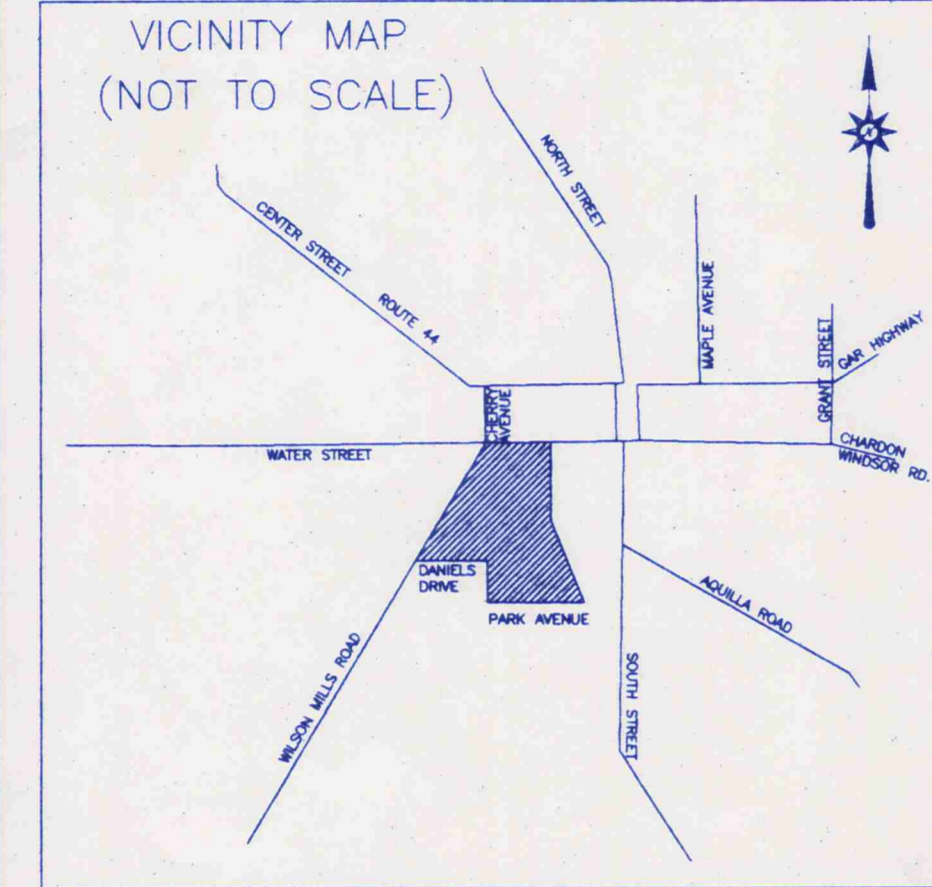


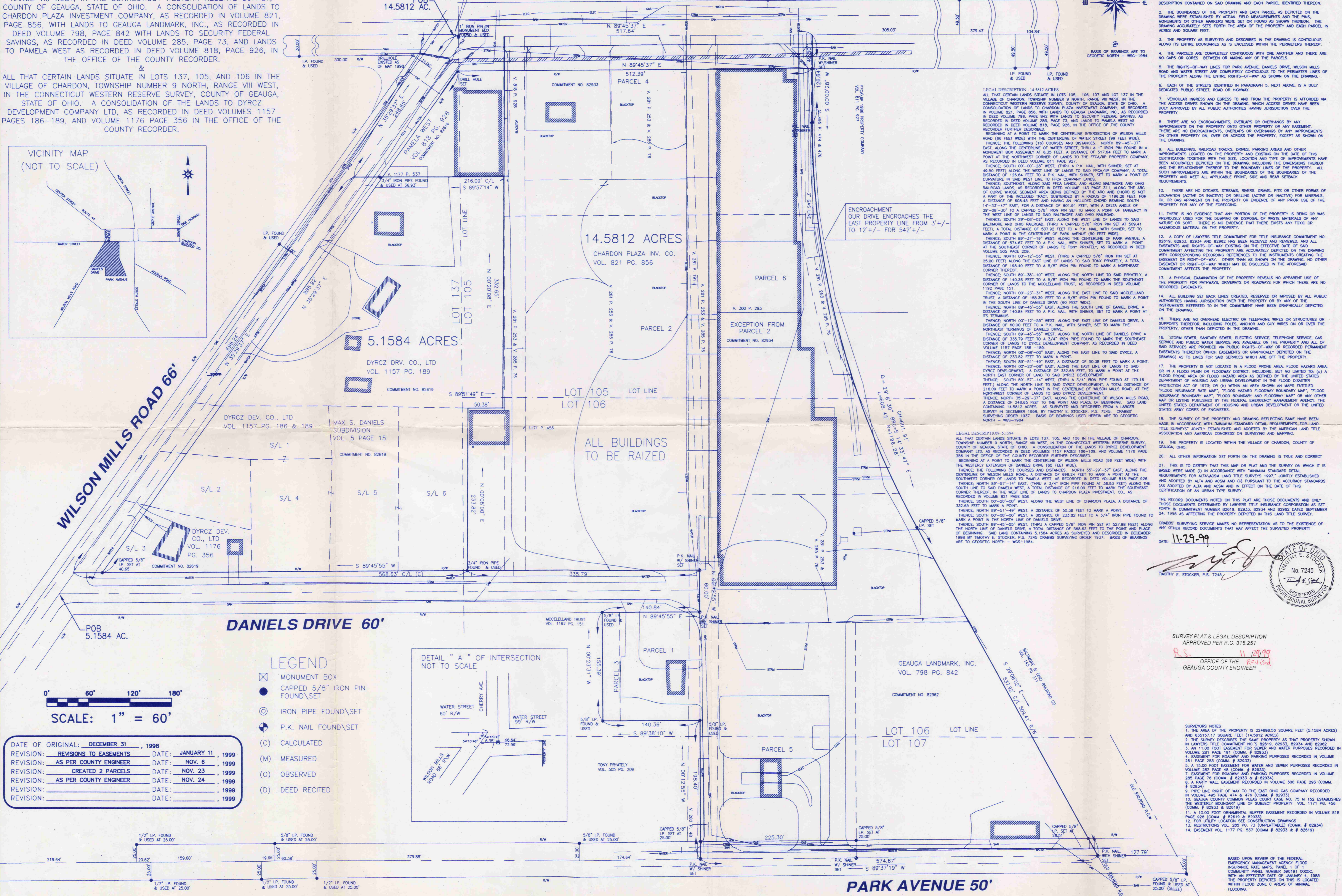
ALTA/ACSM LAND TITLE SURVEY

ALL THAT CERTAIN LANDS SITUATE IN LOTS 105, 106, 107 AND LOT 137 IN THE VILLAGE OF CHARDON, TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEauga, STATE OF OHIO. A CONSOLIDATION OF LANDS TO CHARDON PLAZA INVESTMENT COMPANY, AS RECORDED IN VOLUME 821, PAGE 856, WITH LANDS TO GEAGA LANDMARK, INC., AS RECORDED IN DEED VOLUME 798, PAGE 842 WITH LANDS TO SECURITY FEDERAL SAVINGS, AS RECORDED IN DEED VOLUME 285, PAGE 73, AND LANDS TO PAMELA WEST AS RECORDED IN DEED VOLUME 818, PAGE 926, IN THE OFFICE OF THE COUNTY RECORDER.

&
ALL THAT CERTAIN LANDS SITUATE IN LOTS 137, 105, AND 106 IN THE VILLAGE OF CHARDON, TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAGA, STATE OF OHIO. A CONSOLIDATION OF THE LANDS TO DYRCZ DEVELOPMENT COMPANY LTD, AS RECORDED IN DEED VOLUMES 1157 PAGES 186-189, AND VOLUME 1176 PAGE 356 IN THE OFFICE OF THE COUNTY RECORDER.



