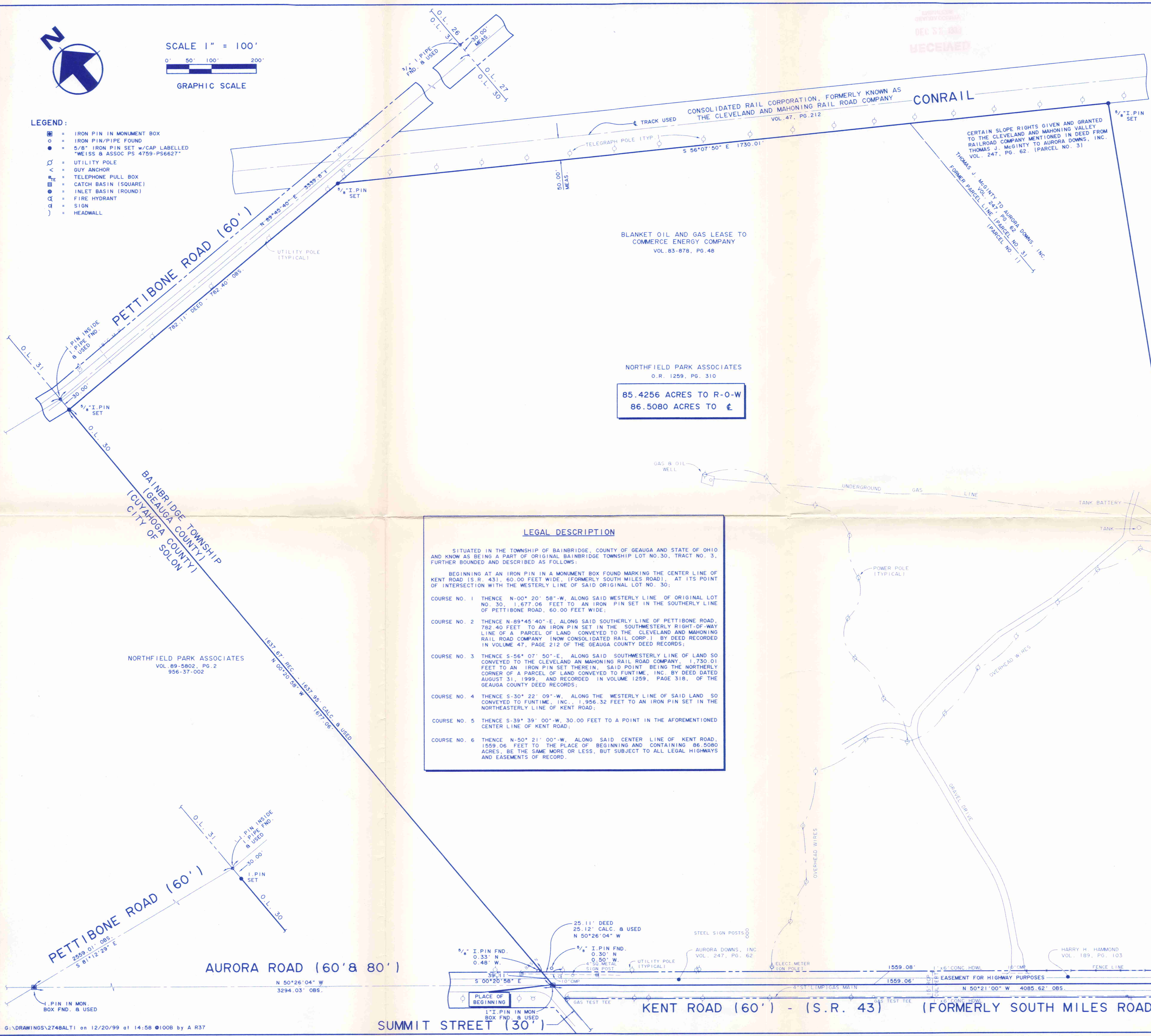


- LEGEND:**
- IRON PIN IN MONUMENT BOX
  - IRON PIN/PIPE FOUND
  - 5/8" IRON PIN SET w/CAP LABELLED "WEISS & ASSOC PS 4759-PS6627"
  - UTILITY POLE
  - ▲ GUY ANCHOR
  - TELEPHONE PULL BOX
  - CATCH BASIN (SQUARE)
  - INLET BASIN (ROUND)
  - FIRE HYDRANT
  - SIGN
  - HEADWALL



