

ALTA/ACSM SURVEY OF 16490 CHILlicothe ROAD BAINBRIDGE, OHIO FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY CHASE MANHATTAN BANK STOCK EQUIPMENT COMPANY, AN OHIO CORPORATION SPX CORPORATION, A DELAWARE CORPORATION GENERAL SIGNAL CORPORATION

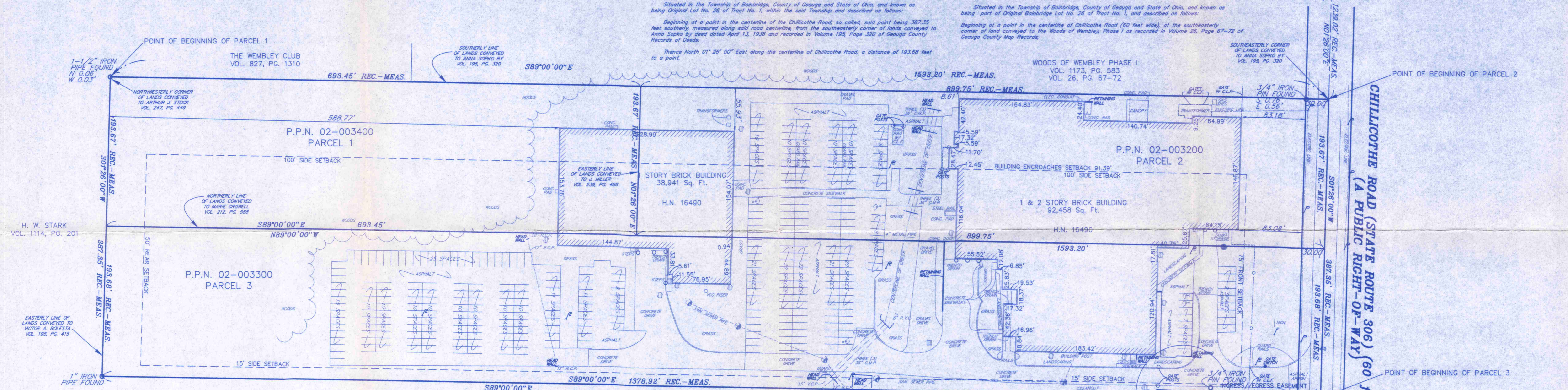
PARCEL 1
Situating in the Township of Bainbridge, County of Geauga and State of Ohio, and being part of Original Lot No. 26 of Tract No. 1, within the said Township, and described as follows:
Beginning at an iron pin on the southerly line of lands conveyed April 13th, 1936 to Anna Sapiro by deed recorded in Volume 195, Page 320 of Geauga County Records of Deeds and also at the northwesterly corner of lands conveyed to Arthur J. Stock by deed recorded in Volume 247, Page 449.
Thence South 01° 26' 00" West along the westerly line of said Stock land, a distance of 193.67 feet to an iron pin on the northerly line of lands conveyed to Marie Crowell by deed recorded in Volume 212, Page 588.
Thence North 89° 00' 00" West along the northerly line of the said Crowell lands, a distance of 693.45 feet to the easterly line of lands conveyed to J. Miller by deed recorded in Volume 236, Page 466.
Thence North 01° 26' 00" East, along the said Miller line, a distance of 193.67 feet to an iron pin on the aforementioned Sapiro line.
Thence South 89° 00' 00" East along the said Sapiro line, a distance of 693.45 feet to the place of beginning and containing 3.08 acres, be the same more or less, but subject to all legal highways.

PARCEL 2
Situating in the Township of Bainbridge, County of Geauga and State of Ohio, and being part of Original Lot No. 26 of Tract No. 1, within the said Township, and described as follows:
Beginning at a point on the centerline of the Chillicothe Road (60 feet wide) so called, and at the southeastern corner of lands conveyed April 13, 1936 to Anna Sapiro by deed recorded in Volume 195, Page 320 of Geauga County Records of Deeds.
Thence North 89° 00' 00" West along the said Sapiro line, passing through a 3/4" iron pin at 30.00 feet (South 0.76', East 0.56'), a distance of 899.75 feet to an iron pin.
Thence South 00° 26' 00" West, a distance of 193.67 feet to an iron pin.
Thence South 89° 00' 00" East, a distance of 899.75 feet to a point on the centerline of the aforementioned Chillicothe Road.
Thence North 01° 26' 00" East, along the said road centerline, a distance of 193.67 feet to the place of beginning, and containing 4.0 acres, according to the survey of E. B. Dudley, November, 1998.