WATER STREET 99'



SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO STAR BANK, N.A., CINCINNATI, BULL RUN PROPERTIES, LLC AND LAWYERS TITLE INSURANCE CORPORATION, AS FOLLOWS:
1. THE DRAWING ON WHICH THIS CERTIFICATION IS CONTAINED, WHICH WAS PREPARED BY THE UNDERSIGNED FROM A SURVEY MADE IN DECEMBER, 1998, IS A TRUE AND ACCURATE SURVEY OF THE REAL ESTATE DESCRIBED BY METES AND BOUNDS DESCRIPTION CONTAINED ON SAID DRAWING AND EACH PARCEL IDENTIFIED THEREON.
2. THE BOUNDARIES OF THE PROPERTY AND EACH PARCEL AS DEPICTED ON THE DRAWING WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS AND THE PINS, MONUMENTS OR OTHER MARKERS WERE SET OR FOUND AS SHOWN THEREON. THE DRAWING ACCURATELY SETS FORTH THE AREA OF THE PROPERTY AND EACH PARCEL IN ACRES AND SQUARE FEET.
3. THE PROPERTY AS SURVEYED AND DESCRIBED IN THE DRAWING IS CONTIGUOUS ALONG ITS ENTIRE BOUNDARIES AS IS ENCLOSED WITHIN THE PERIMETERS THEREOF.
4. THE PARCELS ARE COMPLETELY CONTIGUOUS WITH ONE ANOTHER AND THERE ARE NO GAPS OR CORNERS BETWEEN OR AMONG ANY OF THE PARCELS.
5. THE RIGHTS-OF-WAY LINES FOR PARK AVENUE, DANIELS DRIVE, WILSON MILLS ROAD AND WATER STREET ARE COMPLETELY CONTIGUOUS TO THE FORMER LINES OF THE PROPERTY ALONG THE ENTIRE RIGHTS-OF-WAY AS SHOWN ON THE DRAWING.
6. EACH OF THE STREETS IDENTIFIED IN PARAGRAPH 5, NEXT ABOVE, IS A DULY DEDICATED PUBLIC STREET, ROAD OR HIGHWAY.
7. VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY IS AFFORDED VIA THE ACCESS DRIVES SHOWN ON THE DRAWING, WHICH ACCESS DRIVES HAVE BEEN DULY APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION OVER THE PROPERTY.
8. THERE ARE NO ENCROACHMENTS, OVERLAYS OR OTHER RIGHTS OR EASEMENTS THEREON OR ON OTHER PROPERTY ON, OVER OR ADJACENT TO THE PROPERTY, EXCEPT AS SHOWN ON THE DRAWING.
9. ALL BUILDINGS, LOCATED TRACKS, DRIVES, PARKING AREAS AND OTHER IMPROVEMENTS REGISTERED ON THE PROPERTY AND EXISTING ON THE DATE OF THIS CERTIFICATION TOGETHER WITH THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS HAVE BEEN ACCURATELY DEPICTED ON THE DRAWING, INCLUDING THE DIMENSIONS THEREOF AND THE RELATIONSHIP THEREOF TO THE BOUNDARY LINES OF THE PROPERTY. ALL SUCH IMPROVEMENTS ARE WITHIN THE BOUNDARIES OF THE BOUNDARIES OF THE PROPERTY AND MEET ALL APPLICABLE FLOOR, SIDE AND REAR SETBACK REQUIREMENTS.
10. THERE ARE NO DITCHES, STREAMS, RIVERS, SAND OR OTHER FORMS OF EXCAVATION (ACTIVE OR INACTIVE) OR DRILLING (ACTIVE OR INACTIVE) FOR MINERALS, OIL OR GAS APPARENT ON THE PROPERTY OR ANY PRIOR USE OF THE PROPERTY FOR ANY OF THE FOREGOING.
