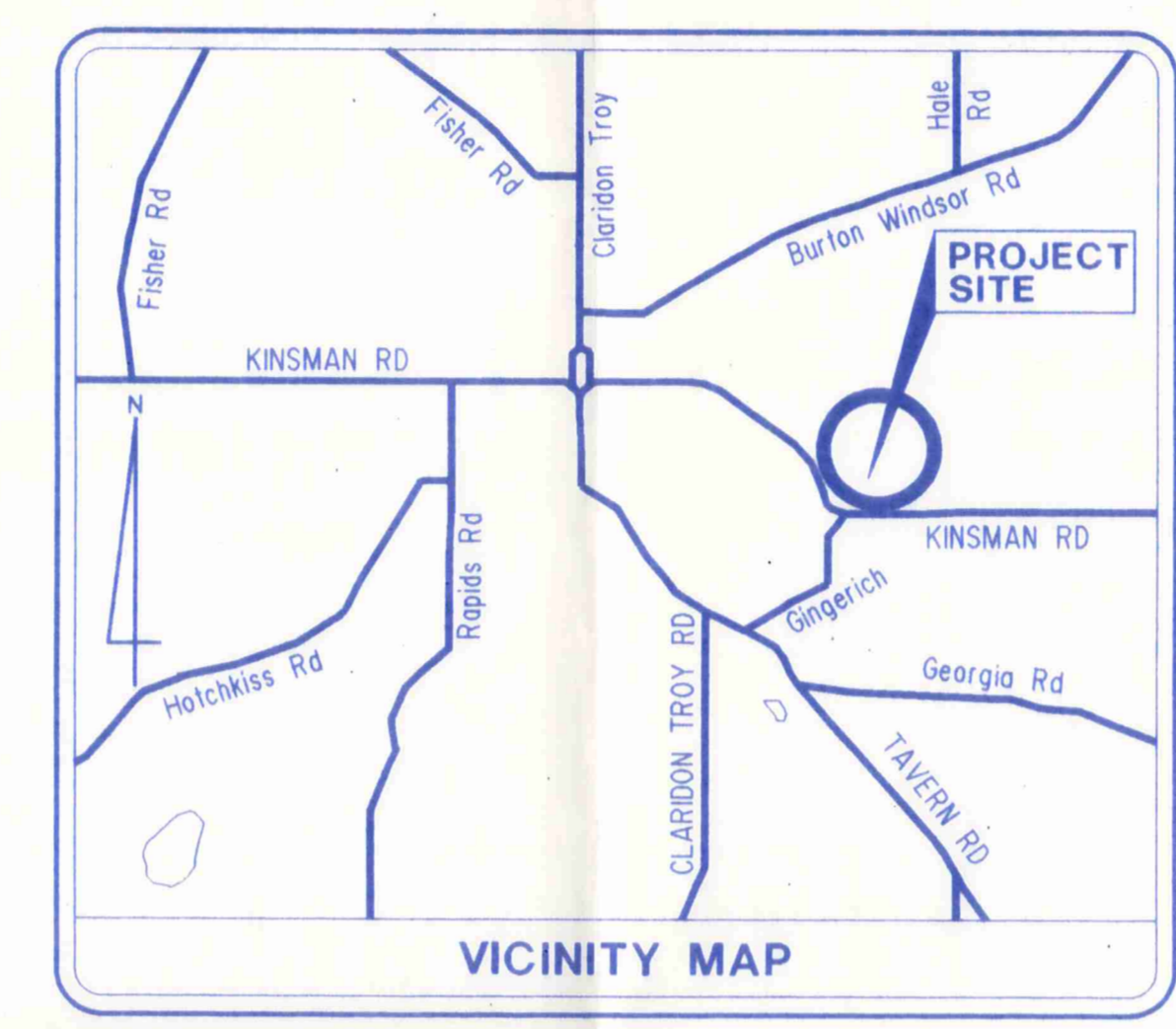


STATE OF OHIO, COUNTY OF GEauga, TOWNSHIP OF BURTON, KNOWN AS BEING PART OF LOTS 47, 48 & 58

SCHEDULE B SECTION 2 COMMITMENT NO. 00-3165A DATED 7/17/2000		
ITEM	DESCRIPTION	COMMENT
A.	DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS	Surveyor has no knowledge of leases, mortgages, liens, etc.
B.	ANY LIEN OR RIGHT TO A LIEN NOT SHOWN BY PUBLIC RECORDS	Surveyor has no knowledge of leases, mortgages, liens, etc.
C.	ANY ENCROACHMENTS, EASEMENTS, PARTY WALLS OR OTHER FACTS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR BY AND INSPECTION OF THE LAND.	As shown on survey, if any.
D.	RIGHTS OR CLAIMS WHICH ARE NOT SHOWN BY PUBLIC RECORDS	Surveyor has no knowledge of items not of public record.
E.	ROADS, WAYS, STREAMS, EASEMENTS, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS	As shown on survey.
F.	NO SEARCH OF FEDERAL BANKRUPTCY RECORDS HAS BEEN MADE AND AN EXCEPTION IN THIS REGARD WILL APPEAR ON ANY POLICY TO BE ISSUED BY THE COMPANY.	Surveyor has no knowledge of bankruptcy records.
G.	OPEN-END MORTGAGE FROM EAST BRANCH WAREHOUSE, AN OHIO GENERAL PARTNERSHIP TO THE MIDDLEFIELD BANKING COMPANY OFFICIAL RECORD VOLUME 186, PAGE 578 ON JUNE 17, 1998.	Surveyor has no knowledge of open-end mortgage.
H.	TAXES	Surveyor has no knowledge of taxes.



SCHEDULE B SECTION 2 COMMITMENT NO. 00-3165B DATED 7/17/2000		
ITEM	DESCRIPTION	COMMENT
A.	DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS	Surveyor has no knowledge of leases, mortgages, liens, etc.
B.	ANY LIEN OR RIGHT TO A LIEN NOT SHOWN BY PUBLIC RECORDS	Surveyor has no knowledge of leases, mortgages, liens, etc.
C.	ANY ENCROACHMENTS, EASEMENTS, PARTY WALLS OR OTHER FACTS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR BY AND INSPECTION OF THE LAND.	As shown on survey, if any.
D.	RIGHTS OR CLAIMS WHICH ARE NOT SHOWN BY PUBLIC RECORDS	Surveyor has no knowledge of items not of public record.
E.	ROADS, WAYS, STREAMS, EASEMENTS, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS	As shown on survey.
F.	NO SEARCH OF FEDERAL BANKRUPTCY RECORDS HAS BEEN MADE AND AN EXCEPTION IN THIS REGARD WILL APPEAR ON ANY POLICY TO BE ISSUED BY THE COMPANY.	Surveyor has no knowledge of bankruptcy records.
G.	OPEN-END MORTGAGE FROM EAST BRANCH WAREHOUSE, AN OHIO GENERAL PARTNERSHIP TO THE MIDDLEFIELD BANKING COMPANY OFFICIAL RECORD VOLUME 950 PAGE 1027, GEAGA COUNTY RECORDS.	Surveyor has no knowledge of open-end mortgage.
H.	TAXES	Surveyor has no knowledge of taxes.

SCHEDULE C COMMITMENT NO. 00-3165A JULY 17, 2000

PARCEL NO. 1
And known as part of Lots Nos. 48-49 in said Township and bounded as follows: Beginning at a post of the intersection of the west line of a land owned by C.A. Sanford and the south right-of-way line of the Cleveland and Eastern Traction Company; thence south on said Sanford's west line 435.5 feet; the same being in range with a large elm and swamp oak trees; thence west on a line with said trees 193.5 feet to the east line of land owned by Celia Rose; thence in a northerly direction along said Celia Rose's east line 581 feet; thence in a westerly direction to the center of the Cuyahoga River Channel; thence up the said channel to the south right-of-way line of the aforesaid Cleveland and Eastern Traction Company; thence along said right-of-way line to the place of beginning. Also a lone which is 20 feet wide to run from the north-west corner of the above described piece of land, along the said Celia Rose's east line of the Burton and Middlefield Road. The above described piece of land including the lone is said to contain 28.91 acres of land, be the same more or less, but subject to all legal highways and waterways.

PARCEL NO. 2
Part of Lot No. 48 in said Township and bounded as follows: Beginning at a stake at a place agreed upon in the boundary line of a land owned by J.C. Rose and John Corrigan; thence west 70-1/2 feet to Herbert Rose's west line; thence south along the said line to center of road leading from Burton to Middlefield; thence east 70-1/2 feet; thence north to the place of beginning, containing about 3/4 acres of land.

PARCEL NO. 3
Part of Lot No. 48 in said Township and bounded as follows: Commencing at a stake standing at the north-east corner of land owned by L. Johnson and running thence N. 88°10' W. to the center of the Cuyahoga River 10.71 chains; thence N. 29°47' E. along the center of said river 2.04 chains; thence N. 31°14' E. along said center of river 1.60 chains; thence 16°45' E. along the said center of river 4.11 chains; thence S. 84°16' E. 7.54 chains to a stake; thence S. 10°53' W. 6.61 chains to the place of beginning, containing 6 acres of land.

PARCEL NO. 4
Part of Lot 48 in said Township bounded as follows: Beginning at the north-east corner of Pauline Corrigan's land; thence west along division line between Herbert Rose and the said Pauline Corrigan's land 70 feet to the 20 foot lone; thence north along said lone 46 feet; thence southeasterly to the place of beginning.

(.25 acres shown on County tax duplicate)

EXCEPTING AND RESERVING the following described premises: Situated in the Township of Burton, County of Geauga and State of Ohio, being in Great Lot No. 48-49, beginning at the northwest corner of a lone now owned by Lynn W. Johnson, thence southerly along said Lynn W. Johnson west line to land owned by H.B. and Hattie B. Rose, 27 rods; thence westerly along said H.B. and Hattie B. Rose's north line 28 rods to a stake; thence north to Cleveland and Eastern Railroad right-of-way; thence southeasterly along said right-of-way to the place of beginning; containing about 5 acres of land, be the same more or less, but subject to all legal highways and waterways.

EXCEPTING from the above described premises any part thereof acquired through change in the course of Cuyahoga River, occasion by other than natural causes or by natural causes other than accretion.

SURVEYOR'S DESCRIPTION AUGUST 29, 2000

Description of a 58.3331 Acre Tract

Situated in the Township of Burton, County of Geauga, and State of Ohio and being part of Original Lot 47, Original Lot 48 and Original Lot 58 of said Township and further known as being tracts of land conveyed to East Branch Ltd. by deed Volume III, Page 20, and deed Volume II, Page 429 of the Geauga County Recorder's Office, described as follows:

Beginning at the intersection of the southerly line of said Original Lot 48 with the centerline of State Route 87 (Station 49+82.16 of GE-87-1316), also known as Kinsman Road, a variable width public right-of-way, and the true place of beginning, witnessed by a disk in concrete marked City of Akron found North 00 degrees 46 minutes 51 seconds West at a distance of 29.84 feet, and witness a State of Ohio right of way monument disk in concrete found at Station 75+00;

Thence South 88 degrees 48 minutes 39 seconds West along the original centerline of said State Route 87 a distance of 334.78 feet to a point;

Thence along the original centerline of said State Route 87, a distance of 451.16 feet along the arc of a curve deflecting to the left, having a radius of 1910.08 feet, a delta of 13 degrees 32 minutes 00 seconds, and a chord length of 450.12 feet bearing South 82 degrees 02 minutes 39 seconds West to a point at the point of curve;

Thence South 75 degrees 16 minutes 39 seconds West continuing along the original centerline of said State Route 87 a distance of 151.47 feet to a point;

Thence continuing along the original centerline of said State Route 87 a distance of 131.67 feet along the arc of a curve deflecting to the right having a radius of 118.31 feet, a delta of 63 degrees 45 minutes 52 seconds, and a chord distance of 124.98 feet bearing North 72 degrees 50 minutes 17 seconds West to a point;

Thence North 40 degrees 57 minutes 21 seconds West continuing along the original centerline of said State Route 87 a distance of 403.94 feet to a point;

Thence continuing along the original centerline of said State Route 87 a distance of 157.97 feet along the arc of curve deflecting to the right having a radius of 521.87, a delta of 17 degrees 20 minutes 59 seconds, and a chord distance of 157.36 feet bearing North 32 degrees 16 minutes 52 seconds West to a point;

Thence North 23 degrees 36 minutes 23 seconds West continuing along the original centerline of State Route 87 a distance of 33.44 feet to a point at the centerline of the Cuyahoga River, witnessed as being Station 750+67.83 of Ohio Department of Transportation project GE-87-14.2;

Thence North 56 degrees 48 minutes 01 seconds East along the centerline of said Cuyahoga River a distance of 481.00 feet to a point;

Thence North 27 degrees 16 minutes 08 seconds East continuing along the centerline of said Cuyahoga River a distance of 585.00 feet to a point;

Thence North 19 degrees 57 minutes 16 seconds East continuing along the centerline of said Cuyahoga River a distance of 378.00 feet to a point;

Thence North 31 degrees 46 minutes 33 seconds East continuing along the centerline of said Cuyahoga River a distance of 495.00 feet to a point;

Thence North 43 degrees 13 minutes 53 seconds East continuing along the centerline of said Cuyahoga River a distance of 270.00 feet to a point;

Thence North 57 degrees 32 minutes 04 seconds East continuing along the centerline of the Cuyahoga River a distance of 156.00 feet to a point at the southerly line of land formerly owned by Cleveland and Eastern Railway Company by Volume III, Page 112 and Volume II, Page 215 of the Geauga County Recorder's Office, witnessed by a 5/8 inch rebar with cap set on the easterly bank South 31 degrees 59 minutes 03 seconds East at a distance of 30.00 feet;

Thence South 31 degrees 59 minutes 03 seconds East along the southerly line of said former Cleveland and Eastern Railway Company property a distance of 210.00 feet to a 5/8 inch rebar found, passing through a 5/8 inch rebar with cap set at a distance of 30.00 feet;

Thence continuing along the southerly line of said City of Akron property 1098.54 feet along the arc of a curve deflecting to the left having a radius of 1457.68 feet, a delta angle of 43 degrees 10 minutes 45 seconds, a tangent of 576.83 feet, and a chord distance of 1072.72 feet bearing South 53 degrees 34 minutes 25 seconds East to a point and the northwesterly corner of property conveyed to the City of Akron by Volume 186, Page 34 of the Geauga County Recorder's Office, witnessed by a 5/8 inch rebar with cap marked Akron Engineering found North 00 degrees 48 minutes 20 seconds West at a distance of 117 feet;

Thence South 00 degrees 48 minutes 20 seconds East along the westerly line of land conveyed to the City of Akron by deed Volume 186, Page 34 a distance of 491.08 feet to a brass disk marked City of Akron found;

Thence South 86 degrees 49 minutes 01 seconds West along the northerly line of land conveyed to the City of Akron by Volume 082, Page 46 of the Geauga County Recorder's Office a distance of 980.97 feet to a brass disk marked City of Akron found;

Thence South 00 degrees 48 minutes 51 seconds East along the westerly line of land conveyed to the City of Akron a distance of 909.11 feet to the true place of beginning, passing through a disk in concrete found at 879.27 feet.

The above described tract of land contains a total of 58.3331 acres of which 1.9518 acres lie in the public right-of-way State Route 87 per Ohio Department of Transportation right of way records as surveyed under the direction of Timothy J. Briggs, P.S. 7495, Campbell & Associates, Inc. of Cuyahoga Falls, Ohio in August of 2000. Basis of bearings is grid North, Ohio State Plane Coordinate System as witnessed by City of Akron Water Department control monuments found. Subject to all easements and right-of-ways of public record or as otherwise legally established. Existing permanent parcel numbers of the above described tract of land are 04-047300, 04-116900, 04-116600, 04-116800 and 04-116700.

ZONING NOT AVAILABLE AT TIME OF SURVEY

ZONING DATA	
DISTRICT:	
MINIMUM YARD REQUIREMENTS	
FRONT:	
SIDES:	
REAR:	
MAXIMUM BUILDING HEIGHT:	
ZONING OFFICER - JACK SCHMIDT TOWNSHIP OF BURTON (440) 834-9372	

SURVEYOR'S CERTIFICATION DATED 8-29-00.

TO: BF ACQUISITION, L.L.C., AN INDIANA LIMITED LIABILITY COMPANY, OHIO BAR TITLE INSURANCE COMPANY, AND BANK ONE, INDIANA, N.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON IT IS BASED AND WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999, AND INCLUDES ITEMS 1-4, 6, 7(a), 7(b)(1), 7(c), 8-10, 10(b) (ABOVE GROUND INDICATIONS OF UTILITIES ONLY) AND 12-16 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

TIMOTHY J. BRIGGS, P.S. DATE
CAMPBELL AND ASSOCIATES, INC.



SCHEDULE C COMMITMENT NO. 00-3165B JULY 17, 2000

Situated in the Township of Burton, County of Geauga and State of Ohio:

And known as being part of Lot No. 48 in said Township and bounded and described as follows, to-wit:

Beginning at the intersection of the center line of the Cuyahoga River, with the center line of the east and west highway; thence northerly and northeasterly along the center line of said Cuyahoga River to the southwest corner of about 6 acres of land conveyed by O.E. Ludlow, Trustee, to the Burton Industrial Company, as body corporated under the laws of the State of Ohio on March 12, 1907 by deed recorded in Vol. 124, Page 166, Geauga County Record of Deeds; thence easterly along the south line of said 6 acres (said 6 acres being designated in said last mentioned deed as the third parcel) about 10.71 chains the southeast corner of said 6 acres and also to the westerly line of other land described in said deed to the Burton Industrial Company; being also the west line of said Burton Industrial Company's land about 16-2/3 chains to the center line of the said east and west highway; thence westerly along the center of the said east and west highway containing within said bounds 16.96 acres of land.

FLOOD

NOTE: I DECLARE SUBJECT PROPERTY TO BE LOCATED WITHIN A ZONE "X" WHICH IS NOT A FLOOD HAZARD AREA AND A ZONE "A" WHICH IS A FLOOD HAZARD AREA PER FIRM MAP NUMBER 39090-0100 B DATED 8-4-88.

PARKING

40 REGULAR SPACES
0 HANDICAP SPACES

SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
R.S. 9/27/2000
OFFICE OF THE REGISTERED
GEAUGA COUNTY ENGINEER

ALTA/ACSM SURVEY
EAST BRANCH LTD.
14500 KINSMAN ROAD
BURTON TOWNSHIP, OHIO

Revisions	Date
Addressed comments, Geauga County	9/21/00
Addressed comments ICE Miller	9/8/00
Revised - Added exception to P4	8-30-00

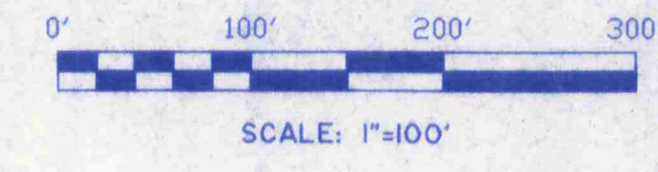
Date: 8-29-00
By: TJB
Scale: 1" = 100'
Job: 2000T194ALTA
Sheet 1 of 2

CAMPBELL & ASSOCIATES, INC.
Surveying, Engineering
(330) 945-4117
1923 Bailey Road Suite A, Cuyahoga Falls, Ohio 44221



BASIS OF BEARINGS

BASIS OF BEARINGS IS GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 83 PER CITY OF AKRON CONTROL MONUMENTS FOUND



ZONE X

FORMER CLEVELAND AND EASTERN RAILROAD COMPANY
D.V. #1 PAGE 12
D.V. #2 PAGE 25

THIS SURVEY
2540989.482 SQ. FT.
58.3331 ACRES

EAST BRANCH LTD.
D.V. #11 PAGE 0020
D.V. #12 PAGE 0429

CURVE DATA
L=1098.54' CALC.
R=1457.68' REC. & USED
Δ=43°10'45"
CH = 1072.72'
BRG= S 53°54'25" E
Dc= 03°55'50"
T= 576.83'

CUYAHOGA RIVER

WOODS AND BRUSH CREEK

1-STY STEEL STORAGE BUILDING
HT. = 17.5'
9140.120 SQ. FT.

1-STY BRICK, BLOCK & STEEL COMMERCIAL BLDG
#14500
HT. = 20'
41019.030 SQ. FT.

T.P.O.B. SURVEYOR'S DESCRIPTION

KINSMAN ROAD R/W VARIES (A.K.A. S.R. 87)

O.L. 47

O.L. 48

O.L. 57

O.L. 58

O.L. 48

O.L. 49

O.L. 58

O.L. 59

LEGEND

- REC. - RECORD DISTANCE OR ANGLE
- CAL. - CALCULATED DISTANCE OR ANGLE
- OBS. - OBSERVED DISTANCE OR ANGLE
- T.P.O.B. - TRUE PLACE OF BEGINNING
- P.O.B. - PLACE OF BEGINNING
- - MONUMENT BOX
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP OR SET
- △ - P.K. (MASONRY) NAIL SET
- ⊕ - POWER POLE
- ⊙ - LIGHT POLE
- ⊖ - TELEPHONE POLE
- ⊕ - HYDRANT
- ⊕ - CATCH BASIN
- ⊕ - WATER METER
- ⊕ - WATER VALVE
- ⊕ - HANDICAP SPACE
- ⊕ - FENCE
- ⊕ - GAS VALVE
- ⊕ - POST
- ⊕ - SIGN
- R/W - RIGHT-OF-WAY
- - GAS LINE MARKER
- - MANHOLE
- ⊕ - SANITARY MANHOLE
- ⊕ - ELECTRIC BOX
- ⊕ - CENTERLINE
- (XX'YY'ZZ' - RECORD BEARING & DISTANCE

OTHER DATA USED

- DEED FROM LUDLOW TO THE BURTON INDUSTRIAL COMPANY DATED 1907, PAGE 166-167.
- ODOT CENTER SURVEY PLAT AND RIGHT-OF-WAY PLAN PAGES OBTAINED FROM ODOT DISTRICT 12
- GE-87-13.60, DATED 1947, RIGHT OF WAY
- GE-87-14.21 DATED 1-10-94 PAGES 3/3 AND 35/35 PROPERTY PLAN (FOR BRIDGE) PAGES 2/3 AND 34/35
- GE-87-14.21 DATED 6-10-93 PAGE 1/3 AND 33/33 CENTERLINE SURVEY PLAT
- GE-87-14.22 DATED 1948 PAGE 4/8 LINE SHEET PROPERTY PLAN (FOR BRIDGE) PAGES 2/3 AND 34/35

FLOOD

NOTE: I DECLARE SUBJECT PROPERTY TO BE LOCATED WITHIN A ZONE "X", WHICH IS NOT A FLOOD HAZARD AREA AND A ZONE "A" WHICH IS A FLOOD HAZARD AREA PER FIRM MAP NUMBER 390190-000 B DATED 11-4-86

BLUE SHADING DENOTES LIMITS OF FLOOD ZONE "A"

ALTA/ACSM SURVEY
EAST BRANCH LTD.
14500 KINSMAN ROAD
BURTON TOWNSHIP, OHIO

CA CAMPBELL & ASSOCIATES, INC.
Surveying & Engineering
1923 Bailey Road, Suite A, Cuyahoga Falls, Ohio 44221
(330) 945-1117

Date: 8-29-00
By: TJB
Scale: 1" = 100'
Job: 2000119ALTA
Sheet 2 of 2

BUK00041

East Branch
Picked up 9-26-2000
04-047300



CAMPBELL & ASSOCIATES, INC.

Consulting Engineers and Land Surveyors

1923 Bailey Road, Suite A
Cuyahoga Falls, OH 44221
(330) 945-4117
FAX (330) 945-4140

August 28, 2000
20001194

Description of a 58.3331 acre tract

Situated in the Township of Burton, County of Geauga, and State of Ohio and being part of Original Lot 47, Original Lot 48 and Original Lot 58 of said Township and further known as being tracts of land conveyed to East Branch Ltd. by deed Volume 1111, Page 20, and deed Volume 1112, Page 429 of the Geauga County Recorder's Office, described as follows:

Beginning at the intersection of the southerly line of said Original Lot 48 with the centerline of State Route 87 (Station 49+82.15 of GEA-87- 13.16), also known as Kinsman Road, a variable width public right-of-way, and the **true place of beginning**, witnessed by a disk in concrete marked City of Akron found North 00 degrees 46 minutes 51 seconds West at a distance of 29.84 feet, and witness a State of Ohio right of way monument disk in concrete found at Station 75+00;

Thence South 88 degrees 48 minutes 39 seconds West along the original centerline of said State Route 87 a distance of 334.78 feet to a point;

Thence along the original centerline of said State Route 87, a distance of 451.16 feet along the arc of a curve deflecting to the left, having a radius of 1910.08 feet, a delta of 13 degrees 32 minutes 00 seconds, and a chord length of 450.12 feet bearing South 82 degrees 02 minutes 39 seconds West to a point at the point of curve;

Thence South 75 degrees 16 minutes 39 seconds West continuing along the original centerline of said State Route 87 a distance of 151.47 feet to a point;

Thence continuing along the original centerline of said State Route 87 a distance of 131.67 feet along the arc of a curve deflecting to the right having a radius of 118.31 feet, a delta of 63 degrees 45 minutes 52 seconds, and a chord distance of 124.98 feet bearing North 72 degrees 50 minutes 17 seconds West to a point;

Thence North 40 degrees 57 minutes 21 seconds West continuing along the original centerline of said State Route 87 a distance of 403.94 feet to a point;

Thence continuing along the original centerline of said State Route 87 a distance of 157.97 feet along the arc of curve deflecting to the right having a radius of 521.67, a delta of 17 degrees 20 minutes 59 seconds, and a chord distance of 157.36 feet bearing North 32 degrees 16 minutes 52 seconds West to a point;

Thence North 23 degrees 36 minutes 23 seconds West continuing along the original centerline of State Route 87 a distance of 33.44 feet to a point at the centerline of the Cuyahoga River, witnessed as being Station 750+67.83 of Ohio Department of Transportation project GEA-87-14.2;

Thence North 56 degrees 48 minutes 01 seconds East along the centerline of said Cuyahoga River a distance of 481.00 feet to a point;

Thence North 27 degrees 16 minutes 08 seconds East continuing along the centerline of said Cuyahoga River a distance of 585.00 feet to a point;

Thence North 19 degrees 57 minutes 16 seconds East continuing along the centerline of said Cuyahoga River a distance of 375.00 feet to a point;

Thence North 31 degrees 46 minutes 33 seconds East continuing along the centerline of said Cuyahoga River a distance of 495.00 feet to a point;

Thence North 43 degrees 13 minutes 53 seconds East continuing along the centerline of said Cuyahoga River a distance of 270.00 feet to a point;

Thence North 57 degrees 32 minutes 04 seconds East continuing along the centerline of the Cuyahoga River a distance of 156.00 feet to a point at on the southerly line of land formerly owned by Cleveland and Eastern Railway Company by Volume 111, Page 112 and Volume 112, Page 215 of the Geauga County Recorder's Office, witnessed by a 5/8 inch rebar with cap set on the easterly bank South 31 degrees 59 minutes 03 seconds East at a distance of 30.00 feet;

Thence South 31 degrees 59 minutes 03 seconds East along the southerly line of said former Cleveland and Eastern Railway Company property a distance of 210.00 feet to a 5/8 inch rebar found, passing though a 5/8 inch rebar with cap set at a distance of 30.00 feet;

Thence continuing along the southerly line of said City of Akron property 1098.54 feet along the arc of a curve deflecting to the left having a radius of 1457.68 feet, a delta angle of 43 degrees 10 minutes 45 seconds, a tangent of 576.83 feet, and a chord distance of 1072.72 feet bearing South 53 degrees 34 minutes 25 seconds East to a point and the northwesterly corner of property conveyed to the City of Akron by Volume 186, Page 34 of the Geauga County Recorder's Office, witnessed by a 5/8 inch rebar with cap marked Akron Engineering found North 00 degrees 48 minutes 20 seconds West at a distance of 1.17 feet;

Thence South 00 degrees 48 minutes 20 seconds East along the westerly line of land conveyed to the City of Akron by deed Volume 186, Page 34 a distance of 491.08 feet to a brass disk marked City of Akron found;

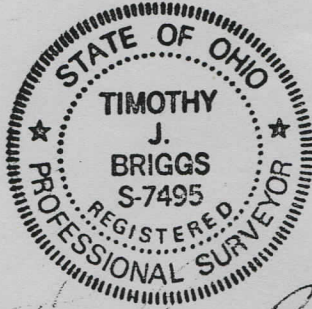
Thence South 88 degrees 49 minutes 01 seconds West along the northerly line of land conveyed to the City of Akron by Volume 0182, Page 46 of the Geauga County Recorder's Office a distance of 960.97 feet to a brass disk marked City of Akron found;

Thence South 00 degrees 46 minutes 51 seconds East along the westerly line of land conveyed to the City of aforesaid a distance of 909.11 feet to **the true place of beginning**, passing through a disk in concrete found at 879.27 feet.

The above described tract of land contains a total of 58.3331 acres of which 1.9518 acres lie in the public right-of-way (State Route 87 per Ohio Department of Transportation right of way records) as surveyed under the direction of Timothy J. Briggs, P.S. 7495, Campbell & Associates, Inc. of Cuyahoga Falls, Ohio in August of 2000. Basis of bearings is grid North, Ohio State Plane Coordinate System as witnessed by City of Akron Water Department control monuments found. Subject to all easements and right-of-ways of public record or as otherwise legally established. Existing permanent parcel numbers of the above described tract of land are 04-047300, 04-116900, 04-116600, 04-116800 and 04-116700.

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

R.S. *9/22/2000*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER



Timothy J. Briggs