PARCEL 3
Situating in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being Original Lot No. 26 of Tract No. 1, within the said Township, and described as follows:
Beginning at a point in the centerline of the Chillicothe Road, so called, said point being 387.35 feet southerly measured along said road centerline, from the southeasterly corner of lands conveyed to Anna Sapiro by deed dated April 13, 1936 and recorded in Volume 195, Page 320 of Geauga County Records of Deeds.
Thence North 01° 26' 00" East, along the centerline of Chillicothe Road, a distance of 193.67 feet to a point.

Thence North 89° 00' 00" West, a distance of 1593.2 feet to a point in the easterly line of lands conveyed to Victor A. Balosta by deed dated September 19, 1934 and recorded in Volume 193, Page 415 of Geauga County Records of Deeds.
Thence South 01° 26' 00" West, along the easterly line of the said Balosta lands, a distance of 193.68 feet to an iron pin.
Thence South 89° 00' 00" East, a distance of 1593.2 feet to the place of beginning of the said Chillicothe Road centerline and through an iron pin 30 feet therefrom. Containing about 7.08 acres of land, be the same more or less, but subject to all legal highways.
Excepting therefrom a parcel of land conveyed by Marie Crowell, widow and unmarried, to Carlton Lowe by deed dated October 30, 1952, filed for record November 6th, 1952 and recorded in Volume 242, Page 385 and described as follows:
Situating in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Lot No. 26 in Tract No. 1 in said Township and bounded and described as follows:
Beginning of an iron pin in the northerly line of a 14 acre parcel of land described in a deed to Carlton Lowe as recorded in Volume 212, Page 587 of Geauga County Deed Records, said iron pin bearing North 89° 00' 00" West, along said northerly line, 146.30 feet from the centerline of Chillicothe Road.
Thence North 89° 00' 00" West, along the Northerly line of said 14 acre parcel, 67.78 feet to an iron pin.
Thence North 01° 00' 00" East, 6.5 feet to an iron pin.
Thence South 87° 34' 00" East, 67.80 feet to an iron pin.
Thence South 01° 00' 00" West, 4.8 feet to the Place of Beginning.
Containing 383 square feet of land, be the same more or less, but subject to all legal highways.
Together with an Easement from Carlton E. Lowe and Flora Lowe dated May 29, 1953 and recorded in Deed Volume 255, Page 221 of Geauga County Records.

CONSOLIDATED LEGAL
Situating in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Lot No. 26 of Tract No. 1, and described as follows:
Beginning at a point in the centerline of Chillicothe Road (60 feet wide), at the southeasterly corner of land conveyed to the Woods of Wembley, Phase I as recorded in Volume 26, Page 67-72 of Geauga County Map Records.
Thence North 89° 00' 00" West, along the Northerly line of said 14 acre parcel, 67.78 feet to an iron pin.
Thence North 01° 00' 00" East, 6.5 feet to an iron pin.
Thence South 87° 34' 00" East, 67.80 feet to an iron pin.
Thence South 01° 00' 00" West, 4.8 feet to the Place of Beginning.
Containing 383 square feet of land, be the same more or less, but subject to all legal highways.
Together with an Easement from Carlton E. Lowe and Flora Lowe dated May 29, 1953 and recorded in Deed Volume 255, Page 221 of Geauga County Records.



