

LOT CONSOLIDATION

DEED VOLUME 1774, PAGE 3378 O.R.G.C.,
DEED VOLUME 1774, PAGE 3399 O.R.G.C.,
DEED VOLUME 1781, PAGE 1507 O.R.G.C.,
DEED VOLUME 1809, PAGE 2179 O.R.G.C.,
DEED VOLUME 1819, PAGE 3481 O.R.G.C.
PREPARED FOR:



SITUATED IN THE TOWNSHIP OF
BAINBRIDGE, COUNTY OF
GEAUGA AND STATE OF OHIO
AND KNOWN AS BEING PART OF
ORIGINAL BAINBRIDGE
TOWNSHIP LOT 39, 40, 47 & 48 OF TRACT 1
JANUARY 26, 2007
REVISED APRIL 27, 2007

PARCEL NUMBER	DEED VOL. & P.	TOTAL AREA	AREA IN RIGHT OF WAY	AREA OUT OF RIGHT OF WAY
02-154400	VOL. 1774 P. 3378	2,821,674 S.F. 64,776.3 AC.	85,339 S.F. 1,930.8 AC.	2,736,335 S.F. 62,845.5 AC.
02-729411	VOL. 1819 P. 3481	2,627 S.F.	0.0603 AC.	2,627 S.F. 0.0603 AC.
02-113500	VOL. 1774 P. 3399	498,596 S.F. 11,466.2 AC.	1,900 S.F. 0.0436 AC.	496,696 S.F. 11,422.6 AC.
02-281900	VOL. 1781 P. 1507	266,899 S.F. PARCEL 1		
02-419784	VOL. 1781 P. 1507	5,609 S.F. PARCEL 2		
02-282000	VOL. 1781 P. 1507	9,101 S.F. PARCEL 3		
TOTAL DL 78		281,609 S.F. 6,464.9 AC.	2,523 S.F. 0.0579 AC.	279,086 S.F. 6,407.0 AC.
02-420988	VOL. 1809 P. 2179	251,596 S.F. 5,775.8 AC.	9,200 S.F. 0.2135 AC.	242,396 S.F. 5,562.3 AC.
TOTAL		3,896,102 S.F. 89,529.9 AC.	101,685 S.F. 2,304.3 AC.	3,794,417 S.F. 87,225.6 AC.
02-729311	VOL. 1146 P. 222	46,637 S.F. (1,071.1 AC.)	(951 S.F.) (0.0218 AC.)	(45,786 S.F.) (1,049.3 AC.)
FINAL TOTAL		3,899,445 S.F. 87,458.8 AC.	100,734 S.F. 2,325.5 AC.	3,798,711 S.F. 85,133.3 AC.

PARCEL NUMBER	DEED VOL. & P.	TOTAL AREA	AREA IN DL 39	AREA IN DL 40	AREA IN DL 47	AREA IN DL 48
02-154400	VOL. 1774 P. 3378	2,821,674 S.F. 64,776.3 AC.	1,972,818 S.F. 45,289.7 AC.	848,856 S.F. 19,487.0 AC.		
02-729411	VOL. 1819 P. 3481	2,627 S.F.	2,627 S.F.			
02-113500	VOL. 1774 P. 3399	498,596 S.F. 11,466.2 AC.	230,866 S.F. 5,299.9 AC.	1,578,218 S.F. 36,231.1 AC.		
02-281900	VOL. 1781 P. 1507	266,899 S.F. PARCEL 1				
02-419784	VOL. 1781 P. 1507	5,609 S.F. PARCEL 2				
02-282000	VOL. 1781 P. 1507	9,101 S.F. PARCEL 3				
02-420988	VOL. 1809 P. 2179	251,596 S.F. 5,775.8 AC.	20,730 S.F. 0,475.9 AC.	281,609 S.F. 6,464.9 AC.	1,944,606 S.F. 44,642.0 AC.	1,562,500 S.F. 35,870.0 AC.
TOTAL		3,896,102 S.F. 89,529.9 AC.	20,730 S.F. 0,475.9 AC.	281,609 S.F. 6,464.9 AC.	1,975,445 S.F. 45,350.0 AC.	36,231.1 AC.
02-729311	VOL. 1146 P. 222	46,637 S.F. (1,071.1 AC.)	(30,839 S.F.) (0,708 AC.)	(15,818 S.F.) (0,363 AC.)		
FINAL TOTAL		3,899,445 S.F. 87,458.8 AC.	20,730 S.F. 0,475.9 AC.	281,609 S.F. 6,464.9 AC.	1,944,606 S.F. 44,642.0 AC.	35,870.0 AC.

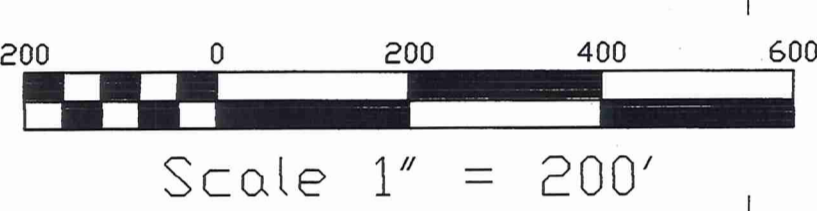
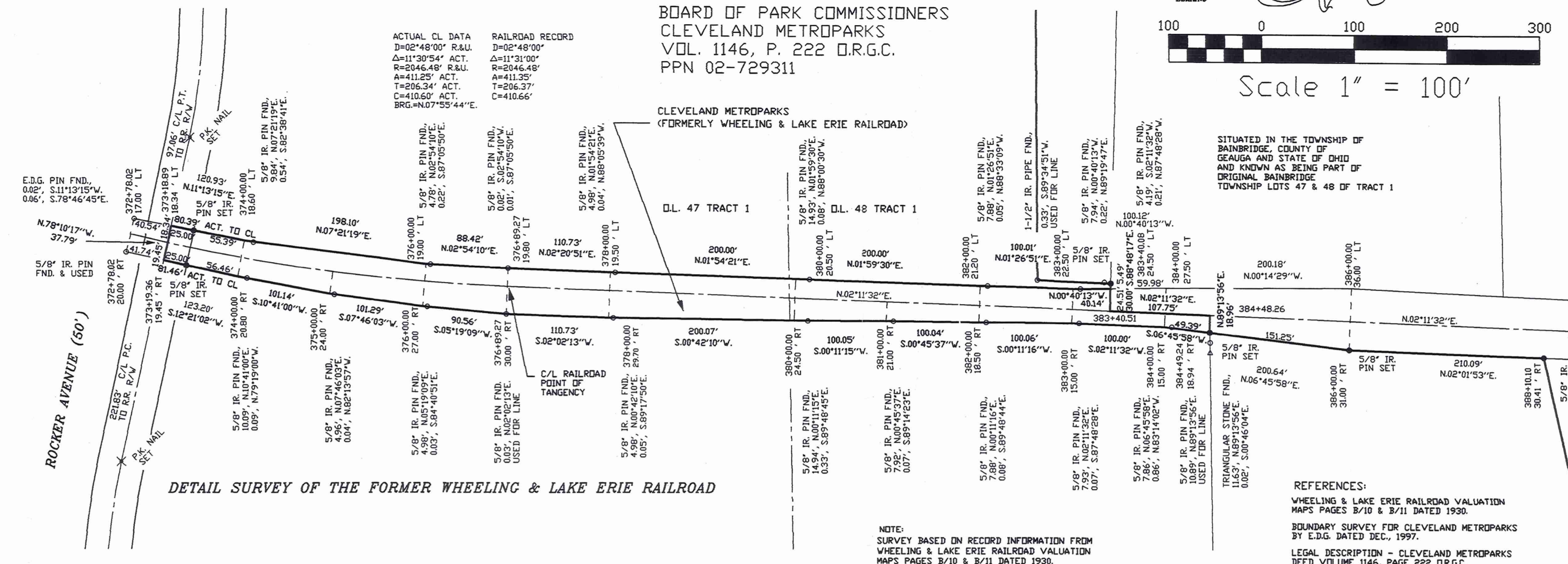
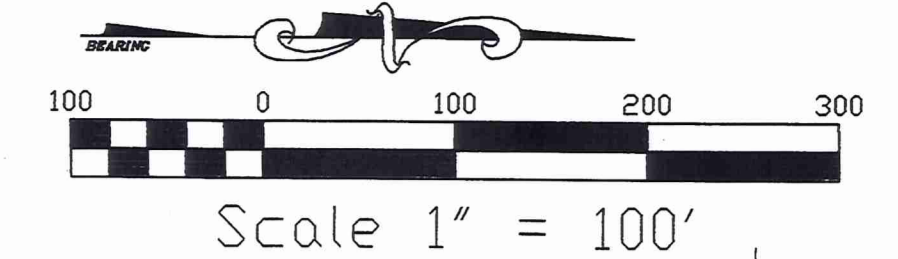
ACCEPTANCE