11. THERE IS NO EVIDENCE THAT ANY PORTION OF THE PROPERTY IS BEING OR WAS PREVIOUSLY USED FOR THE DUMPING OR DISPOSAL OF WASTE MATERIALS OF ANY NATURE OR SORT. THERE IS NO EVIDENCE THAT THERE EXISTS ANY TOXIC OR HAZARDOUS MATERIAL ON THE PROPERTY.
12. A COPY OF LAWYERS TITLE COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 82619, 82933, 82934 AND 82962 HAS BEEN RECEIVED AND REVIEWED, AND ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING ON THE EFFECTIVE DATE OF THIS CERTIFICATION AFFECTING THE PROPERTY ARE ACCURATELY DEPICTED ON THE DRAWING WITHIN THE BOUNDARIES OF THE INSTRUMENTS CREATING THE EASEMENT OR RIGHT-OF-WAY. OTHER THAN AS SHOWN ON THE DRAWING, NO OTHER EASEMENT OR RIGHT-OF-WAY WHICH MAY BE DISCLOSED TO THE AFORESAID COMMITMENT AFFECTS THE PROPERTY.
13. A PHYSICAL EXAMINATION OF THE PROPERTY REVEALS NO APPARENT USE OF THE PROPERTY FOR PATHWAYS, DRIVEWAYS OR ROADWAYS FOR WHICH THERE ARE NO RECORDED EASEMENTS.
14. ALL BUILDING SET BACK LINES CREATED, RESERVED OR IMPOSED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION OVER THE PROPERTY OR BY ANY OF THE INSTRUMENTS REFERRED TO IN THE COMMITMENT HAVE BEEN GRAPHICALLY DEPICTED ON THE DRAWING.
15. THERE ARE NO OVERHEAD ELECTRIC OR TELEPHONE WIRE OR STRUCTURES OR SUPPORTS THEREON, INCLUDING POLES, TOWERS AND GUY WIRES ON OR OVER THE PROPERTY, OTHER THAN THOSE DEPICTED IN THE DRAWING.
16. STORM SEWER, SANITARY SEWER, ELECTRIC SERVICE, TELEPHONE SERVICE, GAS SERVICE AND PUBLIC WATER SERVICE ARE AVAILABLE ON THE PROPERTY AND ALL OF SAID SERVICES ARE PROVIDED VIA PUBLIC RIGHTS-OF-WAY OR RECORDED PERMANENT EASEMENTS THEREON (WHICH EASEMENTS OR GRAPHICALLY DEPICTED ON THE DRAWING) AS TO LINES FOR SAID SERVICES WHICH ARE OFF THE PROPERTY.
17. THE PROPERTY IS NOT LOCATED IN A FLOOD PRONE AREA, FLOOD HAZARD AREA OR IN A FLOOD PLAIN OR FLOODING HAZARD AREA, INCLUDING BUT NOT LIMITED TO: (a) A FLOOD PRONE AREA OR FLOOD HAZARD AREA AS DEFINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN THE FLOOD DISASTER PROTECTION ACT OF 1973; OR (b) WITHIN AN AREA SHOWN AS WATERS DEPicted "FLOOD INSURANCE RATE MAP", "FLOOD HAZARD FLOODWAY BOUNDARY MAP", "FLOOD INSURANCE RATE MAP", "FLOOD HAZARD BOUNDARY MAP" OR ANY OTHER MAP OR LISTING PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OR THE UNITED STATES ARMY CORPS OF ENGINEERS.
18. THE SURVEY OF THE PROPERTY AND DRAWING REFLECTING SAME HAVE BEEN MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING.
19. THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF CHARDON, COUNTY OF GEAGA, OHIO.
20. ALL OTHER INFORMATION SET FORTH ON THE DRAWING IS TRUE AND CORRECT.
21. THIS IS TO CERTIFY THAT THIS MAP OR PLAN OR SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS 1997," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN TYPE SURVEY.
THE RECORD DOCUMENTS NOTED ON THIS PLAN ARE THOSE DOCUMENTS AND ONLY THOSE DOCUMENTS DETERMINED BY LAWYERS TITLE INSURANCE CORPORATION AS SET FORTH IN COMMITMENT NUMBER 82619, 82933, 82934 AND 82962 DATED SEPTEMBER 24, 1998 AS AFFECTING THE PROPERTY DEPICTED IN THIS LAND TITLE SURVEY.
CHARDON SURVEYING SERVICE MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THE SURVEY.
DATE: 11-29-99
TIMOTHY E. STOKER, P.S. 7245
REGISTERED PROFESSIONAL SURVEYOR

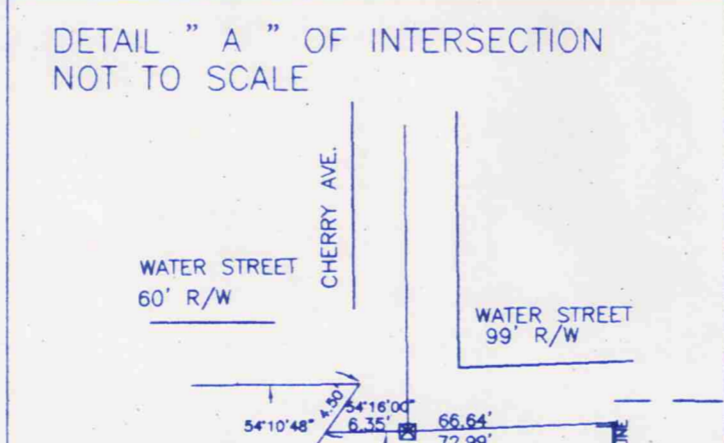
LEGAL DESCRIPTION: 14.5812 ACRES
ALL THAT CERTAIN LANDS SITUATE IN LOTS 105, 106, 107 AND LOT 137 IN THE VILLAGE OF CHARDON, TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAGA, STATE OF OHIO. A CONSOLIDATION OF LANDS TO CHARDON PLAZA INVESTMENT COMPANY, AS RECORDED IN VOLUME 821, PAGE 856, WITH LANDS TO GEAGA LANDMARK, INC., AS RECORDED IN DEED VOLUME 798, PAGE 842 WITH LANDS TO SECURITY FEDERAL SAVINGS, AS RECORDED IN DEED VOLUME 285, PAGE 73, AND LANDS TO PAMELA WEST AS RECORDED IN DEED VOLUME 818, PAGE 926, IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED:
BEGINNING AT A POINT TO MARK THE CENTERLINE INTERSECTION OF WILSON MILLS ROAD (66 FEET WIDE) WITH THE CENTERLINE OF WATER STREET (99 FEET WIDE); THENCE, THE FOLLOWING (5) COURSES AND DISTANCES: NORTH 89°45'37" E, A DISTANCE OF 305.03 FEET TO A P.K. NAIL WITH SHINER, SET TO MARK A POINT AT THE NORTHWEST CORNER OF LANDS TO THE FPCA/VP PROPERTY COMPANY, AS RECORDED IN DEED VOLUME 811 PAGE 927;
THENCE, SOUTH 00°00'28" WEST, (THRU A P.K. NAIL WITH SHINER, SET AT 49.50 FEET) ALONG THE WEST LINE OF LANDS TO SAID FPCA/VP COMPANY, A TOTAL DISTANCE OF 126.64 FEET TO A P.K. NAIL WITH SHINER, SET TO MARK A POINT OF CURVATURE IN SAID WEST LINE TO FPCA COMPANY LANDS;
THENCE, SOUTHWEST ALONG SAID FPCA LANDS AND ALONG BALTIMORE AND OHIO RAILROAD LANDS, AS RECORDED IN DEED VOLUME 143 PAGE 311, ALONG THE ARC OF CURVE WHOSE SCIENTIFIC AREA IS DEFINED BY THE ARC AND CHORD IS NOT A PART OF THE INCLUDED TRACT, SUBTENDED BY A RADIUS OF 1198.28 FEET, FOR A DISTANCE OF 808.45 FEET AND HAVING AN INCLUDED CHORD BEARING SOUTH 14°33'47" EAST, FOR A DISTANCE OF 801.91 FEET, WITH A DELTA ANGLE OF 29°08'30" TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT OF TANGENCY IN THE WEST LINE OF LANDS TO SAID BALTIMORE AND OHIO RAILROAD;
THENCE, SOUTH 29°08'00" EAST, ALONG THE WEST LINE OF LANDS TO SAID BALTIMORE AND OHIO RAILROAD, (THRU A CAPPED 5/8" IRON PIN SET AT 509.41 FEET), A TOTAL DISTANCE OF 537.92 FEET TO A P.K. NAIL WITH SHINER, SET TO MARK A POINT IN THE CENTERLINE OF PARK AVENUE (50 FEET WIDE).