FLOOD ZONING:
Property hereon is in Zone "X", defined to be areas outside 500 year flood, a minimum flood zone as shown on the Federal Flood Panel No. 390190-0102 B, Effective: November 4, 1988

PARKING SPACES
Standard 340
Handicapped 5
Total 345

ZONING:
"LIR", Light Industrial Restricted

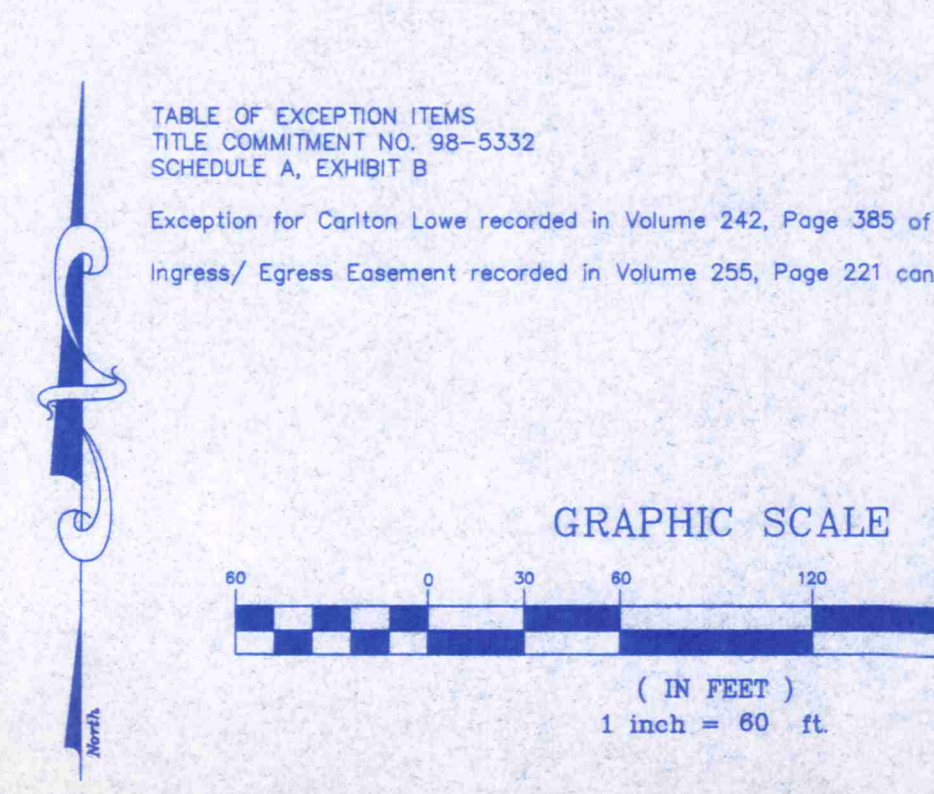
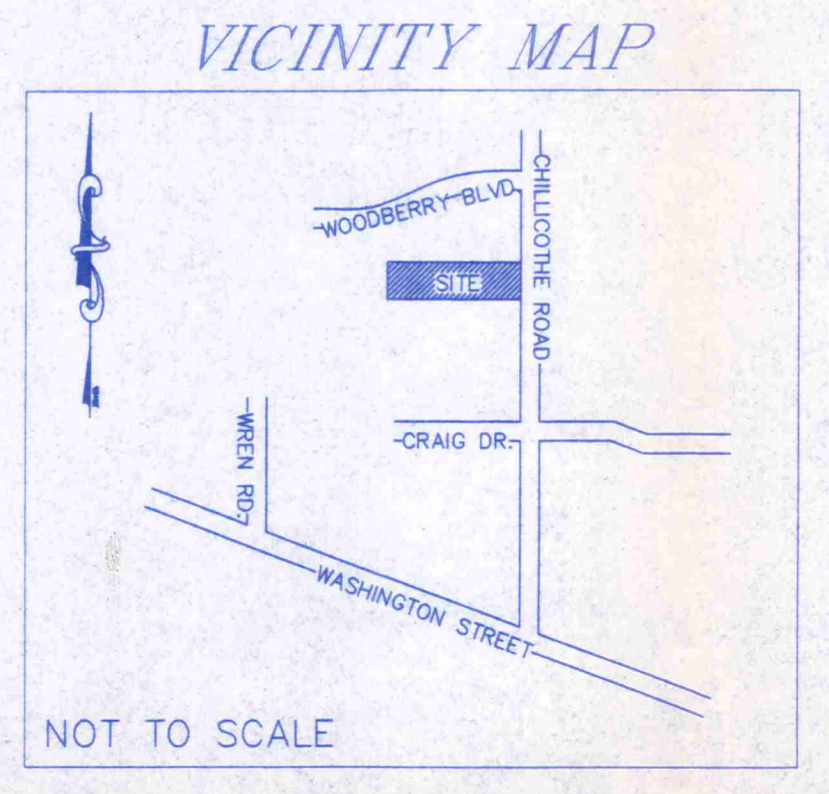
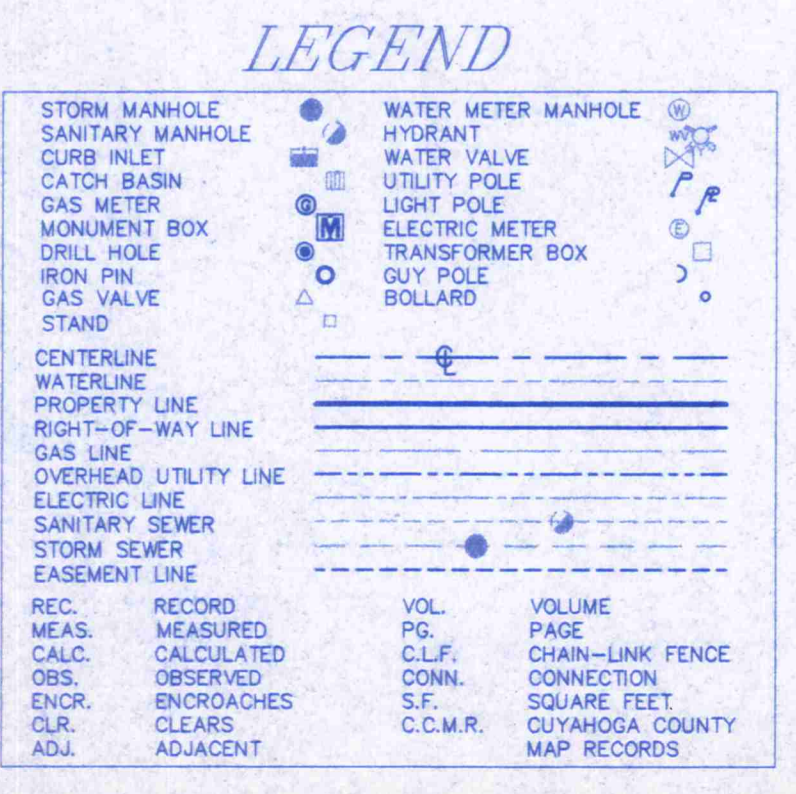
SETBACKS
Front= 75 feet
Sides= Total of 50 feet with a minimum of 15 feet (100 feet minimum where abutting residential areas)
Rear= 50 feet