SOUTH FRANKLIN CIRCLE
THE OWNER OF THE LANDS SHOWN HEREON DOES HEREBY ACKNOWLEDGE AND ACCEPT THE MAKING AND RECORDING OF THIS CONSOLIDATION OF LANDS AS HEREIN PLATTED.

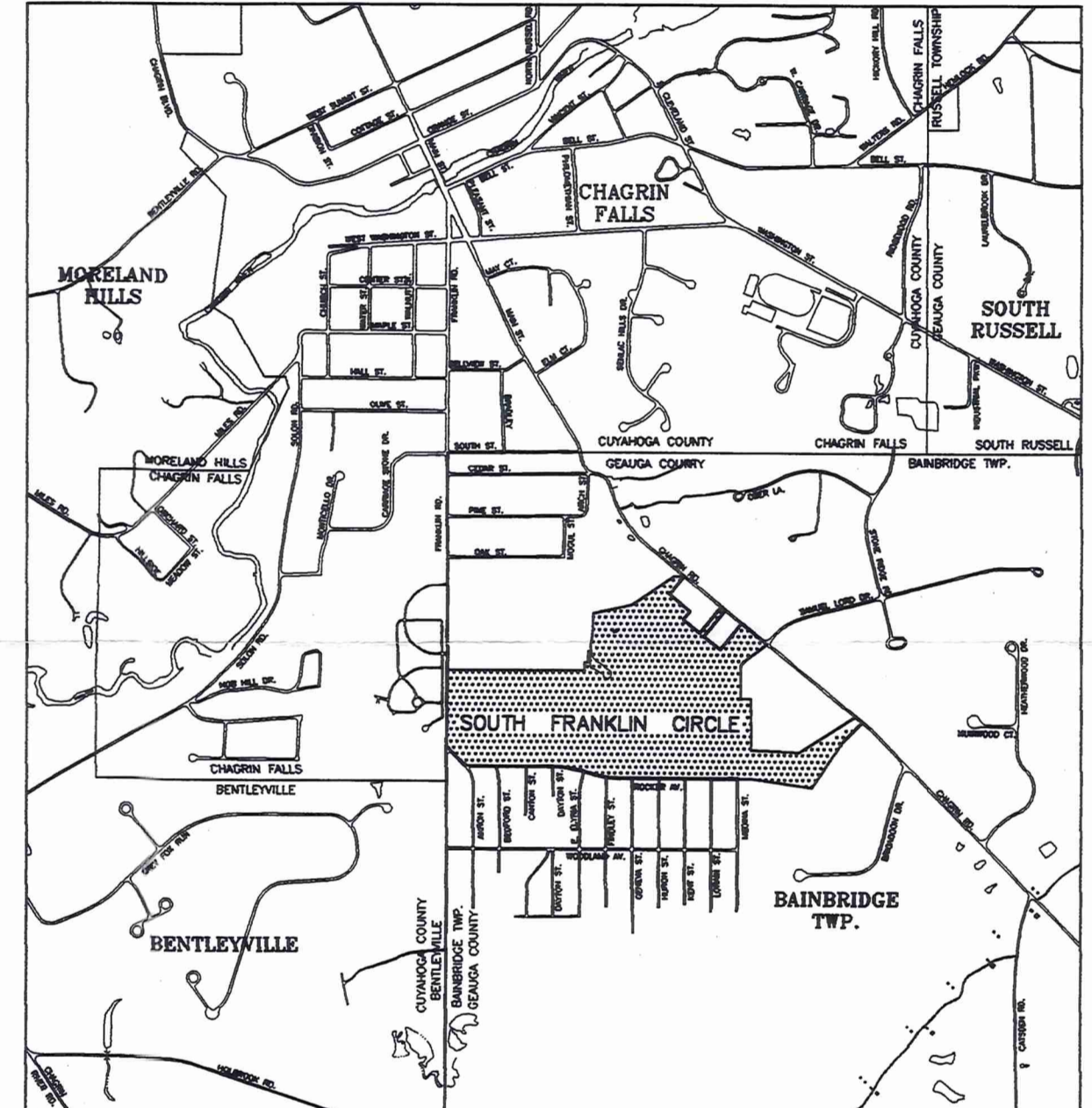
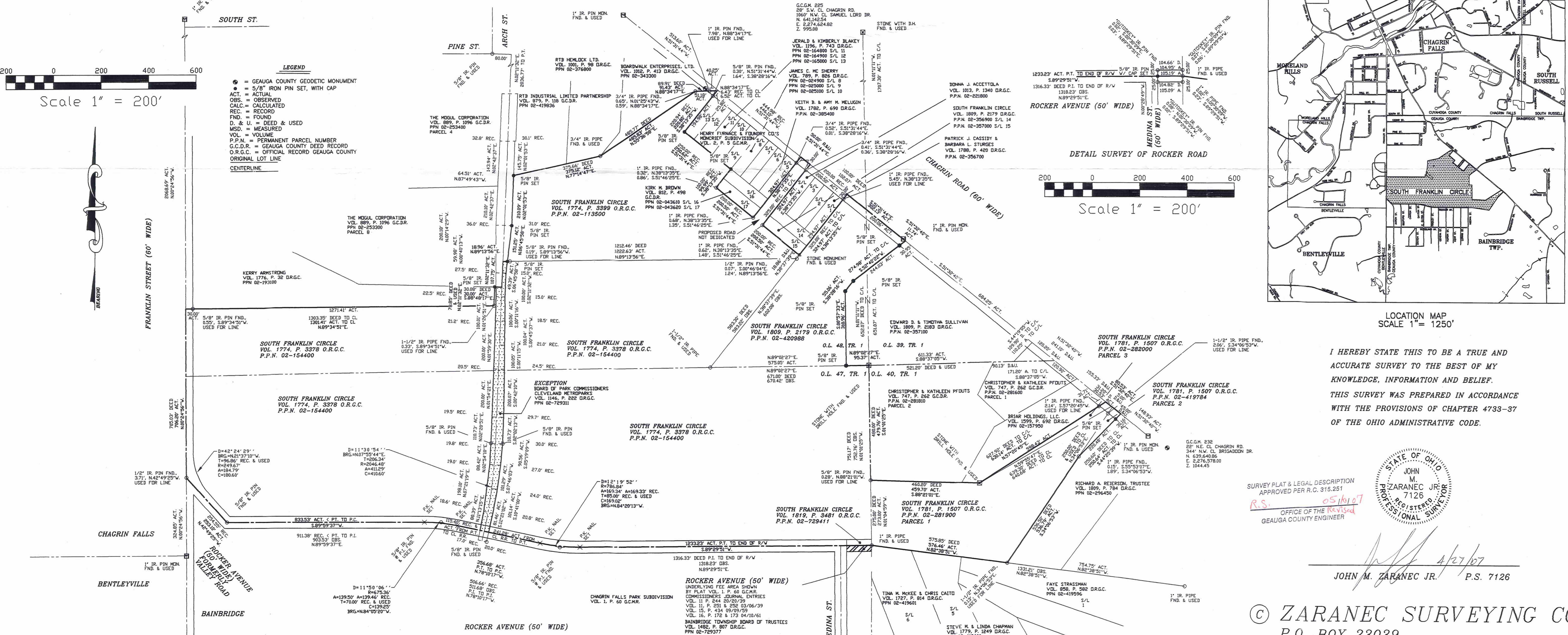
COUNTY OF GEAUGA } S.S. BEFORE ME A NOTARY PUBLIC
STATE OF OHIO } IN AND FOR SAID COUNTY
OWNER WHO ACKNOWLEDGE THE MAKING AND SIGNING OF THE FORGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT OHIO THIS _____ DAY OF _____, 2007.

