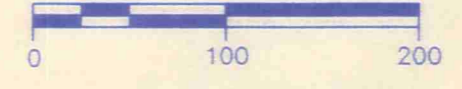
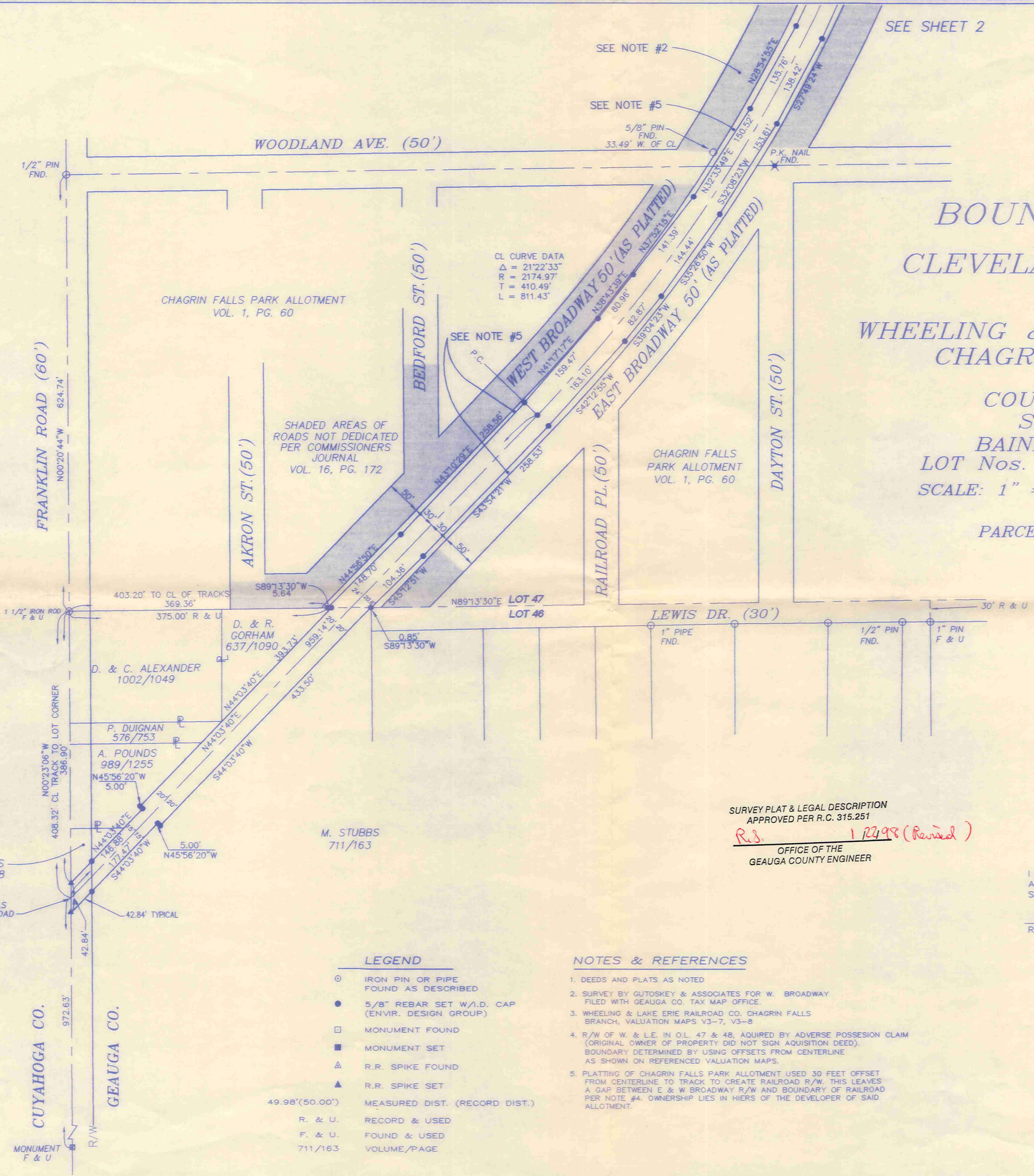


SEE SHEET 2

BOUNDARY SURVEY
 MADE FOR
CLEVELAND METROPARKS
 BEING KNOWN AS
 PART OF
WHEELING & LAKE ERIE RAILROAD
CHAGRIN FALLS BRANCH
 LOCATED IN
 COUNTY OF GEAUGA,
 STATE OF OHIO
 BAINBRIDGE TOWNSHIP
 LOT Nos. 46, 47, 48, TRACT No. 1
 SCALE: 1" = 100' DATE: JUNE 1997
 REV. DEC. 1997
 PARCEL CONTAINS: 6.224 ACRES

CL CURVE DATA
 Δ = 21°22'33"
 R = 2174.97'
 T = 410.49'
 L = 811.43'



GRAPHIC SCALE
 (IN FEET)

SCALE 1" = 100'

BASIS OF BEARINGS

GRID NORTH IN THE OHIO STATE PLANE
 COORDINATE SYSTEM FROM INFORMATION
 SUPPLIED BY THE GEAUGA CO. GIS OFFICE.

SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
R.S. 1.2498 (Revised)
 OFFICE OF THE
 GEAUGA COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS AS SHOWN
 AND THAT THIS MAP IS A CORRECT REPRESENTATION OF THE LAND
 SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert J. Warner 1-20-98
 ROBERT J. WARNER P.S. 6931 DATE

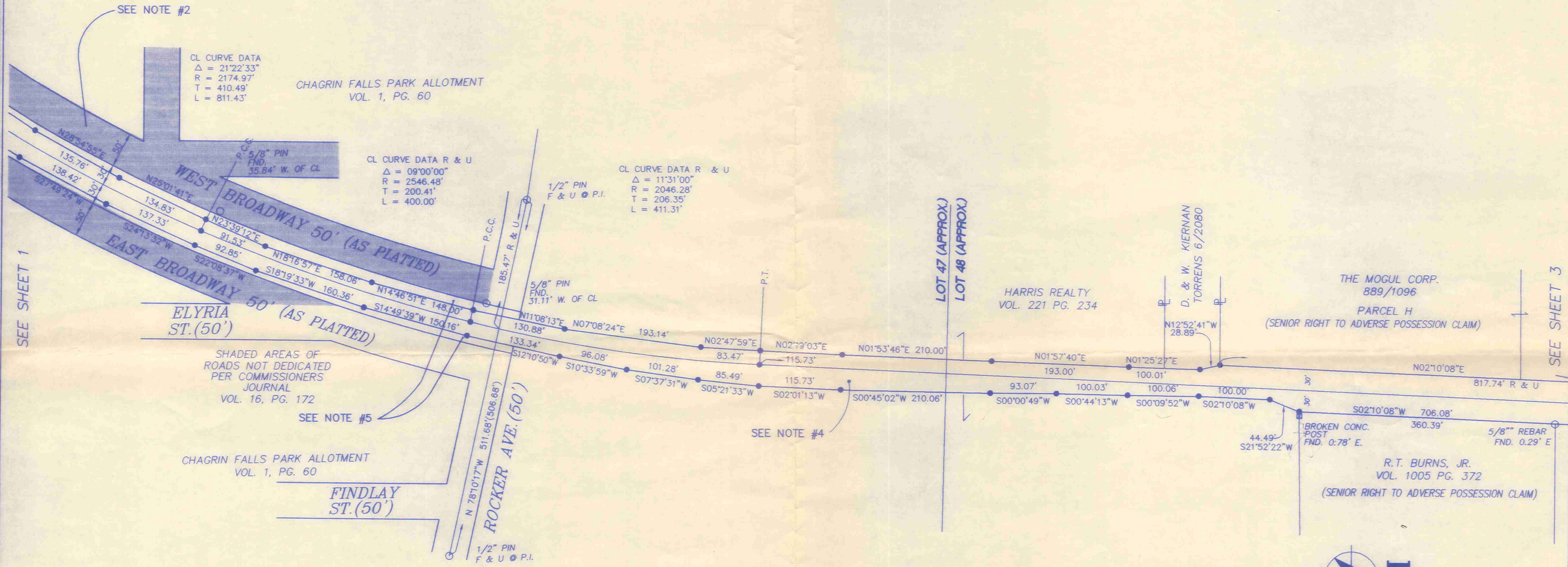
LEGEND

○	IRON PIN OR PIPE FOUND AS DESCRIBED
●	5/8" REBAR SET W/I.D. CAP (ENVR. DESIGN GROUP)
□	MONUMENT FOUND
■	MONUMENT SET
▲	R.R. SPIKE FOUND
▲	R.R. SPIKE SET
49.98'(50.00')	MEASURED DIST. (RECORD DIST.)
R. & U.	RECORD & USED
F. & U.	FOUND & USED
711/163	VOLUME/PAGE

- NOTES & REFERENCES**
- DEEDS AND PLATS AS NOTED
 - SURVEY BY GUTOSKEY & ASSOCIATES FOR W. BROADWAY FILED WITH GEAUGA CO. TAX MAP OFFICE.
 - WHEELING & LAKE ERIE RAILROAD CO. CHAGRIN FALLS BRANCH, VALUATION MAPS V3-7, V3-8
 - R/W OF W. & L.E. IN O.L. 47 & 48, ACQUIRED BY ADVERSE POSSESSION CLAIM (ORIGINAL OWNER OF PROPERTY DID NOT SIGN ACQUISITION DEED). BOUNDARY DETERMINED BY USING OFFSETS FROM CENTERLINE AS SHOWN ON REFERENCED VALUATION MAPS.
 - PLATTING OF CHAGRIN FALLS PARK ALLOTMENT USED 30 FEET OFFSET FROM CENTERLINE TO TRACK TO CREATE RAILROAD R/W. THIS LEAVES A GAP BETWEEN E & W BROADWAY R/W AND BOUNDARY OF RAILROAD PER NOTE #4. OWNERSHIP LIES IN HIERS OF THE DEVELOPER OF SAID ALLOTMENT.



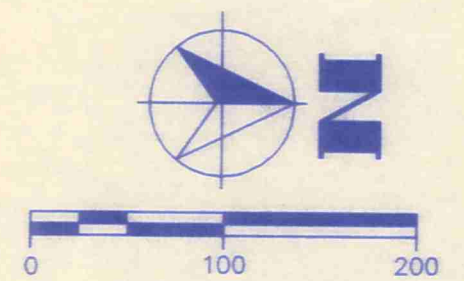
PREPARED BY:
EDG ENVIRONMENTAL DESIGN GROUP
 ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
 450 GRANT STREET AKRON, OHIO 44311-1183
 TEL. (330) 375-1390 FAX (330) 375-1590



LEGEND

○	IRON PIN OR PIPE FOUND AS DESCRIBED
●	5/8" REBAR SET W/I.D. CAP (ENVR. DESIGN GROUP)
□	MONUMENT FOUND
■	MONUMENT SET
△	R.R. SPIKE FOUND
▲	R.R. SPIKE SET
49.98'(50.00')	MEASURED DIST. (RECORD DIST.)
R. & U.	RECORD & USED
F. & U.	FOUND & USED
711/163	VOLUME/PAGE

- NOTES & REFERENCES**
- DEEDS AND PLATS AS NOTED
 - SURVEY BY GUTOSKEY & ASSOCIATES FOR W. BROADWAY FILED WITH GEauga CO. TAX MAP OFFICE.
 - WHEELING & LAKE ERIE RAILROAD CO. CHAGRIN FALLS BRANCH, VALUATION MAPS V3-7, V3-8
 - R/W OF W. & L.E. IN O.L. 47 & 48, ACQUIRED BY ADVERSE POSSESSION CLAIM (ORIGINAL OWNER OF PROPERTY DID NOT SIGN ACQUISITION DEED). BOUNDARY DETERMINED BY USING OFFSETS FROM CENTERLINE AS SHOWN ON REFERENCED VALUATION MAPS.
 - PLATTING OF CHAGRIN FALLS PARK ALLOTMENT USED 30 FEET OFFSET FROM CENTERLINE TO TRACK TO CREATE RAILROAD R/W. THIS LEAVES A GAP BETWEEN E & W BROADWAY R/W AND BOUNDARY OF RAILROAD PER NOTE #4. OWNERSHIP LIES IN HIERS OF THE DEVELOPER OF SAID ALLOTMENT.

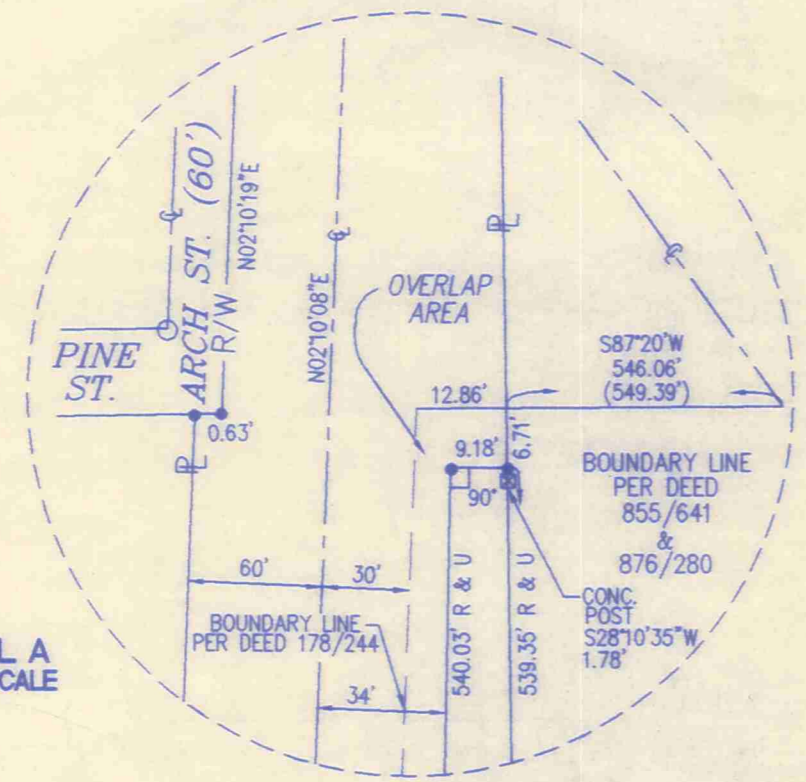


BASIS OF BEARINGS
 GRID NORTH IN THE OHIO STATE PLANE COORDINATE SYSTEM FROM INFORMATION SUPPLIED BY THE GEauga CO. GIS OFFICE.

PREPARED BY:



ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
 450 GRANT STREET AKRON, OHIO 44311-1183
 TEL (330) 375-1390 FAX (330) 375-1590



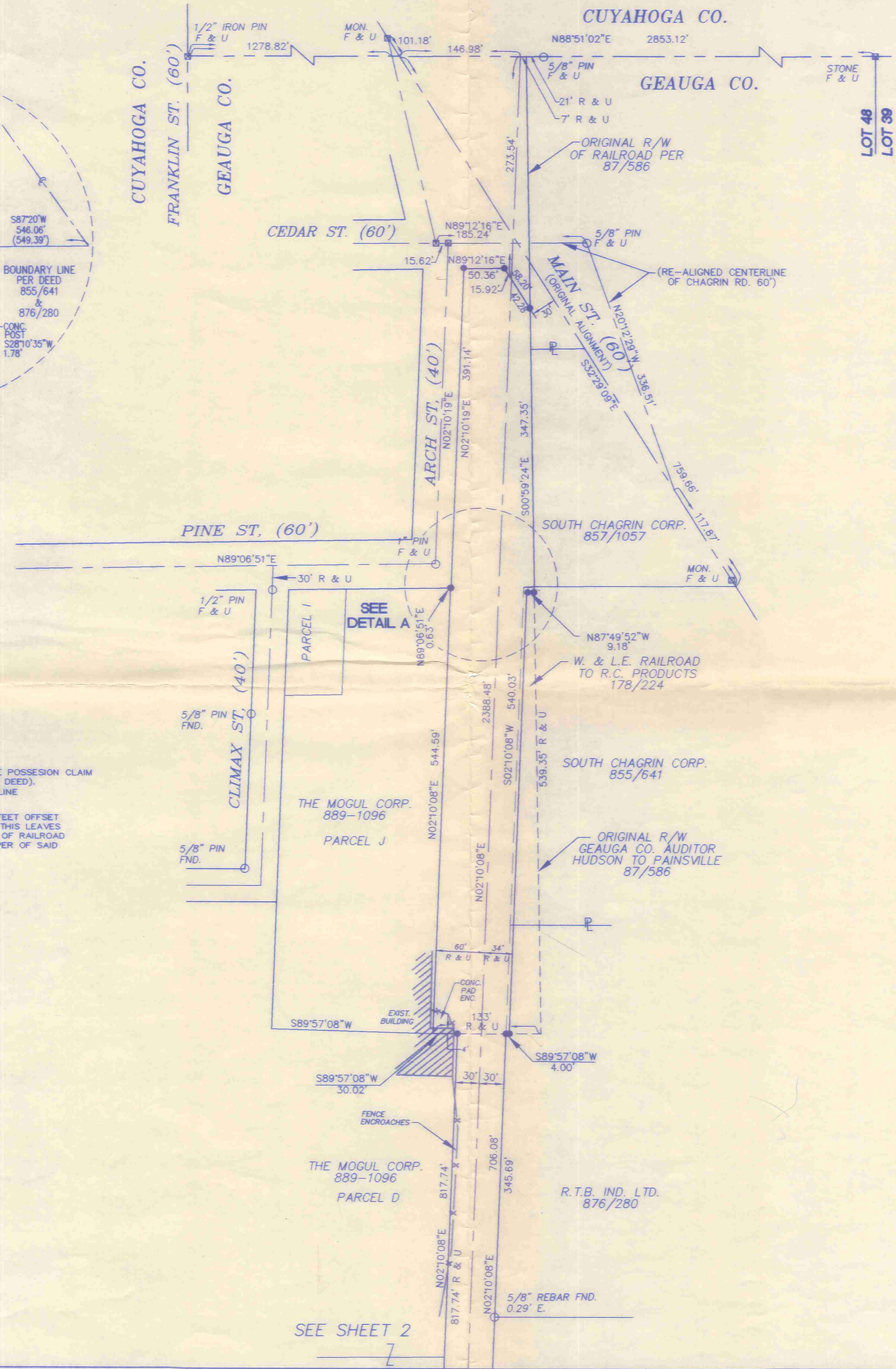
DETAIL A
NOT TO SCALE

NOTES & REFERENCES

- DEEDS AND PLATS AS NOTED
- SURVEY BY GUTOSKEY & ASSOCIATES FOR W. BROADWAY FILED WITH GEauga CO. TAX MAP OFFICE.
- WHEELING & LAKE ERIE RAILROAD CO. CHAGRIN FALLS BRANCH, VALUATION MAPS V3-7, V3-8
- R/W OF W. & L.E. IN O.L. 47 & 48, ACQUIRED BY ADVERSE POSSESSION CLAIM (ORIGINAL OWNER OF PROPERTY DID NOT SIGN ACQUISITION DEED). BOUNDARY DETERMINED BY USING OFFSETS FROM CENTERLINE AS SHOWN ON REFERENCED VALUATION MAPS.
- PLATTING OF CHAGRIN FALLS PARK ALLOTMENT USED 30 FEET OFFSET FROM CENTERLINE TO TRACK TO CREATE RAILROAD R/W. THIS LEAVES A GAP BETWEEN E & W BROADWAY R/W AND BOUNDARY OF RAILROAD PER NOTE #4. OWNERSHIP LIES IN HIERS OF THE DEVELOPER OF SAID ALLOTMENT.

LEGEND

- IRON PIN OR PIPE FOUND AS DESCRIBED
- 5/8" REBAR SET W/I.D. CAP (ENVR. DESIGN GROUP)
- MONUMENT FOUND
- MONUMENT SET
- △ R.R. SPIKE FOUND
- ▲ R.R. SPIKE SET
- 49.98'(50.00') MEASURED DIST. (RECORD DIST.)
- R. & U. RECORD & USED
- F. & U. FOUND & USED
- 711/163 VOLUME/PAGE



GRAPHIC SCALE
(IN FEET)
SCALE: 1" = 100'
BASIS OF BEARINGS
GRID NORTH IN THE OHIO STATE PLANE COORDINATE SYSTEM FROM INFORMATION SUPPLIED BY THE GEauga CO. GIS OFFICE.

SEE SHEET 2

PREPARED BY:

EDG
ENVIRONMENTAL
DESIGN GROUP

ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
450 GRANT STREET AKRON, OHIO 44311-1183
TEL (330) 375-1390 FAX (330) 375-1590

BA100168
BA100168

WHEELING
Picked up 1-26-98
02-900075

QUITCLAIM DEED

THIS INDENTURE, made the 29 day of October in the year of our Lord One Thousand Nine Hundred and Ninety-seven (A.D.).

BETWEEN WHEELING & LAKE ERIE RAILWAY COMPANY, a Corporation of the State of Delaware, having an office at 100 East First Street, Brewster, Ohio 44613, hereinafter referred to as the GRANTOR, and the **BOARD OF PARK COMMISSIONERS OF THE CLEVELAND METROPOLITAN PARK DISTRICT**, having a tax mailing address of 4101 Fulton Parkway, Cleveland, Ohio 44144, hereinafter referred to as the GRANTEE;

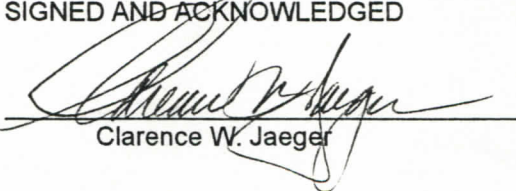
WITNESSETH: That the said GRANTOR, for good and valuable consideration of lawful money of the United States of America, unto it well and truly paid by the said GRANTEE, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and other good and lawful consideration, has granted, remised, released and quitclaimed and by these presents does grant, remise, release and quitclaim unto the said GRANTEE, the successors and assigns of the said GRANTEE, all right, title and interest of the said GRANTOR of, in and to:


ALL THAT CERTAIN PIECE OR PARCEL of land situated in Bainbridge Township, County of Geauga, and the State of Ohio, as further described in Exhibit A attached hereto and made a part hereof, together with the improvements, bridges, tunnels, and all appurtenances thereon.


TO HAVE AND TO HOLD all and singular the said Premises, together with the appurtenances, unto the GRANTEE, the heirs or successors and assigns of the said GRANTEE forever.

The words "GRANTOR" and "GRANTEE" used herein shall be construed as if they read "GRANTORS" and "GRANTEES", respectively, whenever the sense of this Instrument so requires and whether singular or plural, such words shall be deemed to include at all times and in all cases the legal representatives or successors and assigns of the GRANTOR and GRANTEE.

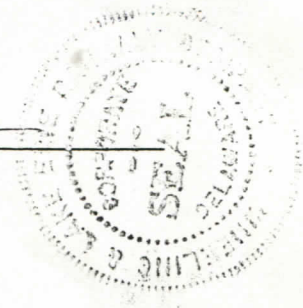
IN WITNESS WHEREOF, the said GRANTOR has caused this Indenture to be signed in its name and on its behalf by Larry R. Parsons, its Chairman & Chief Executive Officer, of the Wheeling & Lake Erie Railway Company, duly authorized thereunto and has caused its corporate seal to be hereunto affixed and attested by its Assistant Secretary the day and year first above written.

SIGNED AND ACKNOWLEDGED

Clarence W. Jaeger

WHEELING & LAKE ERIE RAILWAY COMPANY
By: 
Chairman & Chief Executive Officer


Donna L. Phillips

Attest:
By: 
Assistant Secretary



Surety Title Agency, Inc.
ORDER NO. ST 20595
ESCROW NO. 97-2306

STATE OF OHIO)
)SS
COUNTY OF STARK)

BEFORE ME, the undersigned, a Notary Public in and for said State and County, personally appeared Larry R. Parsons, Chairman & Chief Executive Officer of WHEELING & LAKE ERIE RAILWAY COMPANY, and Michael D. Mokodean, as Assistant Secretary, respectively, of WHEELING & LAKE ERIE RAILWAY COMPANY, and severally acknowledged the execution of the foregoing Instrument to be the voluntary act and deed of said Wheeling & Lake Erie Railway Company, and their voluntary act and deed as such officers.

WITNESS my hand and notarial seal, this 29 day of October, 1997, A.D.

Sheryl L. Durant
Notary Public

Sheryl L. Durant
Notary Public, State of Ohio
My Commission Expires August 29, 1999



THIS INSTRUMENT PREPARED BY GRANTOR



450 GRANT STREET
AKRON, OHIO 44311-1183
PHONE (330) 375-1390
FAX (330) 375-1590

January 20, 1998

EXHIBIT "A"

LEGAL DESCRIPTION
WHEELING AND LAKE ERIE RAILWAY COMPANY
TO
CLEVELAND METROPARKS

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, and being part of original Lot Numbers 46, 47 and 48, Tract Number 1 in said township and known as being a portion of the Wheeling and Lake Erie Railway Company known as the Chagrin Falls Branch, lying between valuation station 351+06.82 and station 400+90.84 further bounded and described as follows:

Beginning at a 1 1/2" iron rod found at the northwest corner of original Lot Number 46, Tract Number 1 of said township;

Thence S 00°23'06" E, 386.90 feet along the west line of said Lot 46, also known as the county line, and the centerline of Franklin Road (60' wide) to a RR spike set. Said point lies N 00°23'06" W, 994.05 feet from a monument at the centerline of Franklin Road and being the True place of beginning for the parcel intended to be described herein;

Thence N 44°03'40" E, along the northwest right-of-way and southeasterly line of lands described in deed to *A. Pounds as recorded in Volume 989, Page 1255 of Geauga County Records and being parallel with and 15 feet perpendicular to the centerline of said railroad, 146.88 feet to an iron pin set and passing over an iron pin set 42.84 feet at the east right-of-way of Franklin Road; * J. Davis in Volume 629, Page 928 and

Thence N 45°56'20" W, along the northwest right-of-way of said railroad and southeasterly line of said Pounds lands 5.00 feet to an iron pin set;

Thence N 44°03'40" E, along the northwest right-of-way parallel with and 20 feet perpendicular to the center of said railroad and the southeasterly line of said Pounds and the southeasterly line of lands described in deed to P. Duignan (Vol. 576, Page 753) and D&R Gorham (Vol. 637 Page 1090) as recorded in Geauga County Records, 393.73 feet to an iron pin set on the north line of original Lot Number 46;

Thence S 89°13'30" W, along said lot line and the northwest right-of-way line of said railroad, 5.64 feet to an iron pin set;

Thence leaving said lot line and continuing along the west right-of-way line of said railroad the following 19 courses:

- N 44°56'50" E, 148.70 feet to an iron pin set;
- N 43°10'29" E, 258.56 feet to an iron pin set;
- N 41°17'17" E, 159.47 feet to an iron pin set;
- N 38°43'39" E, 80.96 feet to an iron pin set;
- N 37°52'15" E, 141.39 feet to an iron pin set;
- N 32°33'49" E, 150.52 feet to an iron pin set;
- N 28°54' 55" E, 135.76 feet to an iron pin set;
- N 25°01'41" E, 134.83 feet to an iron pin set;
- N 23°39'12" E, 91.53 feet to an iron pin set;
- N 18°16'57" E, 158.06 feet to an iron pin set;
- N 14°46'51" E, 148.00 feet to an iron pin set;
- N 11°08'13" E, 130.88 feet to an iron pin set;
- N 07°08'24" E, 193.14 feet to an iron pin set;
- N 02°47'59" E, 83.47 feet to an iron pin set;
- N 02°19'03" E, 115.73 feet to an iron pin set;
- N 01°53'46" E, 210.00 feet to an iron pin set;
- N 01°57'40" E, 193.00 feet to an iron pin set;

N 01°25'27" E, 100.01 feet to an iron pin set also being along the east line of lands described in Torren's records Volume 6, Page 2080 for D&W Kiernan;



BA100168

N 12°52'41" W, 28.89 feet to an iron pin set and being along the said east line of Kiernan lands to the northeasterly corner thereof;

Thence N 02°10'08" E, along the east line of lands described in a deed to the Mogul Corporation recorded in Volume 889, Page 1096 of the Geauga County Records and the west right-of-way line being parallel with and 30 feet perpendicular to the centerline of said railroad, 817.74 feet to an iron pin set;

Thence S 89°57'08" W, along the west right-of-way of said railroad 30.02 feet to a point inside the Mogul Corp. Building;

Thence N 02°10'08" E, along the west right-of-way being parallel with and 60 feet perpendicular to the centerline of said railroad and along the east line of said Mogul Corp. property parcel J, 544.59 feet to an iron pin set on the south right-of-way of Pine Street (60 feet wide);

Thence N 89°06'51" E, along the south right-of-way of Pine Street and the west right-of-way of said railroad, 0.63 feet to an iron pin set at the intersection of said line and the east right-of-way of Arch Street (40 feet wide);

Thence N 02°10'19" E, along the east right-of-way of said Arch Street, 391.14 feet to an iron pin set at the intersection of said line with the south right-of-way of realigned Chagrin Road (60 feet wide);

Thence N 89°12'16" E, along the south right-of-way of Chagrin Road, 50.36 feet to an iron pin set at the intersection of said line and the southwest right-of-way of the original centerline of Chagrin Road (60 feet wide);

Thence S 32°29'09" E, along the southwest right-of-way of the original centerline of Chagrin Road, 58.20 feet to an iron pin set at the intersection of said line and the east right-of-way of said railroad;

Thence S 00°59'24" E, along the east right-of-way of said railroad and the west line of lands described in deed to the South Chagrin Corp. as recorded in Volume 857, Page 1057 of Geauga County Records, 347.35 feet to an iron pin set;

Thence N 87°49'52" W, along the east right-of-way of said railroad and north line of land now or formerly owned by the South Chagrin Corp. 9.18 feet to an iron pin set;

in Volume 855, Page 641

Thence S 02°10'08" W, along the east right-of-way and being parallel with and 34 feet perpendicular to the centerline of said railroad and along the west line of the said South Chagrin Corp. lands, 540.03 feet to an iron pin set;



Thence S 89°57'08" W, along the east right-of-way of said railroad, 4.00 feet to an iron pin set;

Thence S 02°10'08" W, along a portion of the west line of lands described in a deed to R.T.B. Industries, LTD recorded in Volume 876, Page 280 of the Geauga County Records and the west line of lands described in a deed to R.T. Burns, Jr. recorded in Volume 1005, Page 372 of the Geauga County Records, and the east right-of-way line being parallel with and 30 feet perpendicular to the centerline of said railroad, 706.08 feet to an iron pin set and passing a 5/8" rebar found at 345.69 feet, 0.29 feet east;

Thence following the east right-of-way of said railroad the following 21 courses:

- S 21°52'22" W, 44.49 feet to an iron pin set;
- S 02°10'08" W, 100.00 feet to an iron pin set;
- S 00°09'52" W, 100.06 feet to an iron pin set;
- S 00°44'13" W, 100.03 feet to an iron pin set;
- S 00°00'49" W, 93.07 feet to an iron pin set;
- S 00°45'02" W, 210.06 feet to an iron pin set;
- S 02°01'13" W, 115.73 feet to an iron pin set;
- S 05°21'33" W, 85.49 feet to an iron pin set;
- S 07°37'31" W, 101.28 feet to an iron pin set;
- S 10°33'59" W, 96.08 feet to an iron pin set;
- S 12°10'50" W, 133.34 feet to an iron pin set;
- S 14°49'39" W, 150.16 feet to an iron pin set;
- S 18°19'33" W, 160.36 feet to an iron pin set;
- S 22°08'37" W, 92.85 feet to an iron pin set;
- S 24°13'32" W, 137.33 feet to an iron pin set;
- S 27°49'24" W, 138.42 feet to an iron pin set;



- S 32°08'23" W, 153.61 feet to an iron pin set;
- S 35°26'50" W, 144.44 feet to an iron pin set;
- S 39°04'23" W, 82.87 feet to an iron pin set;
- S 42°12'55" W, 163.10 feet to an iron pin set;
- S 43°54'21" W, 258.53 feet to an iron pin set;

Thence S 45°12'51" W, along the southeast right-of-way of said railroad, 104.36 feet to an iron pin set on the south line of original Lot Number 47;

Thence S 89°13'30" W, along said lot line and the southeast right-of-way of said railroad, 0.85 feet to an iron pin set;

Thence, leaving said lot line, S 44°03'40" W, along the southeast right-of-way being parallel with and 20 feet perpendicular to the centerline of said railroad and along the northwesterly line of lands described in deed to M. Stubbs as recorded in Volume 711, Page 163 of Geauga County Records, 433.50 feet to an iron pin set;

Thence N 45°56'20" W, along the southeast right-of-way of said railroad and the northwesterly line of said Stubbs lands, 5.00 feet to an iron pin set;

Thence S 44°03'40" W, along the southeast right-of-way being parallel with and 15 feet perpendicular to the centerline of said railroad and the northwesterly line of said Stubbs lands, 177.47 feet to an RR spike set on the west line of original Lot Number 46 and passing over a iron pin set at 134.63 feet at the east right-of-way of Franklin Road (60 feet wide);

Thence N 00°23'06" W, along the west line of Lot Number 46, township line, county line and centerline of Franklin Road, 42.84 feet to the True place of beginning and containing 6.224 acres of land but subject to all legal highways, easements and restrictions of record as surveyed by Robert J. Warner PS #6931 for Environmental Design Group, Inc. in June 1997.

Bearings are based on grid north, Ohio State Plane Coordinate System (NAD83) using Geauga County Geodetic Monuments. Iron pins set are capped 5/8" and 30" rebar.

The intent herein is to describe the lands of the Wheeling and Lake Erie Railway Company (Deed Volume 1093, Page 352) between Franklin Road and township line and the south line of realigned Chagrin Road.

e:\clevemp\425201\legal.

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

R.S. 1/22/98 (Revised)

OFFICE OF THE
GEAUGA COUNTY ENGINEER

