arc having a radius of 570.00 feet and a chord bearing S. 75 deg. - 30 min. - 46 sec. W., a distance of 389.26 feet to a point of tangency therein;

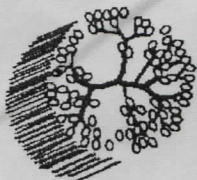
Course No. 10 Thence N. 84 deg. - 31 min. - 18 sec. W., along the Northerly sideline of said Woodberry Boulevard, a distance of 370.71 feet to the principal point of beginning. Containing 4.711 acres of land. Be the same more or less.

Above description is based upon a survey dated December 1996 prepared by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings cited are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

**SURVEY PLAT AND LEGAL
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GEAUGA COUNTY ENGINEER

BA100082



S.J. LESSMAN LAND SURVEYING & PLANNING

RESIDENTIAL - COMMERCIAL - INDUSTRIAL

9044 CHURCH STREET • TWINSBURG • OHIO • 44087
PHONE: (216) 425-7833

#02-419749

LEGAL DESCRIPTION EDWIN J. KETCHEL PARCEL "C-1" 16.842 Acres

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 27, Tract One, further bounded and described as follows: Beginning on the centerline of Chillicothe Road (60 feet wide) at the southeasterly corner of Original Lot No. 27 and the northeasterly corner of a parcel of land described in a Deed to Stock Equipment Company recorded in Volume 684, Page 374 of Geauga County Records. Said point being distant S. 05 deg. - 52 min. - 46 sec. W., a distance of 1,239.04 feet from the intersection of the centerlines of said Chillicothe Road and Woodberry Boulevard (60 feet wide) as dedicated by plat recorded in Volume 20, Page 11 of Geauga County Records;

Course No. 1 Thence N. 84 deg. - 31 min. - 34 sec. W., along the southerly line of said Original Lot No. 27, being the northerly line of said parcel of land described in Deed Volume 684, Page 374, a distance of 1,229.75 feet to a 1/2" iron pin monument found at the southeasterly corner of a parcel of land described in a Deed to the Wembley Club Limited Partnership recorded in Volume 827, Page 1310 of Geauga County Records;

Course No. 2 Thence N. 05 deg. - 28 min. - 42 sec. E., along the easterly line of said parcel described in Deed Volume 827, Page 1310, a distance of 636.57 feet to a 3/4" iron pin monument set on the southeasterly sideline of Woodberry Boulevard at the northeasterly corner thereof;

Course No. 3 Thence along the southeasterly sideline of said Woodberry Boulevard, being the arc of a curve, deflecting to the left, a distance of 223.64 feet. Said arc having a radius of 630.00 feet and a chord bearing N. 65 deg. - 43 min. - 00.5 sec. E., a distance of 222.47 feet to a 3/4" iron pin monument set at a point of tangent therein;

Course No. 4 Thence S. 34 deg. - 27 min. - 10 sec. E., a distance of 212.50 feet to a 3/4" iron pin monument set;

Course No. 5 Thence S. 25 deg. - 14 min. - 33 sec. W., a distance of 189.12 feet to a 3/4" iron pin monument set;

Course No. 6 Thence S. 01 deg. - 32 min. - 16 sec. E., a distance of 145.63 feet to a 3/4" iron pin monument set;

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- Course No. 7 Thence S. 45 deg. - 35 min. - 12 sec. E., a distance of 291.26 feet to a 3/4" iron pin monument set;
- Course No. 8 Thence S. 89 deg. - 38 min. - 07 sec. E., a distance of 291.26 feet to a 3/4" iron pin monument set;
- Course No. 9 Thence N. 46 deg. - 18 min. - 58 sec. E., a distance of 291.26 feet to a 3/4" iron pin monument set;
- Course No. 10 Thence N. 02 deg. - 16 min. - 03 sec. E., a distance of 145.63 feet to a 3/4" iron pin monument set;
- Course No. 11 Thence N. 11 deg. - 45 min. - 45 sec. W., a distance of 229.18 feet to a 3/4" iron pin monument set;
- Course No. 12 Thence N. 34 deg. - 27 min. - 10 sec. W., a distance of 507.36 feet to a 3/4" iron pin monument set on the southeasterly sideline of Woodberry Boulevard at a point of curvature therein;
- Course No. 13 Thence along the southeasterly sideline of said Woodberry Boulevard, being the arc of a curve, deflecting to the right, a distance of 437.51 feet. Said arc having a radius of 570.00 feet and a chord bearing N. 77 deg. - 32 min. - 10.5 sec. E., a distance of 426.85 feet to a 3/4" iron pin monument set at a point of tangency therein;
- Course No. 14 Thence S. 80 deg. - 28 min. - 29 sec. E., continuing along the southerly sideline of said Woodberry Boulevard, a distance of 140.22 feet to a 3/4" iron pin monument set at the northwesterly terminus of a curved turnout between said southerly sideline of Woodberry Boulevard and the future westerly sideline of Chillicothe Road;
- Course No. 15 Thence along said curved turnout between Woodberry Boulevard and Chillicothe Road, being the arc of a curve, deflecting to the right, a distance of 60.29 feet. Said arc having a radius of 40.00 feet and a chord bearing S. 37 deg. - 17 min. - 51.5 sec. E. a distance of 54.74 feet to a 1/2" iron pin monument found at the southeasterly terminus therein;
- Course No. 16 Thence S. 84 deg. - 07 min. - 14 sec. E., and passing through a 1/2" iron pin found at 36.00 feet, a total distance of 66.00 feet to a point on the centerline of Chillicothe Road (60 feet wide);

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Course No. 17 Thence S. 05 deg. - 52 min. - 46 sec. W., along the centerline of Chillicothe Road, a distance of 1,159.04 feet to the principal point of beginning. Said point being referenced by a 1/2" iron pin found at N. 85 deg. - 24 min. - 44 sec. W., a distance of 29.78 feet. Containing 16.842 acres of land, more or less, of which 0.798 acres, more or less, is located within the right-of-way of Chillicothe Road. Be the same, more or less, but subject to all legal highways and easements of record.

Above description is based upon a survey dated December 1996 prepared by Steven J. Lessman, Ohio Professional Surveyor No. 7078. Bearings cited are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

Revised January 9, 1997

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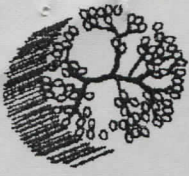
M.J. 1/10/97
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1997 JAN 10
Ketchel - Parcel "C-1"

Page 3

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S.J. LESSMAN LAND SURVEYING & PLANNING

RESIDENTIAL - COMMERCIAL - INDUSTRIAL

8044 CHURCH STREET • TWINSBURG • OHIO • 44087
PHONE: (216) 425-7833

LEGAL DESCRIPTION EDWIN J. KETCHEL PARCEL "C-2" 11.947 Acres

~~#02-419655~~
02-420334

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 27, Tract One, further bounded and described as follows: Beginning at a 3/4" iron pin monument set on the southeasterly sideline of Woodberry Boulevard (60 feet wide), as dedicated by plat recorded in Volume 20, Page 11 of Geauga County Records, at the northeasterly corner of a parcel of land described in a Deed to The Wembley Club Limited Partnership recorded in Volume 827, Page 1310 of Geauga County Records; Thence northeasterly along the southeasterly sideline of Woodberry Boulevard, being the arc of a curve deflecting to the left, a distance of 223.64 feet. Said arc having a radius of 630.00 feet and a chord bearing N. 65 deg. - 43 min. - 00.5 sec. E., a distance of 222.47 feet to a 3/4" iron pin monument set at a point of tangency therein and the principal point of beginning of the parcel of land herein described;

- Course No. 1 Thence N. 55 deg. - 32 min. - 50 sec. E., continuing along said southeasterly sideline of Woodberry Boulevard, a distance of 515.90 feet to a 3/4" iron pin monument set at a point of curvature therein;
- Course No. 2 Thence S. 34 deg. - 27 min. - 10 sec. E., a distance of 507.36 feet to a 3/4" iron pin monument set;
- Course No. 3 Thence S. 11 deg. - 45 min. - 45 sec. E., a distance of 229.18 feet to a 3/4" iron pin monument set;
- Course No. 4 Thence S. 02 deg. - 16 min. - 03 sec. W., a distance of 145.63 feet to a 3/4" iron pin monument set;
- Course No. 5 Thence S. 46 deg. - 18 min. - 58 sec. W., a distance of 291.26 feet to a 3/4" iron pin monument set;
- Course No. 6 Thence N. 89 deg. - 38 min. - 07 sec. W., a distance of 291.26 feet to a 3/4" iron pin monument set;
- Course No. 7 Thence N. 45 deg. - 35 min. - 12 sec. W., a distance of 291.26 feet to a 3/4" iron pin monument set;

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- Course No. 8 Thence N. 01 deg. - 32 min. - 16 sec. W., a distance of 145.63 feet to a 3/4" iron pin monument set;
- Course No. 9 Thence N. 25 deg. - 14 min. - 33 sec. E., a distance of 189.12 feet to a 3/4" iron pin monument set;
- Course No. 10 Thence N. 34 deg. - 27 min. - 10 sec. W., a distance of 212.50 feet to the principal point of beginning. Containing 11.947 acres of land. Be the same, more or less, but subject to all legal highways and easements of record.

Above description is based upon a survey dated December 1996 prepared by Steven J. Lessman, Ohio Professional Surveyor No. 7078,. Bearings cited are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines.

January 8, 1997

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