NOTARY PUBLIC

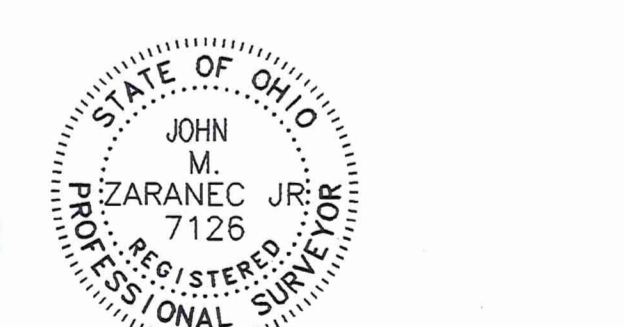
EXCEPTION
BOARD OF PARK COMMISSIONERS
CLEVELAND METROPARKS
VOL. 1146, P. 222 O.R.G.C.
PPN 02-729311



- LEGEND**
- = GEAUGA COUNTY GEODETIC MONUMENT
 - = 5/8" IRON PIN SET, WITH CAP
 - ACT. = ACTUAL
 - OBS. = OBSERVED
 - CALC. = CALCULATED
 - REC. = RECORD
 - FND. = FOUND
 - D. & U. = DEED & USED
 - MSD. = MEASURED
 - VOL. = VOLUME
 - P.P.N. = PERMANENT PARCEL NUMBER
 - G.C.D.R. = GEAUGA COUNTY DEED RECORD
 - O.R.G.C. = OFFICIAL RECORD GEAUGA COUNTY ORIGINAL LOT LINE
 - CENTERLINE



I HEREBY STATE THIS TO BE A TRUE AND ACCURATE SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.



JOHN M. ZARANEC JR. P.S. 7126

© ZARANEC SURVEYING CO.
P.O. BOX 23039
CHAGRIN FALLS, OHIO 44023
(440) 543 - 1403

BA100140
BA100140

South Franklin Circle (07-043)
picked up 6-11-07
08-154400
Vol 1822 PG 2045



ZARANEC SURVEYING CO.

Professional Land Surveyors

Lot Consolidation Description South Franklin Circle
P.P.N. 02-113500 Deed Volume 1774, Page 3399 O.R.G.C.
P.P.N. 02-154400 Deed Volume 1774, Page 3378 O.R.G.C.
P.P.N. 02-281900 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-282000 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-419784 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-420988 Deed Volume 1809, Page 2179 O.R.G.C.
P.P.N. 02-729411 Deed Volume 1819, Page 3481 O.R.G.C.

Page 1 of 11

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lots 39, 40, 47 and 48 Tract 1 and bounded and described as follows:

Beginning at the intersection of the centerline of Franklin Street, 60.00 feet wide, also being the westerly line of said Original Lots 47 and 48, and the centerline of Rocker Avenue, formerly known as Valley Road, 50.00 feet wide, as shown by Plat Volume 1, Page 60 Geauga County Map Records from which point a 1/2 inch iron pin found bears North 42 degrees 49 minutes 25 seconds West, 3.71 feet;

Thence North 00 degrees 24 minutes 56 seconds West along the centerline of said Franklin Street, 706.20 feet to its intersection with the southerly line of a parcel of land conveyed to Kerry Armstrong by Deed Volume 1776, Page 32 Official Records Geauga County;

Thence North 89 degrees 34 minutes 51 seconds East along the southerly line of said parcel of land conveyed to Kerry Armstrong, 30.00 feet passing over the intersection with the easterly line of said Franklin Street from which point a 5/8 inch iron pin found bears South 89 degrees 34 minutes 51 seconds West, 0.55 feet, a total of 1301.41 feet to the southeast corner thereof from which point a 1 1/2 inch iron pipe found bears South 89 degrees 34 minutes 51 seconds West, 0.33 feet;

Thence North 02 degrees 11 minutes 32 seconds East along the easterly line of said parcel of land conveyed to Kerry Armstrong, 78.85 feet to a 5/8 inch iron pin with cap set at its intersection with the southerly line of a parcel of land conveyed to The Mogul Corporation by Volume 889, Page 1096 Geauga County Deed Records;

Thence South 88 degrees 48 minutes 17 seconds East, 30.00 feet to the centerline of the former Wheeling and Lake Erie Railroad as shown by Valuation Map B10 dated 1930 now being a parcel of land as conveyed to The Board of Park Commissioners Cleveland Metro Park District by Deed Volume 1146, Page 222 Official Records Geauga County;

Thence North 02 degrees 11 minutes 32 seconds East along the centerline of the former Wheeling and Lake Erie Railroad, 107.75 feet to its intersection with the prolongation of the southerly line of a parcel of land conveyed to South Franklin Circle by Deed Volume 1774, Page 3399 Official Records Geauga County;

Thence North 89 degrees 13 minutes 56 seconds East along the prolongation of the southerly line of said parcel of land conveyed to South Franklin Circle, 18.96 feet to a 5/8 inch iron pin with cap set at its intersection with the easterly line of the former Wheeling and Lake Erie Railroad;

(440) 543-1403
Fax: (440) 543-8798
P.O. Box 23039
Chagrin Falls, Ohio 44023



[Handwritten Signature]
4/27/07

John M. Zaranec, Jr.
President



ZARANEC SURVEYING CO.

Professional Land Surveyors

- Lot Consolidation Description South Franklin Circle*
- P.P.N. 02-113500 Deed Volume 1774, Page 3399 O.R.G.C.*
- P.P.N. 02-154400 Deed Volume 1774, Page 3378 O.R.G.C.*
- P.P.N. 02-281900 Deed Volume 1781, Page 1507 O.R.G.C.*
- P.P.N. 02-282000 Deed Volume 1781, Page 1507 O.R.G.C.*
- P.P.N. 02-419784 Deed Volume 1781, Page 1507 O.R.G.C.*
- P.P.N. 02-420988 Deed Volume 1809, Page 2179 O.R.G.C.*
- P.P.N. 02-729411 Deed Volume 1819, Page 3481 O.R.G.C.*

Page 2 of 11

Thence North 06 degrees 45 minutes 58 seconds East along the easterly line of the former Wheeling and Lake Erie Railroad, 151.25 feet to a 5/8 inch iron pin with cap set at an angle point therein;

Thence North 02 degrees 01 minutes 53 seconds East along the easterly line of the former Wheeling and Lake Erie Railroad, 210.09 feet to a 5/8 inch iron pin with cap set at its intersection with the southerly line of a parcel of land conveyed to RTB Industrial Limited Partnership by Volume 879, Page 118 Geauga County Deed Records;

Thence North 77 degrees 14 minutes 47 seconds East along the southerly line of said parcel of land conveyed to RTB Industrial Limited Partnership and the southerly line of a parcel of land conveyed to RTB Hemlock, LTD. by Deed Volume 1001, Page 98 Official Records Geauga County, 375.12 feet to a 3/4 inch iron pipe found at the southeast corner thereof;

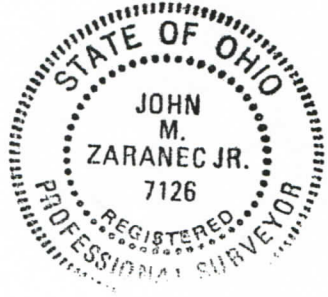
Thence North 55 degrees 36 minutes 58 seconds East along the southerly line of a parcel of land conveyed to Boardwalk Enterprises, LTD. by Deed Volume 1012, Page 413 Official Records Geauga County, 485.83 feet to an angle point therein from which point a 3/4 inch iron pipe found bears North 01 degrees 25 minutes 43 seconds West, 0.65 feet and North 88 degrees 34 minutes 17 seconds East, 0.59 feet;

Thence North 88 degrees 34 minutes 17 seconds East continuing along the southerly line of said parcel of land conveyed to Boardwalk Enterprises, LTD., 51.18 feet passing over its intersection with the southwesterly line of Chagrin Road, 60.00 feet wide, from which point a 1 inch iron pin found bears North 88 degrees 34 minutes 17 seconds East, 7.98 feet, a total of 91.43 feet to its intersection with the westerly line of Sublot 13 of Henry Furnace & Foundry Co.'s Moncrief Subdivision as recorded by Plat Volume 2, Page 5 Geauga County Map Records;

Thence South 38 degrees 13 minutes 35 seconds West along the northeasterly line of said Sublot 13, 25.82 feet passing over its intersection with the southwesterly line of said Chagrin Road from which point a 5/8 inch iron pin found bears North 51 degrees 31 minutes 44 seconds West, 0.30 feet and South 38 degrees 28 minutes 16 seconds West, 1.64 feet, a total of 220.80 feet to a 5/8 inch iron pin set with cap at the southwest corner of said Sublot 13;

Thence South 51 degrees 31 minutes 44 seconds East along the southwesterly line of said Henry Furnace & Foundry Co.'s Moncrief Subdivision, 250.62 feet to a 5/8 inch iron pin with cap set at the northwesterly corner of Sublot 16 in said Henry Furnace & Foundry Co.'s Moncrief Subdivision;

(440) 543-1403
 Fax: (440) 543-8798
 P.O. Box 23039
 Chagrin Falls, Ohio 44023



[Handwritten Signature]
4/27/07

John M. Zaranec, Jr.
President



ZARANEC SURVEYING CO.

Professional Land Surveyors

Lot Consolidation Description South Franklin Circle
P.P.N. 02-113500 Deed Volume 1774, Page 3399 O.R.G.C.
P.P.N. 02-154400 Deed Volume 1774, Page 3378 O.R.G.C.
P.P.N. 02-281900 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-282000 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-419784 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-420988 Deed Volume 1809, Page 2179 O.R.G.C.
P.P.N. 02-729411 Deed Volume 1819, Page 3481 O.R.G.C.

Page 3 of 11

Thence South 38 degrees 13 minutes 35 seconds West along the northwesterly line of Sublots 16 and 17 in said Henry Furnace & Foundry Co.'s Moncrief Subdivision, 99.99 feet to the southwest corner of said Sublot 17 from which point a 1 inch iron pipe found bears North 38 degrees 13 minutes 35 seconds East, 0.32 feet and South 51 degrees 46 minutes 25 seconds East, 0.86 feet;

Thence South 51 degrees 31 minutes 44 seconds East along the southwesterly line of said Sublot 17, 200.50 feet to its intersection with the northwesterly line of a proposed road, 50.00 feet wide, also being the southeast corner of said Sublot 17, from which point a 1 inch iron pipe found bears North 38 degrees 13 minutes 35 seconds East, 0.68 feet and South 51 degrees 46 minutes 25 seconds East, 1.35 feet;

Thence North 38 degrees 13 minutes 35 seconds East along the northwesterly line of said proposed road, 294.97 feet passing over its intersection with the southwesterly line of said Chagrin Road from which point a 3/4 inch iron pipe bears South 51 degrees 31 minutes 44 seconds East, 0.52 feet and South 38 degrees 28 minutes 16 seconds West, 0.01 feet, a total of 324.97 feet to its intersection with the centerline of said Chagrin Road;

Thence South 51 degrees 31 minutes 44 seconds East along the centerline of said Chagrin Road, 50.00 feet to its intersection with the southeasterly line of said proposed road;

Thence South 38 degrees 13 minutes 35 seconds West along the southeasterly line of said proposed road, 30.00 feet passing over its intersection with the southwesterly line of said Chagrin Road from which point a 3/4 inch iron pipe found bears South 51 degrees 31 minutes 44 seconds East, 0.41 feet and South 38 degrees 28 minutes 16 seconds West, 0.36 feet, a total of 324.97 feet to the southwesterly corner of Sublot 15 in said Henry Furnace & Foundry Co.'s Moncrief Subdivision from which point a 1 inch iron pipe found bears North 38 degrees 13 minutes 35 seconds East, 0.62 feet and South 51 degrees 46 minutes 25 seconds East, 1.48 feet;

Thence South 51 degrees 31 minutes 44 seconds East along the southwesterly line of Sublot 15 in said Henry Furnace & Foundry Co.'s Moncrief Subdivision, 200.50 feet to a stone monument found at the southeasterly corner thereof;

Thence North 38 degrees 13 minutes 35 seconds East along the southeasterly line of Sublots 15, 14 and 1 in said Henry Furnace and Foundry Co.'s Moncrief Subdivision, 294.97 feet passing over its intersection with the southerly line of said Chagrin Road, from which point a 1 inch iron pipe found bears North 38 degrees 13 minutes 35 seconds East, 5.45 feet, a total distance of 324.97 feet to its intersection with the centerline of said Chagrin Road;

(440) 543-1403
Fax: (440) 543-8798
P.O. Box 23039
Chagrin Falls, Ohio 44023



[Handwritten Signature]
4/27/07

John M. Zaranec, Jr.
President



ZARANEC SURVEYING CO.

Professional Land Surveyors

Lot Consolidation Description South Franklin Circle
P.P.N. 02-113500 Deed Volume 1774, Page 3399 O.R.G.C.
P.P.N. 02-154400 Deed Volume 1774, Page 3378 O.R.G.C.
P.P.N. 02-281900 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-282000 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-419784 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-420988 Deed Volume 1809, Page 2179 O.R.G.C.
P.P.N. 02-729411 Deed Volume 1819, Page 3481 O.R.G.C.

Page 4 of 11

Thence South 51 degrees 31 minutes 44 seconds East along the centerline of said Chagrin Road, 302.13 feet to a 1 inch iron pin monument found at an angle point therein;

Thence South 51 degrees 32 minutes 40 seconds East continuing along the centerline of said Chagrin Road, 11.74 feet to its intersection with a northwesterly line of a parcel of land conveyed to Edward D. and Timotha Sullivan by Deed Volume 1809, Page 2183 Official Records Geauga County;

Thence South 52 degrees 40 minutes 22 seconds West along a northwesterly line of said parcel of land conveyed to Edward D. and Timotha Sullivan, 30.95 feet passing over a 5/8 inch iron pin with cap set in the southwesterly line of said Chagrin Road, a total distance of 274.98 feet to a 5/8 inch iron pin with cap set at an angle point therein;

Thence South 38 degrees 28 minutes 16 seconds West along a northwesterly line of said parcel of land conveyed to Edward D. and Timotha Sullivan, 55.06 feet to a 5/8 inch iron pin with cap set at an angle point therein;

Thence South 00 degrees 57 minutes 33 seconds East along a westerly line of said parcel of land conveyed to Edward D. and Timotha Sullivan, 310.96 feet to a 5/8 inch iron pin with cap set at its intersection with the northerly line of said Original Lot 47;

Thence North 89 degrees 02 minutes 27 seconds East along the northerly line of said Original Lot 47, 95.37 feet to a stone with drill hole found at the northeast corner thereof;

Thence South 01 degrees 01 minutes 25 seconds East along the easterly line of said Original Lot 47, 479.76 feet to its intersection with the southerly line of a parcel of land conveyed to Christopher and Kathleen Pfouts by Volume 747, Page 262 Geauga County Deed Records from which point a 5/8 inch iron pin found bears North 88 degrees 21 minutes 01 seconds West, 0.28 feet;

Thence South 88 degrees 21 minutes 01 seconds East along the southerly line of said parcel of land conveyed to Christopher and Kathleen Pfouts and the southerly line of a parcel of land conveyed to Briar Holdings, LLC. by Deed Volume 1599, Page 692 Official Records Geauga County, 459.70 feet to a stone with drill hole found at an angle point therein;

Thence North 57 degrees 20 minutes 45 seconds East along the southeasterly line of said parcel of land conveyed to Briar Holdings, LLC. 598.43 feet passing over its intersection with the southwesterly line of said Chagrin Road from which point a 1 inch iron pipe found bears South 57 degrees 20 minutes 45 seconds West, 2.14 feet, a total of 630.14 feet to its intersection with the centerline of said Chagrin Road;

(440) 543-1403
 Fax: (440) 543-8798
 P.O. Box 23039
 Chagrin Falls, Ohio 44023



[Handwritten Signature]
 4/27/07

John M. Zaranec, Jr.
 President



ZARANEC SURVEYING CO.

Professional Land Surveyors

Lot Consolidation Description South Franklin Circle
P.P.N. 02-113500 Deed Volume 1774, Page 3399 O.R.G.C.
P.P.N. 02-154400 Deed Volume 1774, Page 3378 O.R.G.C.
P.P.N. 02-281900 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-282000 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-419784 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-420988 Deed Volume 1809, Page 2179 O.R.G.C.
P.P.N. 02-729411 Deed Volume 1819, Page 3481 O.R.G.C.

Page 5 of 11

Thence South 51 degrees 32 minutes 40 seconds East along the centerline of said Chagrin Road, 80.53 feet to its intersection with the northwesterly line of a parcel of land conveyed to Richard A. Reierson, Trustee by Deed Volume 1809, Page 784 Official Records Geauga County;

Thence South 44 degrees 25 minutes 39 seconds West along a northwesterly line of said parcel of land conveyed to Richard A. Reierson, Trustee, 30.16 feet passing over a 5/8 inch iron pin with cap set at its intersection with the southwesterly line of said Chagrin Road, a total of 250.64 feet to an angle point therein from which point a 1 inch iron pipe found bears South 55 degrees 53 minutes 07 seconds East, 0.15 feet and South 34 degrees 06 minutes 53 seconds West, 1.89 feet;

Thence South 34 degrees 06 minutes 53 seconds West continuing along a northwesterly line of said parcel of land conveyed to Richard A. Reierson, Trustee, 536.79 feet to its intersection with the northerly line of Chagrin Acres Subdivision as recorded by Plat Volume 15, Page 103 Geauga County Map Records from which point a 1 1/2 inch iron pipe bears North 34 degrees 06 minutes 53 seconds East, 0.13 feet;

Thence North 82 degrees 38 minutes 51 seconds West along the northerly line of said Chagrin Acres Subdivision, 576.46 feet to a 1 inch iron pipe found at its intersection with the easterly line of said Original Lot 47 and also being the terminus of the centerline of said Rocker Avenue;

Thence South 89 degrees 29 minutes 51 seconds West along the centerline of said Rocker Avenue, 1233.23 feet to a p.k. nail set at a point of curvature therein from which point a 5/8 inch iron pin found at the point of intersection of the tangents of said Rocker Avenue bears South 89 degrees 29 minutes 51 seconds West, 85.00 feet;

Thence northwesterly continuing along the centerline of said Rocker Avenue, 169.34 feet along the arc of a curve deflecting to the right and having a radius of 786.84 feet, a delta of 12 degrees 19 minutes 52 seconds, and a chord which bears North 84 degrees 20 minutes 13 seconds West, 169.02 feet to a p.k. nail set at a point of tangency therein;

Thence North 78 degrees 10 minutes 17 seconds West continuing along the centerline of said Rocker Avenue, 356.68 feet to a p.k. nail set at a point of curvature therein from which point a 5/8 inch iron pin found at the point of intersection of the tangents of said Rocker Avenue bears North 78 degrees 10 minutes 17 seconds West, 70.00 feet;

VOID IF YAN



[Handwritten Signature]
4/21/07

(440) 543-1403
 Fax: (440) 543-8798
 P.O. Box 23039
 Chagrin Falls, Ohio 44023

John M. Zaranec, Jr.
 President



ZARANEC SURVEYING CO.

Professional Land Surveyors

Lot Consolidation Description South Franklin Circle
P.P.N. 02-113500 Deed Volume 1774, Page 3399 O.R.G.C.
P.P.N. 02-154400 Deed Volume 1774, Page 3378 O.R.G.C.
P.P.N. 02-281900 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-282000 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-419784 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-420988 Deed Volume 1809, Page 2179 O.R.G.C.
P.P.N. 02-729411 Deed Volume 1819, Page 3481 O.R.G.C.

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

R.S. 05/10/07
 OFFICE OF THE *Revised*
 GEauga COUNTY ENGINEER

Page 6 of 11

Thence northwesterly continuing along the centerline of said Rocker Avenue, 139.50 feet along the arc of a curve deflecting to the left and having a radius of 675.36 feet, a delta of 11 degrees 50 minutes 06 seconds, and a chord which bears North 84 degrees 05 minutes 20 seconds West, 139.25 feet to a p.k. nail set at a point of tangency therein;

Thence South 89 degrees 59 minutes 37 seconds West continuing along the centerline of said Rocker Avenue, 833.53 feet to a 5/8 inch iron pin found at an angle point therein;

Thence North 42 degrees 49 minutes 25 seconds West continuing along the centerline of said Rocker Avenue, 253.10 feet to the place of beginning as surveyed by John M. Zaranec, Jr. P.S. 7126 for Zaranec Surveying Co. dated April 27, 2007 and containing 3,856,102 square feet or 88.5239 acres of land, excepting therefrom 46,657 square feet or 1.0711 acres of land contained in the former Wheeling and Lake Erie Railroad as described in the description attached and being part of the whole description, for a total of 3,809,445 square feet or 87.4528 acres of land.

Basis of bearings is Grid North in the Ohio State Plane Coordinate System from data supplied by Geauga County GIS Monuments 225, 232 and 231.

EXCEPTION:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Bainbridge Township Lots 47 and 48, Tract 1. Also known as being part of a parcel of land conveyed to The Board of Park Commissioners Cleveland Metroparks as recorded by Volume 1146, Page 222 Official Records Geauga County P.P.N. 02-729311. This survey and description is based on the former Wheeling and Lake Erie Railroad Valuation Maps Pages B/10 and B/11 dated 1930 and bounded and described as follows:

Beginning at the intersection of the centerline of Franklin Street, 60.00 feet wide, also being the westerly line of said Original Lots 47 and 48, and the centerline of Rocker Avenue, formerly known as Valley Road, 50.00 feet wide, as shown by Plat Volume 1, Page 60 Geauga County Map Records from which point a 1/2 inch iron pin found bears North 42 degrees 49 minutes 25 seconds West, 3.71 feet;

Thence South 42 degrees 49 minutes 25 seconds East along the centerline of said Rocker Avenue, 253.10 feet to a 5/8 inch iron pin found at an angle point therein;



[Handwritten Signature]
 4/21/07

(440) 543-1403
 Fax: (440) 543-8798
 P.O. Box 23039
 Chagrin Falls, Ohio 44023

John M. Zaranec, Jr.
 President



ZARANEC SURVEYING CO.

Professional Land Surveyors

- Lot Consolidation Description South Franklin Circle**
- P.P.N. 02-113500 Deed Volume 1774, Page 3399 O.R.G.C.**
- P.P.N. 02-154400 Deed Volume 1774, Page 3378 O.R.G.C.**
- P.P.N. 02-281900 Deed Volume 1781, Page 1507 O.R.G.C.**
- P.P.N. 02-282000 Deed Volume 1781, Page 1507 O.R.G.C.**
- P.P.N. 02-419784 Deed Volume 1781, Page 1507 O.R.G.C.**
- P.P.N. 02-420988 Deed Volume 1809, Page 2179 O.R.G.C.**
- P.P.N. 02-729411 Deed Volume 1819, Page 3481 O.R.G.C.**

Page 7 of 11

Thence North 89 degrees 59 minutes 37 seconds East continuing along the centerline of said Rocker Avenue, 833.53 feet to a p.k. nail set at a point of curvature therein from which point a 5/8 inch iron pin found at the point of intersection of the tangents of said Rocker Avenue bears North 89 degrees 59 minutes 37 seconds East, 70.00 feet;

Thence southeasterly continuing along the centerline of said Rocker Avenue, 139.50 feet along the arc of a curve deflecting to the right and having a radius of 675.36 feet, a delta of 11 degrees 50 minutes 06 seconds, and a chord which bears South 84 degrees 05 minutes 20 seconds East, 139.25 feet to a p.k. nail set at a point of tangency therein;

Thence South 78 degrees 10 minutes 17 seconds East continuing along the centerline of said Rocker Avenue, 97.06 feet to its intersection with the westerly line of the former Wheeling and Lake Erie Railroad and being the principal place of beginning of the parcel herein described:

Thence northerly along the westerly line of the former Wheeling and Lake Erie Railroad the following courses:

North 11 degrees 13 minutes 15 seconds East, 25.00 feet passing over a 5/8 inch iron pin with cap set at its intersection with the northerly line of said Rocker Avenue, a total distance of 80.39 feet to an angle point therein from which point a 5/8 inch iron pin found bears North 07 degrees 21 minutes 19 seconds East, 9.84 feet and South 82 degrees 38 minutes 41 seconds East, 0.54 feet;

North 07 degrees 21 minutes 19 seconds East 198.10 feet to an angle point therein from which point a 5/8 inch iron pin found bears North 02 degrees 54 minutes 10 seconds East, 4.78 feet and South 87 degrees 05 minutes 50 seconds East, 0.22 feet;

North 02 degrees 54 minutes 10 seconds East 88.42 feet to an angle point therein from which point a 5/8 inch iron pin found bears South 02 degrees 54 minutes 10 seconds West, 0.02 feet and South 87 degrees 05 minutes 50 seconds East, 0.01 feet;

North 02 degrees 20 minutes 51 seconds East 110.73 feet to an angle point therein from which point a 5/8 inch iron pin found bears North 01 degrees 54 minutes 21 seconds East, 4.98 feet and North 88 degrees 05 minutes 39 seconds West, 0.04 feet;

North 01 degrees 54 minutes 21 seconds East 200.00 feet to an angle point therein from which point a 5/8 inch iron pin found bears North 01 degrees 59 minutes 30 seconds East, 14.93 feet and North 88 degrees 00 minutes 30 seconds West, 0.08 feet;

(440) 543-1403
Fax: (440) 543-8798
P.O. Box 23039
Chagrin Falls, Ohio 44023



[Handwritten Signature]
4/27/07

John M. Zaranec, Jr.
President



ZARANEC SURVEYING CO.

Professional Land Surveyors

Lot Consolidation Description South Franklin Circle
P.P.N. 02-113500 Deed Volume 1774, Page 3399 O.R.G.C.
P.P.N. 02-154400 Deed Volume 1774, Page 3378 O.R.G.C.
P.P.N. 02-281900 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-282000 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-419784 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-420988 Deed Volume 1809, Page 2179 O.R.G.C.
P.P.N. 02-729411 Deed Volume 1819, Page 3481 O.R.G.C.

Page 8 of 11

North 01 degrees 59 minutes 30 seconds East 200.00 feet to an angle point therein from which point a 5/8 inch iron pin found bears North 01 degrees 26 minutes 51 seconds East, 7.88 feet and North 88 degrees 33 minutes 09 seconds West, 0.05 feet;

North 01 degrees 26 minutes 51 seconds East 100.01 feet to an angle point therein from which point a 5/8 inch iron pin found bears North 00 degrees 40 minutes 13 seconds West, 7.94 feet and North 89 degrees 19 minutes 47 seconds East, 0.22 feet;

Thence North 00 degrees 40 minutes 13 seconds West continuing along the westerly line of the former Wheeling and Lake Erie Railroad 40.14 feet to its intersection with the southerly line of a parcel of land conveyed to The Mogul Corporation by Volume 889, Page 1096 Geauga County Deed Records from which point a 5/8 inch iron pin with cap set bears North 88 degrees 48 minutes 17 seconds West, 5.49 feet;

Thence South 88 degrees 48 minutes 17 seconds East along the prolongation easterly of the southerly line of said parcel of land conveyed to The Mogul Corporation 24.51 feet to its intersection with the centerline of the former Wheeling and Lake Erie Railroad;

Thence North 02 degrees 11 minutes 32 seconds East along the centerline of the former Wheeling and Lake Erie Railroad 107.75 feet to its intersection with the prolongation westerly of the southerly line of a parcel of land conveyed to South Franklin Circle by Deed Volume 1774, Page 3399 Official Records Geauga County;

Thence North 89 degrees 13 minutes 56 seconds East along the prolongation westerly of the southerly line of said parcel of land conveyed to South Franklin Circle 18.96 feet to a 5/8 inch iron pin with cap set at its intersection with the easterly line of the former Wheeling and Lake Erie Railroad;

Thence southerly along the easterly line of the former Wheeling and Lake Erie Railroad the following courses:

South 06 degrees 45 minutes 58 seconds West 49.39 feet to an angle point therein from which point a 5/8 inch iron pin found bears North 06 degrees 45 minutes 58 seconds East, 7.86 feet and North 83 degrees 14 minutes 02 seconds West, 0.86 feet;

South 02 degrees 11 minutes 32 seconds West 100.00 feet to an angle point therein from which point a 5/8 inch iron pin found bears North 02 degrees 11 minutes 32 seconds East, 7.93 feet and South 87 degrees 48 minutes 28 seconds East, 0.07 feet;

(440) 543-1403
Fax: (440) 543-8798
P.O. Box 23039
Chagrin Falls, Ohio 44023



[Handwritten Signature]
4/27/07

John M. Zaranec, Jr.
President



ZARANEC SURVEYING CO.

Professional Land Surveyors

Lot Consolidation Description South Franklin Circle
 P.P.N. 02-113500 Deed Volume 1774, Page 3399 O.R.G.C.
 P.P.N. 02-154400 Deed Volume 1774, Page 3378 O.R.G.C.
 P.P.N. 02-281900 Deed Volume 1781, Page 1507 O.R.G.C.
 P.P.N. 02-282000 Deed Volume 1781, Page 1507 O.R.G.C.
 P.P.N. 02-419784 Deed Volume 1781, Page 1507 O.R.G.C.
 P.P.N. 02-420988 Deed Volume 1809, Page 2179 O.R.G.C.
 P.P.N. 02-729411 Deed Volume 1819, Page 3481 O.R.G.C.

Page 9 of 11

South 00 degrees 11 minutes 16 seconds West 100.06 feet to an angle point therein from which point a 5/8 inch iron pin found bears North 00 degrees 11 minutes 16 seconds East, 7.88 feet and South 89 degrees 48 minutes 44 seconds East, 0.08 feet;

South 00 degrees 45 minutes 37 seconds West 100.04 feet to an angle point therein from which point a 5/8 inch iron pin found bears North 00 degrees 45 minutes 37 seconds East, 7.92 feet and South 89 degrees 14 minutes 23 seconds East, 0.07 feet;

South 00 degrees 11 minutes 15 seconds West 100.05 feet to an angle point therein from which point a 5/8 inch iron pin found bears North 00 degrees 11 minutes 15 seconds East, 14.94 feet and South 89 degrees 48 minutes 45 seconds East, 0.33 feet;

South 00 degrees 42 minutes 10 seconds West 200.07 feet to an angle point therein from which point a 5/8 inch iron pin found bears North 00 degrees 42 minutes 10 seconds East, 4.98 feet and South 89 degrees 17 minutes 50 seconds East, 0.05 feet;

South 02 degrees 02 minutes 13 seconds West 110.73 feet to an angle point therein from which point a 5/8 inch iron pin found bears North 02 degrees 02 minutes 13 seconds East, 0.03 feet;

South 05 degrees 19 minutes 09 seconds West 90.56 feet to an angle point therein from which point a 5/8 inch iron pin found bears North 05 degrees 19 minutes 09 seconds East, 4.98 feet and South 84 degrees 40 minutes 51 seconds East, 0.03 feet;

South 07 degrees 46 minutes 03 seconds West 101.29 feet to an angle point therein from which point a 5/8 inch iron pin found bears North 07 degrees 46 minutes 03 seconds East, 4.96 feet and North 82 degrees 13 minutes 57 seconds West, 0.04 feet;

South 10 degrees 41 minutes 00 seconds West 101.14 feet to an angle point therein from which point a 5/8 inch iron pin found bears North 10 degrees 41 minutes 00 seconds East, 10.09 feet and North 79 degrees 19 minutes 00 seconds West, 0.09 feet;

Thence South 12 degrees 21 minutes 02 seconds West continuing along the easterly line of the former Wheeling and Lake Erie Railroad, 56.46 feet passing over a 5/8 inch iron pin with cap set at its intersection with the northerly line of said Rocker Avenue, a total distance of 81.46 feet to its intersection with the centerline of said Rocker Avenue;

SHIP TO J. YAN



[Handwritten Signature]
4/21/07

(440) 543-1403
 Fax: (440) 543-8798
 P.O. Box 23039
 Chagrin Falls, Ohio 44023

John M. Zaranec, Jr.
 President



ZARANEC SURVEYING CO.

Professional Land Surveyors

Lot Consolidation Description South Franklin Circle
P.P.N. 02-113500 Deed Volume 1774, Page 3399 O.R.G.C.
P.P.N. 02-154400 Deed Volume 1774, Page 3378 O.R.G.C.
P.P.N. 02-281900 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-282000 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-419784 Deed Volume 1781, Page 1507 O.R.G.C.
P.P.N. 02-420988 Deed Volume 1809, Page 2179 O.R.G.C.
P.P.N. 02-729411 Deed Volume 1819, Page 3481 O.R.G.C.

Page 10 of 11

Thence North 78 degrees 10 minutes 17 seconds West along the centerline of said Rocker Avenue, 37.79 feet to the principal place of beginning as surveyed by John M. Zaranec, Jr. P.S. 7126 for Zaranec Surveying Co. dated April 27, 2007 and containing 46,657 square feet or 1.0711 acres of land contained in the former Wheeling and Lake Erie Railroad.

Basis of bearings is Grid North in the Ohio State Plane Coordinate System from data supplied by Geauga County GIS Monuments 225, 232 and 231.

PARCEL NUMBER	DEED VOL. & P.	TOTAL AREA	AREA IN RIGHT OF WAY	AREA OUT OF RIGHT OF WAY
02-154400	VOL. 1774 P. 3378	2,821,674 S.F. 64.7767 AC.	85,335 S.F. 1.9590 AC.	2,736,339 S.F. 62.8177 AC.
02-729411	VOL. 1819 P. 3481	2,627 S.F. 0.0603 AC.	2,627 S.F. 0.0603 AC.	
02-113500	VOL. 1774 P. 3399	498,596 S.F. 11.4462 AC.	1,900 S.F. 0.0436 AC.	496,696 S.F. 11.4026 AC.
02-281900	VOL. 1781 P. 1507	266,899 S.F.	PARCEL 1	
02-419784	VOL. 1781 P. 1507	5,609 S.F.	PARCEL 2	
02-282000	VOL. 1781 P. 1507	9,101 S.F.	PARCEL 3	
		281,609 S.F. 6.4649 AC.	2,523 S.F. 0.0579 AC.	279,086 S.F. 6.4070 AC.
02-420988	VOL. 1809 P. 2179	251,596 S.F. 5.7758 AC.	9,300 S.F. 0.2135 AC.	242,296 S.F. 5.5623 AC.
	TOTAL	3,856,102 S.F. 88.5239 AC.	101,685 S.F. 2.3343 AC.	3,754,417 S.F. 86.1896 AC.
02-729311 METRO PARKS EXCEPTION	VOL. 1146 P. 222	(46,657 S.F.) (1.0711 AC.)	(951 S.F.) (0.0218 AC.)	(45,706 S.F.) (1.0493 AC.)
FINAL TOTAL		3,809,445 S.F. 87.4528 AC.	100,734 S.F. 2.3125 S.F.	3,708,711 S.F. 85.1403 S.F.

(440) 543-1403
Fax: (440) 543-8798
P.O. Box 23039
Chagrin Falls, Ohio 44023



[Handwritten Signature]
4/27/07

John M. Zaranec, Jr.
President



ZARANEC SURVEYING CO.

Professional Land Surveyors

- Lot Consolidation Description South Franklin Circle
- P.P.N. 02-113500 Deed Volume 1774, Page 3399 O.R.G.C. ✓
- P.P.N. 02-154400 Deed Volume 1774, Page 3378 O.R.G.C. ✓
- P.P.N. 02-281900 Deed Volume 1781, Page 1507 O.R.G.C. ✓
- P.P.N. 02-282000 Deed Volume 1781, Page 1507 O.R.G.C. ✓
- P.P.N. 02-419784 Deed Volume 1781, Page 1507 O.R.G.C. ✓
- P.P.N. 02-420988 Deed Volume 1809, Page 2179 O.R.G.C. ✓
- P.P.N. 02-729411 Deed Volume 1819, Page 3481 O.R.G.C. ✓

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

R.S. 05/10/07
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

Page 11 of 11

PARCEL NUMBER	DEED VOL. & P.	TOTAL AREA	AREA IN O.L. 39	AREA IN O.L. 40	AREA IN O.L. 47	AREA IN O.L. 48
02-154400	VOL. 1774 P. 3378	2,821,674 S.F. 64.7767 AC.			1,972,818 S.F. 45.2897 AC.	848,856 S.F. 19.4870 AC.
02-729411	VOL. 1819 P. 3481	2,627 S.F. 0.0603 AC.			2,627 S.F. 0.0603 AC.	
02-113500	VOL. 1774 P. 3399	498,596 S.F. 11.4462 AC.				498,596 S.F. 11.4462 AC.
02-281900	VOL. 1781 P. 1507	266,899 S.F.	PARCEL 1			
02-419784	VOL. 1781 P. 1507	5,609 S.F.	PARCEL 2			
02-282000	VOL. 1781 P. 1507	9,101 S.F.	PARCEL 3			
		281,609 S.F. 6.4649 AC.		281,609 S.F. 6.4649 AC.		
02-420988	VOL. 1809 P. 2179	251,596 S.F. 5.7758 AC.	20,730 S.F. 0.4759 AC.			230,866 S.F. 5.2999 AC.
	TOTAL	3,856,102 S.F. 88.5239 AC.	20,730 S.F. 0.4759 AC.	281,609 S.F. 6.4649 AC.	1,975,445 S.F. 45.3500 AC.	1,578,318 S.F. 36.2331 AC.
02-729311	VOL. 1146 METRO P. 222 PARKS EXCEPTION	(46,657 S.F.) (1.0711 AC.)			(30,839 S.F.) (0.7080 AC.)	(15,818 S.F.) (0.3631 AC.)
FINAL TOTAL		3,809,445 S.F. 87.4528 AC.	20,730 S.F. 0.4759 AC.	281,609 S.F. 6.4649 AC.	1,944,606 S.F. 44.6420 AC.	1,562,500 S.F. 35.8700 AC.



[Signature]
4/27/07

(440) 543-1403
Fax: (440) 543-8798
P.O. Box 23039
Chagrin Falls, Ohio 44023

John M. Zaranec, Jr.
President