

**Legal Description for:
SOUTH CHAGRIN CORPORATION
PARCEL No. 1**

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Original Bainbridge Township Lot Number 48, Tract 1 and bounded and described as follows: Beginning at a 5/8" iron pin set at the southeasterly terminus of a curved turnout between the southeasterly line of Pine Street (60 feet wide) and the southwesterly line of Chagrin Road (width varies); thence along said southwesterly line of Chagrin Road, South 41°22'17 East, a distance of 55.02 feet to a 5/8" iron pin set at an angle point therein; thence continuing along said southwesterly line of Chagrin Road, South 48°37'43" West, a distance of 12.00 feet to a 5/8" iron pin set at an angle point therein; thence continuing along said southwesterly line of Chagrin Road, South 41°22'17 East, a distance of 25.00 feet to a 5/8" iron pin set at an angle point therein; thence continuing along said southwesterly line of Chagrin Road, North 48°37'43" East, a distance of 12.00 feet to a 5/8" iron pin set at an angle point therein; thence continuing along said southwesterly line of Chagrin Road, South 41°22'17 East, a distance of 86.12 feet to a 5/8" iron pin set at the PRINCIPAL PLACE OF BEGINNING;

Course 1 thence continuing along said southwesterly line of Chagrin Road, South 41°22'17 East, a distance of 149.90 feet to a Parker-Kalon nail set in asphalt an angle point therein;

Course 2 thence continuing along said southeasterly line of Chagrin Road, South 32°29'09" East, a distance of 8.93 feet to a 5/8" iron pin set on the northerly line of lands conveyed to C.H. Enterprises by deed recorded in Volume 1030, Page 1331 of Geauga County Records being;

Course 3 thence along said northerly line of lands so conveyed to C.H. Enterprises, South 57°30'51" West, a distance of 151.77 feet to a Parker-Kalon nail set in asphalt at the northwesterly corner therein;

Course 4 thence along said westerly line of lands so conveyed to C.H. Enterprises and a westerly line of lands conveyed to RTB Industrial Limited Partnership by deed recorded in Volume 879, Page 118 of Geauga County Records, South 2°11'51" West, a distance of 220.76 feet to a 5/8" iron pin set at an angle point therein;

Course 5 thence along a northerly line of lands so conveyed to RTB Industrial Limited Partnership, North 87°48'09" West, a distance of 178.00 feet to a 5/8" iron pin set on the easterly line of lands conveyed to the Board of Park Commissioners of the Cleveland Metro Park District by deed recorded in Volume 1146, Page 222 of Geauga County Records, formerly lands of the Nickel Plate Railroad as referenced in previous instrument;

Course 6 thence along said easterly line of lands so conveyed to the Board of Park Commissioners of the Cleveland Metro Park District, North 2°11'51" East, a distance of 413.00 feet to a 5/8" iron pin set at an angle point therein;

Course 7 thence along an easterly line of lands so conveyed to the Board of Park Commissioners of the Cleveland Metro Park District and the southerly line of lands conveyed to South Chagrin Corp. by deed recorded in Volume 857, Page 1057 of Geauga County Records, North 89°13'51" East, a distance of 194.66 feet to the principal place of beginning and containing 2.0204 acres of land according to a survey by Matthew C. Neff, Ohio Professional Surveyor #7315, of the M. Neff Design Group dated September 29, 2003. Be the same more or less but subject to all legal highways. Prior instrument is in Volume 855, Page 641 of Geauga County Records.

NOTE: Bearings shown hereon are to an assumed meridian and are used to denote angles only. Monuments described as 5/8" iron pins set are 5/8" diameter by 30" rebar with cap stamped "M NEFF 7315".

good closure

PARCEL No. 2

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and known as being a part of Original Bainbridge Township Lot Number 48, Tract 1 and bounded and described as follows: Beginning at a 5/8" iron pin set at the southeasterly terminus of a curved turnout between the southeasterly line of Pine Street (60 feet wide) and the southwesterly line of Chagrin Road (width varies);

Course 1 thence along said southwesterly line of Chagrin Road, South 41°22'17 East, a distance of 55.02 feet to a 5/8" iron pin set at an angle point therein;

Course 2 thence continuing along said southwesterly line of Chagrin Road, South 48°37'43" West, a distance of 12.00 feet to a 5/8" iron pin set at an angle point therein;

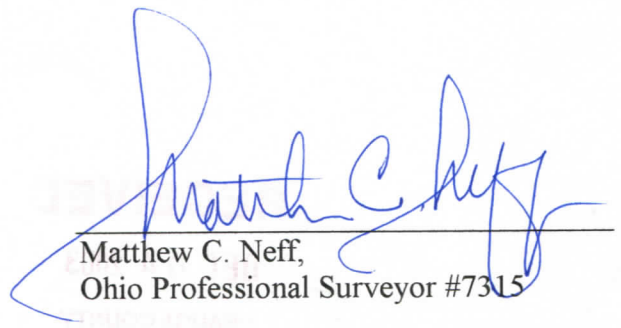
Course 3 thence continuing along said southwesterly line of Chagrin Road, South 41°22'17 East, a distance of 25.00 feet to a 5/8" iron pin set at an angle point therein;

Course 4 thence continuing along said southwesterly line of Chagrin Road, North 48°37'43" East, a distance of 12.00 feet to a 5/8" iron pin set at an angle point therein;

- Course 5 thence continuing along said southwesterly line of Chagrin Road, South 41°22'17 East, a distance of 86.12 feet to a 5/8" iron pin set on the northerly line of land conveyed to South Chagrin Corp. by deed recorded in Volume 855, Page 641 of Geauga County Records, formerly lands of The Diplo Manufacturing Company as referenced in previous instrument;
- Course 6 thence along said northerly line of lands so conveyed to South Chagrin Corp., South 89°13'51" West, a distance of 186.90 feet to a 5/8" iron pin set on the easterly line of lands conveyed to the Board of Park Commissioners of the Cleveland Metro Park District by deed recorded in Volume 1146, Page 222 of Geauga County Records, formerly lands of the Wheeling & Lake Erie Railway as referenced in previous instrument;
- Course 7 thence along said easterly line of lands so conveyed to the Board of Park Commissioners of the Cleveland Metro Park District, North 0°20'09" West, a distance of 112.03 feet to a 5/8" iron pin set on the southeasterly line of Pine Street;
- Course 8 thence along said southeasterly line of Pine Street, North 48°38'13" East, a distance of 28.36 feet to a 5/8" iron pin set at the point of curvature of a curved turnout between the southeasterly line of Pine Street and the southwesterly line of Chagrin Road;
- Course 9 thence along said turnout, southeasterly, a distance of 62.83 feet along the arc of a curve deflecting to the right having a radius of 40.00 feet, a central angle of 89°59'30", a tangent of 39.99 feet and a chord which bears South 86°22'02" East, a distance of 56.56 feet to the place of beginning and containing 0.3873 acres of land according to a survey by Matthew C. Neff, Ohio Professional Surveyor #7315, of the M. Neff Design Group dated September 29, 2003. Be the same more or less but subject to all legal highways. Prior instrument is in Volume 857, Page 1057 of Geauga County Records.

NOTE: Bearings shown hereon are to an assumed meridian and are used to denote angles only. Monuments described as 5/8" iron pins set are 5/8" diameter by 30" rebar with cap stamped "M NEFF 7315".

*good
closure*


 Matthew C. Neff,
 Ohio Professional Surveyor #7315