BLANKET OIL AND GAS LEASE TO  
COMMERCE ENERGY COMPANY  
VOL. 83-878, PG. 48

NORTHFIELD PARK ASSOCIATES  
O.R. 1259, PG. 310

**85.4256 ACRES TO R-O-W**  
**86.5080 ACRES TO E**

**LEGAL DESCRIPTION**

SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF GEauga AND STATE OF OHIO AND KNOW AS BEING A PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 30, TRACT NO. 3, FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN A MONUMENT BOX FOUND MARKING THE CENTER LINE OF KENT ROAD (S.R. 43), 60.00 FEET WIDE, (FORMERLY SOUTH MILES ROAD), AT ITS POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID ORIGINAL LOT NO. 30;

COURSE NO. 1 THENCE N-00° 20' 58"-W, ALONG SAID WESTERLY LINE OF ORIGINAL LOT NO. 30, 1,677.06 FEET TO AN IRON PIN SET IN THE SOUTHERLY LINE OF PETTIBONE ROAD, 60.00 FEET WIDE;

COURSE NO. 2 THENCE N-89° 45' 40"-E, ALONG SAID SOUTHERLY LINE OF PETTIBONE ROAD, 782.40 FEET TO AN IRON PIN SET IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF A PARCEL OF LAND CONVEYED TO THE CLEVELAND AND MAHONING RAIL ROAD COMPANY (NOW CONSOLIDATED RAIL CORP.) BY DEED RECORDED IN VOLUME 47, PAGE 212 OF THE GEAGA COUNTY DEED RECORDS;

COURSE NO. 3 THENCE S-56° 07' 50"-E, ALONG SAID SOUTHWESTERLY LINE OF LAND SO CONVEYED TO THE CLEVELAND AND MAHONING RAIL ROAD COMPANY, 1,730.01 FEET TO AN IRON PIN SET THEREIN, SAID POINT BEING THE NORTHERLY CORNER OF A PARCEL OF LAND CONVEYED TO FUNTIME, INC. BY DEED DATED AUGUST 31, 1999, AND RECORDED IN VOLUME 1259, PAGE 318, OF THE GEAGA COUNTY DEED RECORDS;

COURSE NO. 4 THENCE S-30° 22' 09"-W, ALONG THE WESTERLY LINE OF SAID LAND SO CONVEYED TO FUNTIME, INC., 1,958.32 FEET TO AN IRON PIN SET IN THE NORTHEASTERLY LINE OF KENT ROAD;

COURSE NO. 5 THENCE S-39° 39' 00"-W, 30.00 FEET TO A POINT IN THE AFOREMENTIONED CENTER LINE OF KENT ROAD;

COURSE NO. 6 THENCE N-50° 21' 00"-W, ALONG SAID CENTER LINE OF KENT ROAD, 1,559.06 FEET TO THE PLACE OF BEGINNING AND CONTAINING 86.5080 ACRES, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

**ALTA/ACSM LAND TITLE SURVEY**

BEING A PART OF ORIGINAL BAINBRIDGE TOWNSHIP LOT NO. 30, TRACT NO. 3, AND NOW IN  
BAINBRIDGE TOWNSHIP  
COUNTY OF GEAGA  
DECEMBER 8, 1999  
REV: DECEMBER 20, 1999

STATE OF OHIO  
SCALE: 1"=100'

MADE FOR AND AT THE INSTANCE OF

**NORTHFIELD PARK ASSOCIATES**  
(AN OHIO LIMITED PARTNERSHIP)  
**HERITAGE DEVELOPMENT CO.**  
(AN OHIO CORPORATION)  
**OHIO TITLE CORP. N.E. AGENCY, INC.**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**  
(LENDER TO BE NAMED LATER)

