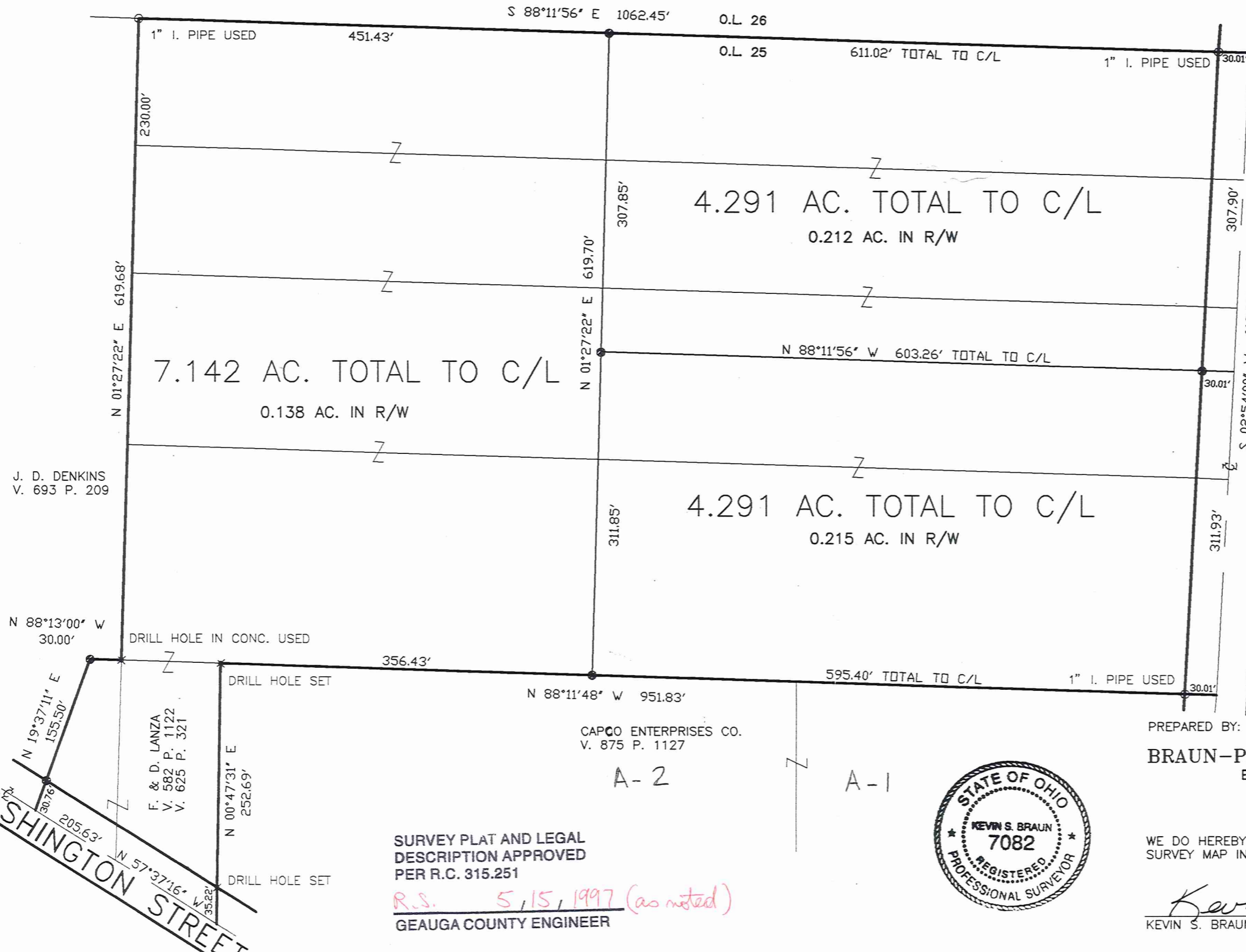


FRANK AND DORIS LANZA

SITUATED IN THE TOWNSHIP OF BAINBRIDGE AND KNOWN AS BEING PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 25, TRACT ONE, COUNTY OF GEauga AND STATE OF OHIO AND CONTAINING 15.724

RAVENWOOD SUBDIVISION
V. 8 P. 86



- DEEDS OF REFERENCE:
F. & D. LANZA
- VOL. 1041 PG. 31
 - VOL. 1041 PG. 35
 - VOL. 718 PG. 1169
 - VOL. 1041 PG. 28
 - VOL. 582 PG. 1122
 - VOL. 625 PG. 321



JANUARY 1997

SCALE IN FEET

1"=100'

LEGEND

- EXISTING MONUMENT FOUND OR USED AS NOTED
- 30" 5/8" IRON PIN SET WITH CAP

TOTAL ACREAGE = 4.291 AC.
4.291 AC.
7.142 AC.

15.724 AC.

PREPARED BY:

BRAUN-PRENOSIL ASSOCIATES INC.
ENGINEERS...SURVEYORS
547 EAST WASHINGTON STREET
CHAGRIN FALLS, OHIO 44022
(216) 247-8670



WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND PREPARED THIS SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE

Kevin S. Braun 4-14-97
KEVIN S. BRAUN PROFESSIONAL SURVEYOR NO. 7082

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

R.S. 5, 15, 1997 (as noted)
GEAUGA COUNTY ENGINEER

CAPCO ENTERPRISES CO.
V. 875 P. 1127

J. D. DENKINS
V. 693 P. 209

F. & D. LANZA
V. 582 P. 1122
V. 625 P. 321

WASHINGTON STREET

A-2

A-1

BA100092

LANZA
picked up 5-19-1997
#02-420385



NORTH COAST / BRAUN-PRENOSIL
Engineering & Surveying
bpnthcst@apk.net

North Coast Engineering & Surveying Co., Inc.
2570 Superior Avenue, Suite 501
Cleveland, Ohio 44114
Tel (216) 241-7070
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Braun-Prenosil Associates, Inc.
547 East Washington Street
Chagrin Falls, Ohio 44022
Tel (216) 247-8670
Fax (216) 247-8687

April 21, 1997

**LEGAL DESCRIPTION OF 4.291 ACRE NORTH PARCEL ALONG
CHILLICOTHE ROAD**

Situated in the Township of Bainbridge County of Geauga and State of Ohio and known as being part of Bainbridge Township Lot 25 Tract One and bounded and described as follows:

Beginning in the centerline of Chillicothe Road (SR 306) at the Southeasterly corner of Ravenwood Subdivision, recorded in Volume 8, Page 86 of Geauga County Plat Records;

Thence South 2° 54' 00" West, along the centerline of said Chillicothe Road a distance of 307.90 feet;

Thence North 88° 11' 56" West, passing through a 5/8" iron pin set at 30.01 feet, a total distance of 603.26 feet to a 5/8" iron pin set;

Thence North 01° 27' 22" East, a distance of 307.85 feet to the Southerly line of said Ravenwood Subdivision and a 5/8" iron pin set therein;

Thence South 88° 11' 56" East, along the Southerly line of said Ravenwood Subdivision, passing through an iron pipe found at 581.01 feet a total distance of 611.02 feet to the Place of Beginning and containing 4.291 acres of land including 0.212 acres within the right-of-way limits of Chillicothe Road according to the survey of April, 1997 by Braun-Prenosil Associates, Inc., Kevin S. Braun, PS No. 7082, be the same more or less but subject to all legal highways. Bearings are to an assumed meridian and are used to indicate angles only.

- Deeds of Reference:
F. & D. Lanza
V. 1041 P. 28
V. 1041 P. 31, 33
V. 1041 P. 35
V. 718 P. 1163

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

R.S. 5/15/1997 (as noted)
GEAUGA COUNTY ENGINEER



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 Fax (216) 247-8687

April 21, 1997

**LEGAL DESCRIPTION OF 4.291 ACRE SOUTH PARCEL ALONG
 CHILlicothe ROAD FOR F. & D. LANZA**

Situated in the Township of Bainbridge County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot 25 Tract One and bounded and described as follows:

Beginning in the centerline of Chillicothe Road (SR 306) at the Northeasterly corner of land indicated as Parcel A-1, as described in deed to CAPCO Enterprises Co., recorded in Volume 875, Page 1127 of Geauga County Records;

Thence North 88° 11' 48" West, along the Northerly line of said Parcel A-1, CAPCO Enterprises Co. land, passing through a 1" iron \vee found at 30.01 feet a total distance 595.40 feet to a 5/8" iron pin set; Pipe

Thence North 01° 27' 22" East, a distance of 311.85 feet to a 5/8" iron pin set;

Thence South 88° 11' 56" East, passing through a 5/8" iron pin set at 573.25 feet, a total distance of 603.26 feet to the centerline of said Chillicothe Road;

Thence South 02° 54' 00" West, along the centerline of said Chillicothe Road, a distance of 311.93 feet to the Place of Beginning and containing 4.291 Acres of land, including 0.215 acres within the right-of-way of Chillicothe Road, according to the Survey of April 1997, by Braun-Prenosil Associates, Inc., Kevin S. Braun, PS No. 7082, be the same more or less but subject to all legal highways. Bearings are to an assumed meridian and are used to indicate angles only.

Deeds of Reference:

F. & D. Lanza
 V. 1041 P. 28
 V. 1041 P. 31, 33
 V. 1041 P. 35
 V. 718 P. 1163

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

R.S. 5/15/1997 (as noted)

 GEAGA COUNTY ENGINEER



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Tel (216) 247-8670
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April 21, 1997

LEGAL DESCRIPTION OF 7.142 ACRE PARCEL INCLUDING EXISTING BUILDING ALONG EAST WASHINGTON STREET FOR F. & D. LANZA

Situated in the Township of Bainbridge County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot 25 Tract One and bounded and described as follows:

Beginning in the centerline of East Washington Street at the Southwesterly corner of land indicated as Parcel A-2, as described in deed to CAPCO Enterprises Co., recorded in Volume 875, Page 1127 of Geauga County Records;

Thence North $57^{\circ} 37' 16''$ West, along the centerline of said East Washington Street, a distance of 205.63 feet to a Southeasterly corner of land as described in deed to J.D. Denkins, recorded in Volume 693, Page 209 of Geauga County Records;

Thence North $19^{\circ} 37' 11''$ East, along an Easterly line of said J.D. Denkins land, thru a $5/8''$ iron pin set at 30.76 feet, a total distance of 155.50 feet to a $5/8''$ iron pin set at an interior corner of said J.D. Denkins land;

Thence South $88^{\circ} 13' 00''$ East, along a Southerly line of said J.D. Denkins land, a distance of 30.00 feet to a drill hole in concrete used;

Thence North $01^{\circ} 27' 22''$ East, along an Easterly line of J.D. Denkins land, a distance of 619.68 feet to the North line of Original Lot 25, also being the Southerly line of Ravenwood Subdivision, as recorded in Volume 8, Page 86 of Geauga County Map Records, and a 1" iron pipe used therein;

Thence South $88^{\circ} 11' 56''$ East, along the Southerly line of said Ravenwood Subdivision, a distance of 451.43 feet to a $5/8''$ iron pin set;

Thence South $01^{\circ} 27' 22''$ West, a distance of 619.70 feet to the Northerly line of said Parcel A-2, CAPCO Enterprises Co. land aforesaid and a $5/8''$ iron pin set therein;

PAGE 2

LEGAL DESCRIPTION OF 7.142 ACRE PARCEL INCLUDING EXISTING BUILDING ALONG EAST WASHINGTON STREET FOR F.& D.J. LANZA

Thence North $88^{\circ} 11' 48''$ West, along the said Northerly line of Parcel A-2, CAPCO Enterprises Co. land, a distance of 356.43 feet to the Northwesterly corner thereof, and a drill hole set;

Thence South $00^{\circ} 47' 31''$ West, along the Westerly line of said parcel A-2, CAPCO Enterprises Co. land, passing thru a drill hole set, at 217.47 feet, a total distance of 252.69 feet to the Place of Beginning and containing 7.142 acres of land including 0.138 acres within the right-of-way limits of East Washington Street according to the survey of April, 1997 by Braun-Prenosil Associates, Inc, Kevin S. Braun, PS No. 7082, be the same more or less but subject to all legal highways. Bearings are to an assumed meridian and are used to indicate angles only.

Deeds of Reference:

F. & D. Lanza

V. 582 P. 1122

V. 625 P. 321

V. 1041 P. 28

V. 1041 P. 31, 33

V. 1041 P. 35

V. 718 P. 1163

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

R.S. 5, 15, 1997 (as noted)
GEAUGA COUNTY ENGINEER

BA100092



NORTH COAST / BRAUN-PRENOSIL
Engineering & Surveying
northcoast@apk.net

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Braun-Prenosil Associates, Inc.
547 East Washington Street
Chagrin Falls, Ohio 44022
Tel (216) 247-8670
Fax (216) 247-8687

April 30, 1997

LEGAL DESCRIPTION OF TOTAL 15.724 ACRE PARCEL FOR F. & D. LANZA

Situated in the Township of Bainbridge County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lot 25, Tract One, and bounded and described as follows:

Beginning in the centerline of East Washington Street at the Southwesterly corner of land indicated as Parcel A-2, as described in deed to CAPCO Enterprises Co., recorded in Volume 875, Page 1127 of Geauga County Records;

Thence North 57° 37' 16" West, along the centerline of said East Washington Street, a distance of 205.63 feet to a Southeasterly corner of land as described in deed to J.D. Denkins, recorded in Volume 693, Page 209 of Geauga County Records;

Thence North 19° 37' 11" East, along an Easterly line of said J.D. Denkins land, thru a 5/8" iron pin set at 30.76 feet, a total distance of 155.50 feet to a 5/8" iron pin set at an interior corner of said J.D. Denkins land;

Thence South 88° 13' 00" East, along a Southerly line of said J.D. Denkins land, a distance of 30.00 feet to a drill hole in concrete used;

Thence North 01° 27' 22" East, along an Easterly line of said J.D. Denkins land, a distance of 619.68 feet to the North line of said Original Lot 25, also being the Southerly line of Ravenwood Subdivision, as recorded in Volume 8, Page 86 of Geauga County Map Records, and a 1" iron pipe used therein;

Thence South 88° 11' 56" East, along the Southerly line of said Ravenwood Subdivision, passing through a 1" iron pipe found at 1032.44 feet, a total distance of 1062.45 feet to the centerline of Chillicothe Road (SR306);

Thence South 2° 54' 00" West, along the centerline of said Chillicothe Road, a distance of 619.83 feet to the Northeasterly corner of land indicted as Parcel A-1, as described in deed to CAPCO Enterprises Co. recorded in Volume 875, Page 1127 of Geauga County Records;

Page 2

April 30, 1997

LEGAL DESCRIPTION OF TOTAL 15.724 ACRE PARCEL FOR F. & D. LANZA

Thence North 88° 11' 48" West, along the said Northerly line of Parcel A-1, and Parcel A-2, CAPCO Enterprises Co. land, passing through a 1" iron pipe used at 30.01 feet, a total distance 951.83 feet to the Northwesterly corner thereof, and a drill hole set;

Thence South 00° 47' 31" West, along the Westerly line of said Parcel A-2, CAPCO Enterprises Co. land, passing thru a drill hole set, at 217.47 feet, a total distance of 252.69 feet to the Place of Beginning and containing 15.724 acres of land including 0.565 acres within the right-of-way limits of East Washington Street and Chillicothe road according to the survey of April, 1997 by Braun-Prenosil Associates, Inc, Kevin S. Braun, PS No. 7082, be the same more or less but subject to all legal highways. Bearings are to an assumed meridian and are used to indicate angles only.

Deeds of Reference:

- F. & D. Lanza
- V. 582 P. 1122
- V. 625 P. 321
- V. 1041 P. 28
- V. 1041 P. 31, 33
- V. 1041 P. 35
- V. 718 P. 1163

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

R.S. 5/15/1997 (as noted)
GEAUGA COUNTY ENGINEER