NOTE: These buildings are pre-existing and nonconforming.

ACREAGE	PARCEL 1	PARCEL 2	PARCEL 3	CONSOLIDATION
Total=	3.0830 acres	4.0002 acres	7.0836 acres	14.1668 acres
Gross=	134,297 Sq. Ft.	174,250 Sq. Ft.	308,562 Sq. Ft.	607,109 Sq. Ft.
Right-of-Way=	5,810 Sq. Ft.	5,810 Sq. Ft.	5,810 Sq. Ft.	11,620 Sq. Ft.
Net=	168,440 Sq. Ft.	168,440 Sq. Ft.	302,752 Sq. Ft.	595,489 Sq. Ft.

LOWE'S GREENHOUSE & GIFT SHOP, INC.
VOL. 1003, PG. 1295

Exception for Carlton Lowe recorded in Volume 242, Page 385 of Geauga County Record is shown hereon.
Ingress/ Egress Easement recorded in Volume 255, Page 221 cannot be plotted as described and is not shown hereon.



CERTIFICATION

This survey was made in November, 1998 of the premises specifically described in the Title Insurance No. 98-5332. I hereby declare to Stock Equipment Company, an Ohio Corporation, Chase Manhattan Bank, its successors and/or assigns as their interests may appear, and Commonwealth Land Title Insurance Company, SPX Corporation, a Delaware Corporation, and General Signal Corporation as follows:
(a) that the above survey print is an accurate representation of the Premises based on a survey made upon the ground, showing (i) all gaps, gaps, overlaps or encroachments of the Premises or on the Premises; (ii) the location of all easements, roadways or rights-of-way and setback lines, either of record as set forth in the Commitment or visible on the ground, (iii) all dedicated highway proving access to the Premises, and (iv) the size, type and location of all buildings and/or structures or improvements on the Premises; (v) that the existing utilities (i.e. storm, sanitary sewers, water, gas and electric) are available to the Premises; (vi) that the title lines and lines of actual possession are the same, except as shown herein; (vii) that no encroachments exist except as set forth herein. This plat and the survey on which it is based are made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ACSM and by ALTA in 1991/1992 and meet the accuracy requirements of an "Urban Survey" as defined in the Premises described in the title commitment and the premises depicted thereon.

EDWARD B. DUDLEY, III, P.S. #6747
EDWARD B. DUDLEY, III, P.S. #6747

THE NORTH COAST
Engineering & Surveying Co., Inc.
2570 Superior Ave., Suite 501 Clev., Ohio 44114
Tel. (216) 241-7070 Fax (216) 241-7071

98-379

BAI 00145

BAI00145

Stock Equipment
picked up 2/3/99
02-003400

CONSOLIDATED LEGAL

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Lot No. 26 of Tract No. 1, and described as follows:

Beginning at a point in the centerline of Chillicothe Road (60 feet wide), at the southeasterly corner of land conveyed to the Woods of Wembley, Phase I as recorded in Volume 26, Page 67-72 of Geauga County Map Records;

Thence North 89° 00' 00" West, along the southerly line of land so conveyed and the southerly line of lands conveyed to The Wembley Club by deed recorded in Volume 827, Page 1310 of Geauga County Records, passing through a 3/4" iron pin found at 30.00 feet (0.76 feet South, 0.56 feet East), 1593.20 feet to a 1 1/2" iron pipe found (0.06 feet North, 0.03 feet West) on the easterly line of land conveyed to H. W. Stark by deed recorded in Volume 1114, Page 201 of Geauga County Records;

Thence South 01° 26' 00" West along the easterly line of land so conveyed, 387.35 feet to a 1" iron pipe found at a northwesterly corner of land conveyed to Lowe's Greenhouse and Gift Shop, Inc. by deed recorded in Volume 1003, Page 1295 of Geauga County Records;

Thence South 89° 00' 00" East along a northerly line of land so conveyed, 1378.92 feet to a 5/8" iron pin set at a northwesterly corner of land so conveyed;

Thence North 01° 00' 00" East along a westerly line of land so conveyed, 6.50 feet to a 5/8" iron pin set at a northwesterly corner of land so conveyed;

Thence South 87° 34' 00" East along a northerly line of land so conveyed, 67.80 feet to a 5/8" iron pin set at a northeasterly corner of land so conveyed;

Thence South 01° 00' 00" West along an easterly line of land so conveyed, 4.80 feet to a 5/8" iron pin set at a northeasterly corner of land so conveyed;

Thence South 89° 00' 00" East along a northerly line of land so conveyed, passing through a bent spike found at 116.50 feet, 146.50 feet to the aforementioned centerline of Chillicothe Road;

Thence North 01° 26' 00" East along the centerline of Chillicothe Road, 387.35 feet to the place of beginning and containing 14.1668 acres of land, according to the survey performed in November, 1998 by North Coast Engineering and Surveying Co., Inc., be the same more or less, but subject to all legal highways.

Edward B Dudley, P.L.S. No. 6747

Basis of Bearings: the centerline of Chillicothe Road as recorded in Volume 684, Page 374 of Geauga County Records of Deeds

Deed of Record: Stock Equipment, Volume 684, Page 374 of Geauga County Records of Deeds

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251 (Consolidated legal only)

R.S. 2/3/99
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER