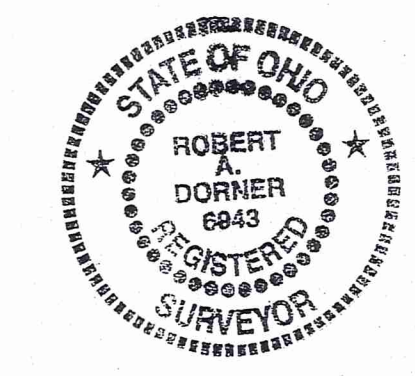


ALTA / ACSM LAND TITLE SURVEY
for
16855 PARK CIRCLE DRIVE
Known as being part of Original Bainbridge Township Lot No. 25 in Tract No. 1,
now situated in the
TOWNSHIP OF BAINBRIDGE
COUNTY OF GAUGA - STATE OF OHIO

To ADCO GLOBAL, INC. and FIRST AMERICAN TITLE INSURANCE COMPANY:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Robert A. Dornier 2/12/09
ROBERT A. DORNER REG. PROF. SURV. No. 6943
Job No.: 09-015
Site No.: 5502
Field Date: February 2, 2009
Survey Date: February 9, 2009
Latest Revision Date: F. B. 08-002, Pg. 24



NOTE: The term "certify" as used in the above 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 the Owner, Lender, Owner's Contractor or others, which is used as a basis to formulate the surveyors opinion.

LEGAL DESCRIPTION PER TITLE COMMITMENT
Situated in the Township of Bainbridge, County of Geauga, State of Ohio, described as follows:
Situated in the Township of Bainbridge, County of Geauga, State of Ohio, and known as being part of Original Bainbridge Township Lot No. 25 in Tract No. 1, and bounded and described as follows:
Beginning in the Southerly line of Park Circle Drive at the Northwest corner of land conveyed to W. M. Company by deed recorded in Volume 505, Page 647 of Geauga County Records;

thence South 88 deg. 01' 20" West, along the Southerly line of Park Circle Drive a distance of 245.00 feet to the principal place of beginning of the land here intended to be described;
thence South 1 deg. 58' 40" East a distance of 410.84 feet to the Southerly line of said Original Lot No. 25;
thence South 88 deg. 53' 35" West, along the Southerly line of said Original Lot No. 25, a distance of 160.02 feet;
thence North 1 deg. 58' 40" West a distance of 408.1 feet to the Southerly line of Park Circle Drive;
thence North 88 deg. 01' 20" East, along the Southerly line of Park Circle Drive, a distance of 160.00 feet to the principal place of beginning, consisting of 1.505 acres of land.

LEGAL DESCRIPTION PER McSTEEN & ASSOCIATES, INC. SURVEY
Situated in the Township of Bainbridge, County of Geauga, State of Ohio, and known as being part of Original Bainbridge Township Lot No. 25 in Tract No. 1, being all of that parcel of land conveyed to Millennium Adhesive Holdings, LLC by deed recorded in Official Record Volume 1433, Page 869 of Geauga County Records, said premises being more particularly bounded and described as follows:

Commencing for reference at a 1-inch iron pin monument found at the intersection of the centerline of Park Circle Drive, 60 feet wide, and the centerline of West Park Circle Drive, 60 feet wide, said monument being located North 88°-01'-20" East along the centerline of Park Circle Drive, a distance of 685.04 feet from a 1-inch iron pin monument found at its intersection with the centerline of Hilltop Park Place, 60 feet wide;
thence, South 01°-58'-40" East, a distance of 30.00 feet to a point on the southerly line of said Park Circle Drive;

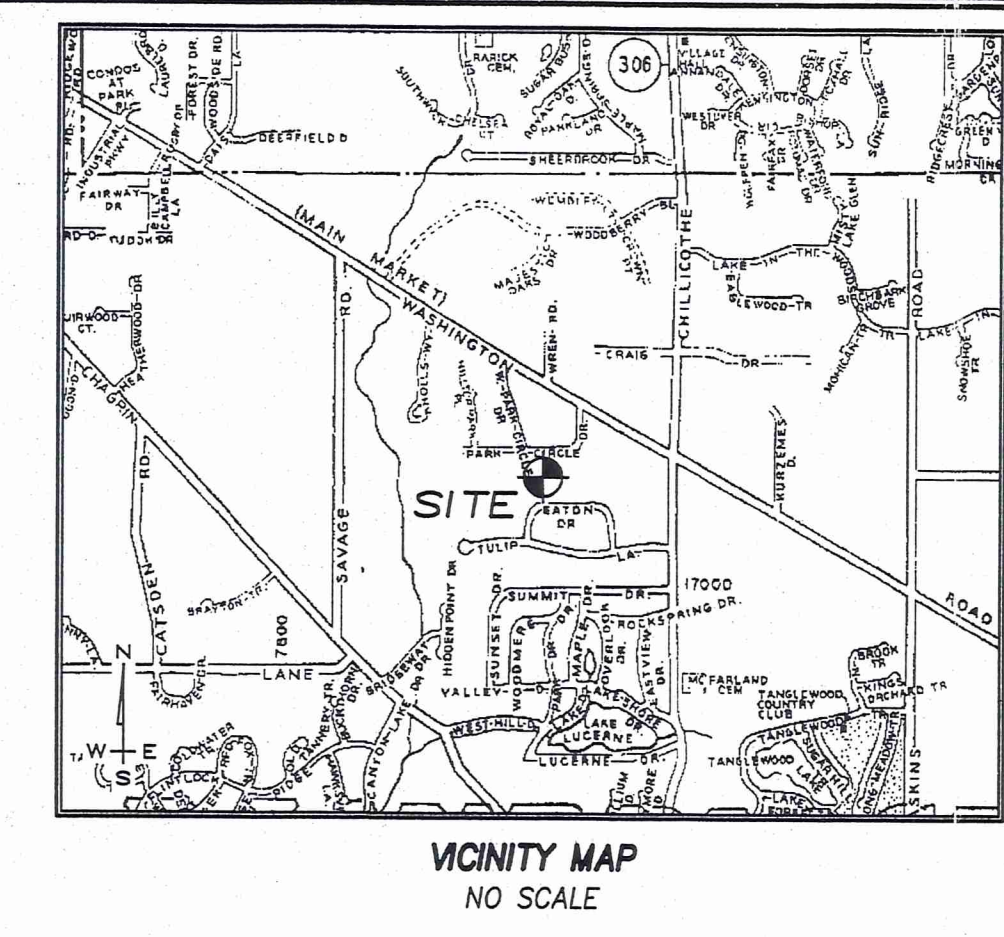
thence, North 88°-01'-20" East along the southerly line of said Park Circle Drive, a distance of 23.34 feet to the northeasterly corner of lands conveyed to CMI Properties, LLC by deed recorded in Official Record Volume 1720, Page 914 of Geauga County Records and the TRUE PLACE OF BEGINNING of the premises herein described (a 5/8-inch iron pin with "SCHWARTZ 7193" ID cap was found 0.33 feet North of said point);
Course No. 1: thence, continuing North 88°-01'-20" East along the southerly line of said Park Circle Drive, a distance of 160.00 feet to the northwesterly corner of lands conveyed to The Scott Fetzer Company by deed recorded in Official Record Volume 856, Page 1327 of Geauga County Records (a 5/8-inch iron pin was found on the southerly line of Park Circle Drive, 1.06 feet East of said point);
Course No. 2: thence, South 01°-58'-40" East along the westerly line of said Scott Fetzer Company lands, a distance of 410.84 feet to the southwest corner thereof (a 5/8-inch iron pin with illegible ID cap was found 0.29 feet North and 0.55 feet East of said point);

Course No. 3: thence, South 88°-53'-35" West along the northerly line of lands conveyed to Miguel I. Heras and Mara L. Villanueva-Heras by deed recorded in Official Record Volume 1837, Page 2943 of Geauga County Records, also being the southerly line of Original Bainbridge Township Lot No. 25 and the northerly line of W. A. Eaton's Dalebrook Estates Subdivision, as shown by the recorded plat in Volume 7 of Maps, Page 8 of Geauga County Records, and passing through a 5/8-inch iron pin with illegible ID cap found on line at 159.43 feet, a total distance of 160.02 feet to the southeasterly corner of lands conveyed to CMI Properties, LLC as aforesaid;

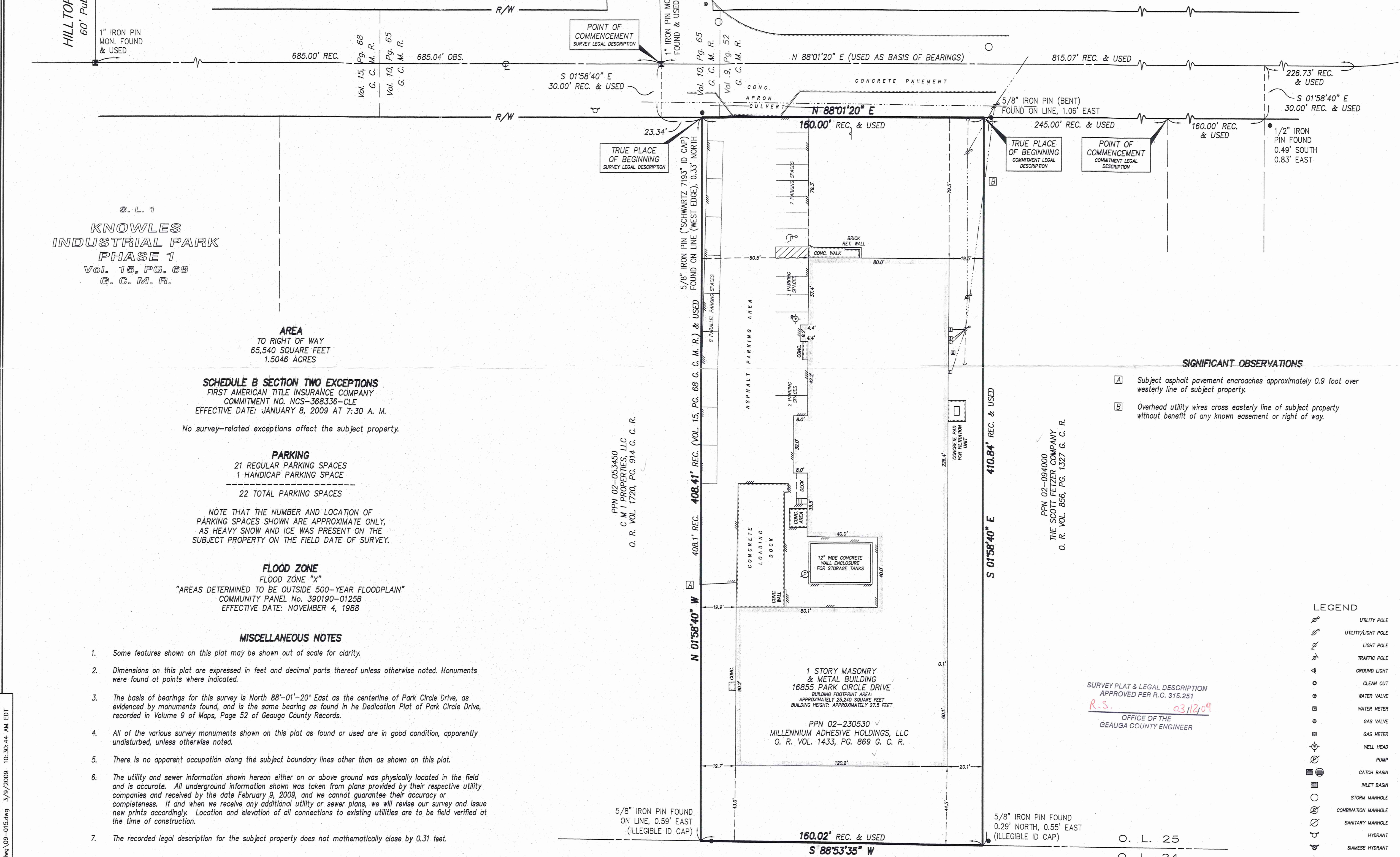
Course No. 4: thence, North 01°-58'-40" West along the easterly line of said CMI Properties, LLC lands, a distance of 408.41 feet to the true place of beginning, said premises containing 65,540 square feet (1.5046 acres) of land more or less, as surveyed in February of 2009 by Robert A. Dornier, Registered Professional Land Surveyor No. 6943 for and on behalf of McSTEEN & ASSOCIATES, INC. under Project No. 09-015 and being subject to all legal highways and easements of record.

The basis of bearings for this legal description is North 88°-01'-20" East as the centerline of Park Circle Drive, as evidenced by monuments found, and is the same bearing as found in the Dedication Plat of Park Circle Drive, recorded in Volume 9 of Maps, Page 52 of Geauga County Records. All iron pins set are 5/8-inch diameter x 30-inch in length iron rebar with a plastic identification cap stamped "McSTEEN 7104".

THIS SURVEY DESCRIPTION DESCRIBES THE SAME LAND AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT No. NCS-368336-CLE DATED JANUARY 8, 2009.



- denotes iron pin found as noted
- denotes iron pipe found as noted
- ⊙ denotes 5/8" diameter x 30" long iron pin with "McSTEEN 7104" ID cap set



S. L. 1
KNOWLES INDUSTRIAL PARK PHASE 1
Vol. 15, PG. 68
G. C. M. R.

AREA TO RIGHT OF WAY
65,540 SQUARE FEET
1.5046 ACRES

SCHEDULE B SECTION TWO EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-368336-CLE
EFFECTIVE DATE: JANUARY 8, 2009 AT 7:30 A. M.
No survey-related exceptions affect the subject property.

PARKING
21 REGULAR PARKING SPACES
1 HANDICAP PARKING SPACE
22 TOTAL PARKING SPACES

NOTE THAT THE NUMBER AND LOCATION OF PARKING SPACES SHOWN ARE APPROXIMATE ONLY, AS HEAVY SNOW AND ICE WAS PRESENT ON THE SUBJECT PROPERTY ON THE FIELD DATE OF SURVEY.

FLOOD ZONE
FLOOD ZONE "X"
"AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN"
COMMUNITY PANEL No. 390190-0125B
EFFECTIVE DATE: NOVEMBER 4, 1988

MISCELLANEOUS NOTES

- Some features shown on this plat may be shown out of scale for clarity.
- Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
- The basis of bearings for this survey is North 88°-01'-20" East as the centerline of Park Circle Drive, as evidenced by monuments found, and is the same bearing as found in the Dedication Plat of Park Circle Drive, recorded in Volume 9 of Maps, Page 52 of Geauga County Records.
- All of the various survey monuments shown on this plat as found or used are in good condition, apparently undisturbed, unless otherwise noted.
- There is no apparent occupation along the subject boundary lines other than as shown on this plat.
- The utility and sewer information shown hereon either on or above ground was physically located in the field and is accurate. All underground information shown was taken from plans provided by their respective utility companies and received by the date February 9, 2009, and we cannot guarantee their accuracy or completeness. If and when we receive any additional utility or sewer plans, we will revise our survey and issue new prints accordingly. Location and elevation of all connections to existing utilities are to be field verified at the time of construction.
- The recorded legal description for the subject property does not mathematically close by 0.31 feet.

NOTE REGARDING ZONING

The subject property is currently zoned "LIR - LIGHT INDUSTRY RESTRICTED" as shown on the Bainbridge Township Zoning Map, incorporated in Section 131.02 (a) of the Bainbridge Township Zoning Resolution.
The subject property is considered to be legal and in conformance with Bainbridge Township zoning regulations by grandfather clause (conforming to an earlier version of Zoning Resolution) per advice from Bainbridge Township Zoning Inspector Michael J. Joyce (440) 543-9871.

PPN 02-192300
MIGUEL I. HERAS & MARA L. VILLANUEVA-HERAS
O. R. VOL. 1837, PG. 2943 G. C. R.
S. L. 25
W. A. EATON'S DALEBROOK ESTATES SUBDIVISION
Vol. 7, PG. 8 G. C. M. R.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 03/12/09
OFFICE OF THE
GAUGA COUNTY ENGINEER

LEGEND

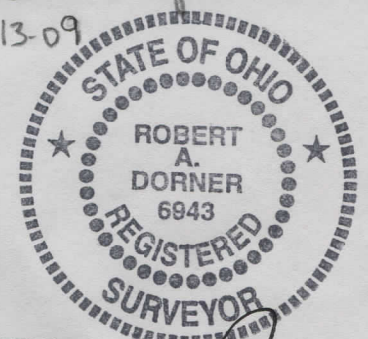
- UTILITY POLE
- UTILITY/LIGHT POLE
- LIGHT POLE
- TRAFFIC POLE
- GROUND LIGHT
- CLEAN OUT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- WELL HEAD
- PUMP
- CATCH BASIN
- INLET BASIN
- STORM MANHOLE
- COMBINATION MANHOLE
- SANITARY MANHOLE
- HYDRANT
- SIAMSE HYDRANT
- WATER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- AIR CONDITIONING UNIT
- BOLLARD
- SIGN

BA100196

Millennium Adhesive Holdings (09-016)
picked up 03-13-09

Mc Steen & Associates

ENGINEERS & SURVEYORS



File No. 09-015
February 9, 2009

02-230530

Vol. 1857-Pg. 226

LEGAL DESCRIPTION 16855 Park Circle Drive Bainbridge Township

Robert A. Dornier
2/10/09

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, and known as being part of Original Bainbridge Township Lot No. 25 in Tract No. 1, being all of that parcel of land conveyed to Millennium Adhesive Holdings, LLC by deed recorded in Official Record Volume 1433, Page 869 of Geauga County Records, said premises being more particularly bounded and described as follows:

Commencing for reference at a 1-inch iron pin monument found at the intersection of the centerline of Park Circle Drive, 60 feet wide, and the centerline of West Park Circle Drive, 60 feet wide, said monument being located North 88°-01'-20" East along the centerline of Park Circle Drive, a distance of 685.04 feet from a 1-inch iron pin monument found at its intersection with the centerline of Hilltop Park Place, 60 feet wide;

thence, South 01°-58'-40" East, a distance of 30.00 feet to a point on the southerly line of said Park Circle Drive;

thence, North 88°-01'-20" East along the southerly line of said Park Circle Drive, a distance of 23.34 feet to the northeasterly corner of lands conveyed to CMI Properties, LLC by deed recorded in Official Record Volume 1720, Page 914 of Geauga County Records and the **TRUE PLACE OF BEGINNING** of the premises herein described (a 5/8-inch iron pin with "SCHWARTZ 7193" ID cap was found 0.33 feet North of said point);

Course No. 1: thence, continuing **North 88°-01'-20" East** along the southerly line of said Park Circle Drive, a distance of **160.00 feet** to the northwesterly corner of lands conveyed to The Scott Fetzer Company by deed recorded in Official Record Volume 856, Page 1327 of Geauga County Records (a 5/8-inch iron pin was found on the southerly line of Park Circle Drive, 1.06 feet East of said point);

Course No. 2: thence, **South 01°-58'-40" East** along the westerly line of said Scott Fetzer Company lands, a distance of **410.84 feet** to the southwesterly corner thereof (a 5/8-inch iron pin with illegible ID cap was found 0.29 feet North and 0.55 feet East of said point);

F:\Land Projects 2004\09-015\Documents\09-015.doc

Cuyahoga Falls • Painesville • Wickliffe
Corporate Office: 1415 East 286th Street Wickliffe, Ohio 44092

440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802
www.mcsteen.com

File No. 09-015
February 9, 2009

LEGAL DESCRIPTION
16855 Park Circle Drive
Bainbridge Township
continued

Course No. 3: thence, **South 88°-53'-35" West** along the northerly line of lands conveyed to Miguel I. Heras and Mara L. Villanueva-Heras by deed recorded in Official Record Volume 1837, Page 2943 of Geauga County Records, also being the southerly line of Original Bainbridge Township Lot No. 25 and the northerly line of W. A. Eaton's Dalebrook Estates Subdivision, as shown by the recorded plat in Volume 7 of Maps, Page 8 of Geauga County Records, and passing through a 5/8-inch iron pin with illegible ID cap found on line at 159.43 feet, a total distance of **160.02 feet** to the southeasterly corner of lands conveyed to CMI Properties, LLC as aforesaid;

Course No. 4: thence, **North 01°-58'-40" West** along the easterly line of said CMI Properties, LLC lands, a distance of **408.41 feet** to the true place of beginning, said premises containing **65,540 square feet (1.5046 acres)** of land more or less, as surveyed in February of 2009 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates, Inc.** under Project No. 09-015 and being subject to all legal highways and easements of record.

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

R.S. 03/12/09

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
MAR 11 2009
Gaugua County Engineer

F:\Land Projects 2004\09-015\Documents\09-015.doc

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