**SURVEYOR'S CERTIFICATION**

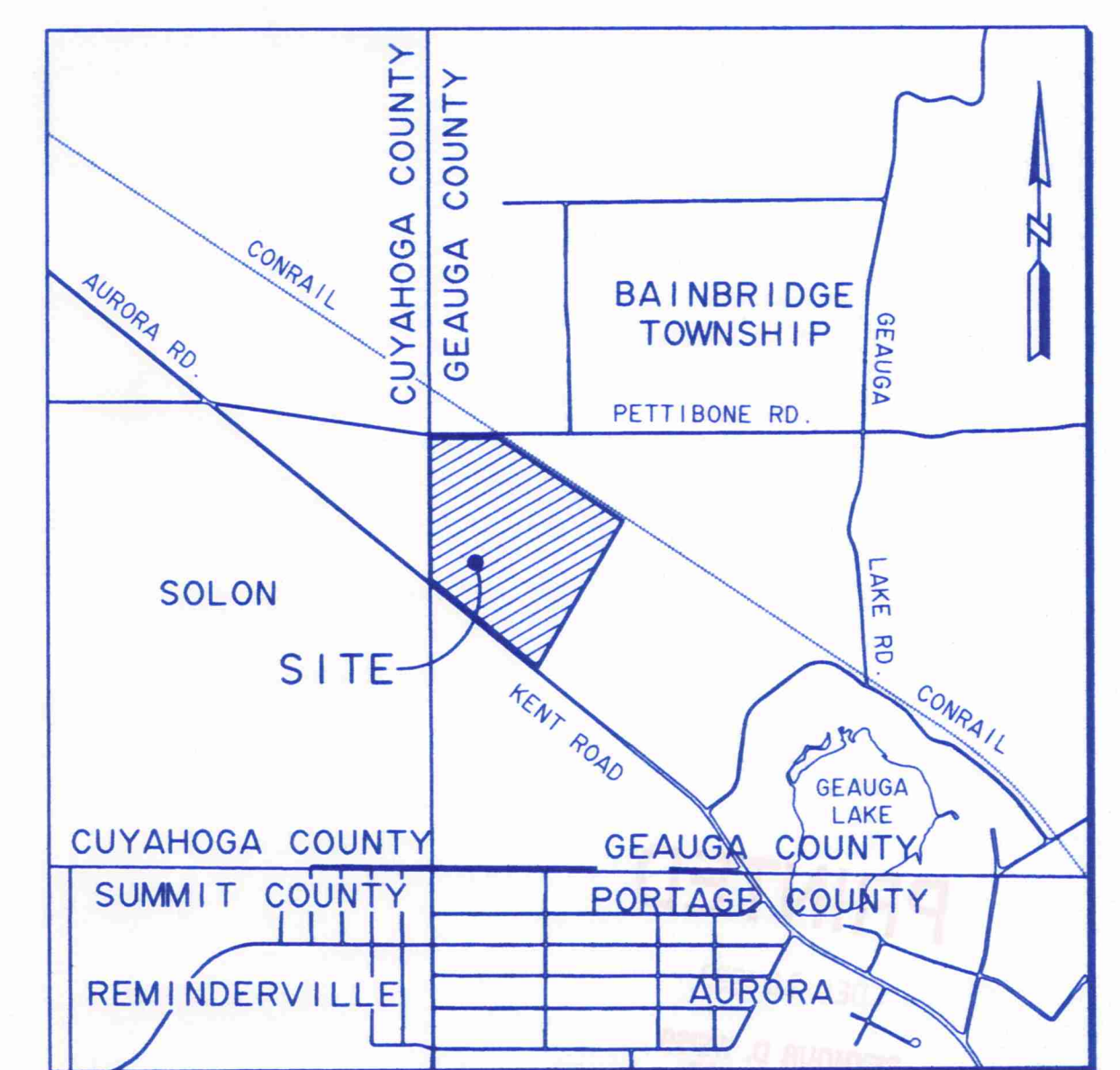
THE UNDERSIGNED HEREBY CERTIFIES TO THE ABOVE MENTIONED PARTIES THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE (1) IN ACCORDANCE WITH THE "MINIMUM STANDARD" DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 14, 15 AND 16 OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN" SURVEY.

I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP OR PLAT ABUTS A PUBLICLY DEDICATED STREET OR EASEMENT FOR HIGHWAY PURPOSES AND THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY, THAT THE PROPERTY DESCRIPTION IS THE SAME PROPERTY SPECIFICALLY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. C9-213, DATED JUNE 25, 1999; THAT EXCEPT AS SHOWN THE PREMISES DOES NOT SERVE ANY OTHER ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE; THAT THE PREMISES IS LOCATED IN A FLOOD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 39019001258 EFFECTIVE DATE NOVEMBER 4, 1988.

THE TERM CERTIFY, AS USED IN THIS STATEMENT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR, WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THE SURVEYOR'S OPINION.

**SEYMOUR D. WEISS & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
5380 NAIMAN PARKWAY - SUITE G  
SOLON, OHIO 44139  
TEL: (440) 349-3400

*Leslie P. Kent*  
LESLIE P. KENT  
PROFESSIONAL SURVEYOR NO. 6627



**LOCATION MAP**  
SCALE: 1" = 2000'

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* 12/19/99  
OFFICE OF THE  
GEAGA COUNTY ENGINEER

BA100111

BA100111

Northfield  
Picked up 12-28-1999

SDWA

**SEYMOUR D. WEISS & ASSOCIATES, INC.**  
Consulting Engineers/Surveyors

5380 Naiman Parkway • Suite G  
Solon, Ohio 44139  
TEL: (440) 349-3400 FAX: (440) 349-3405  
e-mail: sdwa@compuserve.com

December 10, 1999  
File No. P 9906-2748 BBT

**LEGAL DESCRIPTION OF A 86.5080 ACRE PARCEL  
LOCATED ALONG THE NORTH SIDE OF THE CENTER LINE OF KENT ROAD (S.R. 43),  
BAINBRIDGE TOWNSHIP, OHIO**

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a part of Original Bainbridge Township Lot No. 30, Tract No. 3, further bounded and described as follows:

Beginning at a 1 inch iron pin in a monument box found marking the center line of Kent Road (S.R. 43), 60.00 feet wide, (formerly South Miles Road), at its point of intersection with the westerly line of said Original Bainbridge Township Lot No. 30;

- Course No. 1. thence N-00° 20' 58"-W, along said westerly line of Original Bainbridge Township Lot No. 30, 1,677.06 feet to a 5/8 inch iron pin set in the southerly line of Pettibone Road, 60.00 feet wide;
- Course No. 2. thence N-89° 45' 40"-E, along said southerly line of Pettibone Road, 782.40 feet to a 5/8 inch iron pin set in the southwesterly right-of-way line of a parcel of land conveyed to Consolidated Rail Corp. by deed recorded in Volume 47, Page 212 of the Geauga County Deed Records;
- Course No. 3. thence S-56° 07' 50"-E, along said southwesterly line of land so conveyed to Consolidated Rail Corp., 1,730.01 feet to a 5/8 inch iron pin set therein,
- Course No. 4. thence S-30° 22' 09"-W, 1,956.32 feet to a 5/8 inch iron pin set in the northeasterly line of the aforementioned Kent Road;
- Course No. 5. thence S-39° 39' 00"-W, 30.00 feet to a point in the aforementioned center line of Kent Road;
- Course No. 6. thence N-50° 21' 00"-W, along said center line of Kent Road, 1559.06 feet to the **PLACE OF BEGINNING** and containing 86.5080 acres, be the same more or less, but subject to all legal highways and easements of record, and being according to a survey dated December 8, 1999 made by Leslie P. Kent, Professional Surveyor No. 6627 of Seymour D. Weiss & Associates, Inc., Consulting Engineers & Surveyors.

Bearings are to an assumed meridian.  
Deeds of Record, Vol. 1259, Pg. 310, Vol. 247, Pg. 62 and Vol. 189, Pg. 103.

G:\S\12748DES5.doc

RECEIVED  
DEC 14 1999  
GEAUGA COUNTY  
ENGINEERS

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 12/28/99  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER