

**NOTE:  
NO PLATS  
WITH THIS  
SURVEY**

PARCEL 1

LEGAL DESCRIPTION  
OF  
26.7053 ACRE PARCEL

NOW OWNED BY  
SEA WORLD, INC.

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, and known as being a part of Original Lot Numbers 21 and 28, Tract 3 in said Township, and also part of that portion of Depot Road as vacated by plat and recorded in Volume 20, Page 85 of the Geauga County Records. Said parcel is further bounded and described as follows:

Beginning at the point of intersection of the southerly line of said Original Lot Number 28 in Bainbridge Township and the southerly line of Geauga County with the existing westerly right-of-way line of Brewster Road (width varies), said point being the True Place of Beginning for the parcel herein described;

Thence North 89° 17' 28" West, along said southerly line of Original Lot Number 28 in Bainbridge Township and the southerly line of Geauga County, a distance of 1,422.62 feet to a point therein, and the easterly line of land owned by Funtime Inc. by deed recorded in volume 501 page 36 of Geauga county records;

Thence along the easterly line of the lands owned by Funtime Inc. as conveyed by deed and recorded in Volume 501, Page 36 of the Geauga County Records by the following bearings and distances:

North 26° 56' 26" East a distance of 73.59 feet to an angle point;

North 51° 36' 26" East a distance of 138.00 feet to an angle point;

North 89° 56' 26" East a distance of 244.00 feet to an angle point;

North 45° 56' 26" East a distance of 238.00 feet to an angle point;

North 34° 01' 26" East a distance of 136.00 feet to an angle point;

North 22° 46' 26" East a distance of 130.00 feet to an angle point;

North 02° 27' 26" East a distance of 60.00 feet to a point in the most northwesterly corner of said lands;

Thence continuing along the easterly line of the lands owned by Funtime Inc. as conveyed by deed and recorded in Volume 501, Page 36 of the Geauga County Records by the following bearings and distances:

North 12° 20' 08" West a distance of 106.46 feet to an angle point;

North 36° 17' 26" East a distance of 70.00 feet to an angle point; *referenced by 5/8" iron pin found @ — feet*

North 61° 20' 40" East a distance of 694.65 feet to a point on the westerly right-of-way line of Depot Road (60 feet wide) as dedicated by plat and recorded in Volume 20, Page 85 of the Geauga County Records (a 5/8 inch iron pin was found 0.51 feet East of said point);

Thence in a southeasterly direction along said westerly right-of-way line of Depot Road and along the arc of a circle curving to the right (central angle = 4° 15' 00" on survey, radius = 4,473.66 feet, tangent = 165.99 feet, chord = 331.75 feet, and whose chord bearing is South 47° 14' 52" East), a distance of 331.84 feet to a point of compound curvature (a 5/8 inch iron pin was found 0.17 feet North and 0.22 feet East of said point);

Thence continuing in a southeasterly direction along said westerly right-of-way line of Depot Road and along the arc of a circle curving to the right (central angle =  $8^{\circ} 53' 35''$ , radius = 1,613.68 feet, tangent = 125.48 feet, chord = 250.21 feet, and whose chord bearing is South  $40^{\circ} 40' 35''$  East), a distance of 250.46 feet to a point of tangency and a  $5/8$ " iron pin set;

Thence South  $36^{\circ} 13' 47''$  East, continuing along said westerly right-of-way line of Depot Road, a distance of 408.29 feet to a point on the northerly end of the curved turnout between said westerly right-of-way line of Depot Road and the existing northerly right-of-way line of Brewster Road (60 feet wide), a  $5/8$  inch iron pin was found 0.24 feet North and 0.07 feet East of said point;

Thence in a southwesterly direction along said curved turnout and along the arc of a circle curving to the right (central angle =  $94^{\circ} 39' 09''$ , radius = 40.00 feet, tangent = 43.39 feet, chord = 58.82 feet, and whose chord bearing is South  $11^{\circ} 05' 47''$  West), a distance of 66.08 feet to a point of tangency on the existing northerly right-of-way line of Brewster Road (a  $5/8$  inch iron pin was found 0.26 feet North and 0.15 feet West of said point);

Thence South  $58^{\circ} 25' 22''$  West, along the existing northerly right-of-way line of Brewster Road, a distance of 558.66 feet to a point therein at the southeasterly corner of the southerly termini of that portion of Depot Road as vacated; *and a  $5/8$ " I.P.S.*

*Brewster Road*  
Thence South  $78^{\circ} 23' 25''$  West, along said southerly termini of the vacated portion of Depot Road, a distance of 50.11 feet to the southwesterly corner thereof and a point on the existing westerly right-of-way line of Sea World Drive; *and a  $5/8$ " I.P.S.*

Thence South  $10^{\circ} 17' 55''$  West, along said existing westerly right-of-way line of Brewster Road, a distance of 16.34 feet to the True Place of Beginning and containing 26.7053 acres of land, be the same, more or less, but subject to all legal highways and easements of record. *and a  $5/8$ " I.P.S.*

"Basis of Bearings"

Center line bearing of North  $61^{\circ} 44' 15''$  West for Aurora Road (State Route 43) was taken from the Alta Survey for Funtime, Inc. prepared by Seymour D. Weiss and Associates, Inc. in December, 1999.

The above description is based on a field survey conducted by, or under the supervision of Joseph R. Ciuni, Registered Surveyor No. 7394 in January, 2001.

Kw  
File: 201023

**PARCEL 2**

**LEGAL DESCRIPTION  
OF  
20.2419 ACRE PARCEL**

**NOW OWNED BY  
SEA WORLD, INC.**

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, and known as being a part of Original Lot Numbers 21 and 28, Tract 3 in said Township and being further bounded and described as follows:

Beginning at the point of intersection of the existing northwesterly right-of-way line of Brewster Road (60 feet wide) with the northeasterly line of the Pennsylvania Lines LLC (100 feet wide) ~~also known as Consolidated Rail Corporation~~, said point being the True Place of Beginning for the parcel herein described (an iron pipe was found 0.50 feet North and 0.47 feet West of said Point of Beginning);

recorded in Vol. 1256, Pg. 1515

Thence North  $36^{\circ} 14' 04''$  West, along said northeasterly right-of-way line of the Pennsylvania Lines LLC, as aforesaid, a distance of 25.76 feet to a point of curvature and a  $5/8''$  iron pin set;

Thence in a northwesterly direction along said northeasterly right-of-way of the Pennsylvania Lines LLC and along the arc of a circle curving to the left (central angle =  $14^{\circ} 52' 30''$ , radius = 4,633.66 feet, tangent = 604.89 feet, chord = 1,199.61 feet, and whose chord bearing is North  $43^{\circ} 40' 19''$  West), a distance of 1,202.98 feet to a point of compound curvature and a  $5/8''$  iron pin set;

Thence continuing in a northwesterly direction along said northeasterly right-of-way line of the Pennsylvania Lines LLC and along the arc of a circle curving to the left (central angle =  $02^{\circ} 21' 55''$ , radius = 11,509.16 feet, tangent = 237.58 feet, chord = 475.06 feet, and whose chord bearing is North  $52^{\circ} 17' 32''$  West), a distance of 475.12 feet to a point therein and a  $3/4$  inch iron pin (found 0.15 East);

475.10 on plat?

Thence North  $89^{\circ} 03' 50''$  East, along the southerly line of the lands now or formerly owned by Funtime, Inc. as conveyed by deed and recorded in Deed Volume 546, Page 54 of Geauga County Records, a distance of 1296.18 feet to a point therein at the most northwesterly corner of Sublot 124 in the Rivers Edge Commons, Inc. Subdivision as recorded in Plat Volume 11, Page 39 of the Geauga County Records (a one (1) inch iron pipe was found 0.09 feet East of said corner);

Thence South  $00^{\circ} 10' 47''$  East, along the westerly line of Sublots 124 and 123 in the aforementioned subdivision, a distance of 580.35 feet to a one (1) inch iron pipe found 0.10 feet north and 0.14 feet west at the southwesterly corner of said Sublot 123;

Thence South  $59^{\circ} 12' 08''$  East, along the westerly line of lands now or formerly owned by John A. & Gail J. Leffler as conveyed by deed and recorded in Deed Volume 1105, Page 649 of the Geauga County Records, a distance of 549.68 feet to a  $7/8$  inch iron pipe found on the existing northwesterly right-of-way line of Brewster Road;

Thence South 58° 25' 22" West, along said existing northwesterly right-of-way line of Brewster Road, a distance of 552.12 feet to a point therein and a 5/8" iron pin set;

Thence South 00° 10' 47" East, a distance of 35.15 feet to a point in the centerline of Brewster Road, as aforesaid;

Thence South 58° 25' 22" West and along said centerline, a distance of 73.37 feet to a point on the northeasterly line of the Pennsylvania Lines LLC, as aforesaid;

Thence North 36° 14' 04" West and along said northeasterly line a distance of 30.10 feet to the True Place of Beginning and containing 20.2419 acres of land, be the same, more or less, but subject to all legal highways and easements of record.

"Basis of Bearings" Center line bearing of North 61° 44' 15" West for Aurora Road (State Route 43) was taken from the Alta Survey for Funtime, Inc. prepared by Seymour D. Weiss and Associates, Inc. in December, 1999.

The above description is based on a field survey conducted by, or under the supervision of Joseph R. Ciuni, Registered Surveyor No. 7394 in January, 2001.

Kw  
File: 201023

~~THIS IS A COMBO  
OF 2 PARCELS~~

**PARCEL 4**

**LEGAL DESCRIPTION  
OF  
3.8309 ACRE PARCEL**

**NOW OWNED BY  
SEA WORLD, INC.**

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, and known as being a part of Original Lot Number 21, Tract 3 in said Township and being further bounded and described as follows:

Beginning at a one and one-half (1 1/2") inch iron pipe (found) at the point of intersection of the southerly line of said Original Lot Number 21 in Bainbridge Township with the existing centerline of Brewster Road (60 feet wide, said point being also in the southerly line of Geauga County and is the True Place of Beginning for the parcel herein described;

Thence North 58° 25' 22" East, along said centerline of Brewster Road, a distance of 702.38 feet to a point of intersection with the southwesterly right-of-way line of the Pennsylvania Lines LLC(100 feet wide) ~~also known as Consolidated Rail Corporation;~~ recorded in Vol. 1256, Pg. 1015

Thence South 36° 14' 04" East, along said southwesterly line of the Pennsylvania Lines LLC, as aforesaid, a distance of 476.74 feet to a point therein on the southerly line of said Original Lot Number 21 in Bainbridge Township (a one (1) inch iron pipe was found 1.02 feet North and 1.49 feet West of said point, and a 3/4 inch iron pipe was found 0.16 feet North and 0.14 feet West of this point of intersection;

Thence North 88° 54' 37" West, along the southerly line of Original Lot 21 in Bainbridge Township and the southerly line of Geauga County, a distance of 880.33 feet to the True Place of Beginning and containing 3.8309 acres of land, be the same, more or less, but subject to all legal highways and easements of record.

**"Basis of Bearings"**

Center line bearing of North 61° 44' 15" West for Aurora Road (State Route 43) was taken from the Alta Survey for Funtime, Inc. prepared by Seymour D. Weiss and Associates, Inc. in December, 1999.

The above description is based on a field survey conducted by, or under the supervision of Joseph R. Ciuni, Registered Surveyor No. 7394 in January, 2001.