THENCE, SOUTH 89°33'52" WEST, ALONG THE CENTERLINE OF PARK AVENUE, A DISTANCE OF 574.67 FEET TO A P.K. NAIL WITH SHINER, SET TO MARK A POINT EASTWARD AND RIGHTS-OF-WAY EXISTING ON THE EFFECTIVE DATE OF THIS CERTIFICATION TO THE INTERSECTION OF PARK AVENUE AND WILSON MILLS ROAD, AS RECORDED IN DEED VOLUME 505 PAGE 209.
THENCE, NORTH 00°12'58" WEST, (THRU A CAPPED 5/8" IRON PIN SET AT 22.00 FEET) ALONG THE EAST LINE OF LANDS TO SAID TONY PRIVATELY, A TOTAL DISTANCE OF 198.40 FEET TO A 5/8" IRON PIN FOUND TO MARK A NORTHEAST CORNER THEREOF.
THENCE, SOUTH 89°38'10" WEST, ALONG THE NORTH LINE TO SAID PRIVATELY, A DISTANCE OF 140.38 FEET TO A P.K. NAIL WITH SHINER, SET TO MARK THE SOUTHWEST CORNER OF LANDS TO THE MCCLELLAND TRUST, AS RECORDED IN DEED VOLUME 1192 PAGE 151.
THENCE, NORTH 00°23'31" WEST, ALONG THE EAST LINE TO SAID MCCLELLAND TRUST, A DISTANCE OF 150.39 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT IN THE SOUTH LINE OF DANIELS DRIVE (60 FEET WIDE).
THENCE, NORTH 89°45'55" EAST, ALONG THE SOUTH LINE OF DANIELS DRIVE, A DISTANCE OF 140.84 FEET TO A P.K. NAIL WITH SHINER, SET TO MARK A POINT AT ITS TERMINUS.
THENCE, NORTH 00°12'58" WEST, ALONG THE EAST LINE OF DANIELS DRIVE, A DISTANCE OF 140.84 FEET TO A P.K. NAIL WITH SHINER, SET TO MARK A POINT IN THE NORTHEAST CORNER OF DANIELS DRIVE.
THENCE, SOUTH 89°51'49" EAST, ALONG THE NORTH LINE OF DANIELS DRIVE A DISTANCE OF 335.79 FEET TO A 3/4" IRON PIPE FOUND TO MARK THE SOUTHWEST CORNER OF LANDS TO DYRCZ DEVELOPMENT COMPANY, AS RECORDED IN DEED VOLUME 1157 PAGE 189 - 199.
THENCE, NORTH 00°08'10" EAST, ALONG THE EAST LINE TO SAID DYRCZ, A DISTANCE OF 233.82 FEET TO MARK A POINT.
THENCE, SOUTH 89°51'49" EAST, A DISTANCE OF 50.38 FEET TO MARK A POINT.
THENCE, NORTH 00°20'00" EAST, ALONG THE EAST LINE OF LANDS TO SAID DYRCZ DEVELOPMENT, A DISTANCE OF 332.85 FEET TO MARK A POINT AT THE NORTH EAST CORNER OF LAND TO SAID DYRCZ DEVELOPMENT.
THENCE, SOUTH 89°51'49" WEST, (THRU A 3/4" IRON PIPE FOUND AT 179.16 FEET) ALONG THE NORTH LINE TO SAID DYRCZ DEVELOPMENT, A TOTAL DISTANCE OF 218.09 FEET TO MARK A POINT IN THE CENTERLINE OF WILSON MILLS ROAD, AT THE NORTHWEST CORNER OF LANDS TO SAID DYRCZ DEVELOPMENT.
THENCE, NORTH 35°29'37" EAST, ALONG THE CENTERLINE OF WILSON MILLS ROAD, A DISTANCE OF 248.85 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 14.5812 ACRES, AS SURVEYED AND DESCRIBED FROM A LARGER SURVEY IN DECEMBER, 1998, BY TIMOTHY E. STOKER, P.S. 7245, CRABBS' SURVEYING ORDER 1937. BASES OF BEARINGS USED HEREIN ARE TO GEODETIC NORTH - WGS-1984.

LEGAL DESCRIPTION: 5.1584 ACRES
ALL THAT CERTAIN LANDS SITUATE IN LOTS 137, 105, AND 106 IN THE VILLAGE OF CHARDON, TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAGA, STATE OF OHIO. A CONSOLIDATION OF THE LANDS TO DYRCZ DEVELOPMENT COMPANY LTD, AS RECORDED IN DEED VOLUMES 1157 PAGES 186-189, AND VOLUME 1176 PAGE 356 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED:
BEGINNING AT A POINT TO MARK THE CENTERLINE OF WILSON MILLS ROAD (66 FEET WIDE) WITH THE WESTERN EXTENSION OF DANIELS DRIVE (60 FEET WIDE); THENCE, THE FOLLOWING (5) COURSES AND DISTANCES: NORTH 35°29'37" EAST, ALONG THE CENTERLINE OF WILSON MILLS ROAD, A DISTANCE OF 198.24 FEET TO MARK A POINT AT THE SOUTHWEST CORNER OF LANDS TO PAMELA WEST, AS RECORDED IN DEED VOLUME 818 PAGE 926;
THENCE, NORTH 89°51'49" EAST, (THRU A 3/4" IRON PIPE FOUND AT 36.83 FEET) ALONG THE SOUTH LINE TO SAID PAMELA WEST, A TOTAL DISTANCE OF 218.09 FEET TO MARK THE SOUTHWEST CORNER THEREOF; IN THE WEST LINE OF LANDS TO CHARDON PLAZA INVESTMENT, CO., AS RECORDED IN VOLUME 821 PAGE 856.
THENCE, SOUTH 00°20'00" WEST, ALONG THE WEST LINE OF CHARDON PLAZA, A DISTANCE OF 332.85 FEET TO MARK A POINT.
THENCE, NORTH 89°51'49" WEST, A DISTANCE OF 50.38 FEET TO MARK A POINT.
THENCE, SOUTH 00°08'10" WEST, A DISTANCE OF 233.82 FEET TO MARK A POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 5.1584 ACRES AS SURVEYED AND DESCRIBED IN DECEMBER 1998 BY TIMOTHY E. STOKER, P.S. 7245, CRABBS' SURVEYING ORDER 1937. BASES OF BEARINGS ARE TO GEODETIC NORTH - WGS-1984.

LEGEND
MONUMENT BOX
CAPPED 5/8" IRON PIN FOUND\SET
IRON PIPE FOUND\SET
P.K. NAIL FOUND\SET
CALCULATED
MEASURED
OBSERVED
DEED RECITED

SCALE: 1" = 60'

DATE OF ORIGINAL: DECEMBER 31, 1998
REVISION: REVISIONS TO EASEMENTS DATE: JANUARY 11, 1999
REVISION: AS PER COUNTY ENGINEER DATE: NOV. 6, 1999
REVISION: CREATED 2 PARCELS DATE: NOV. 23, 1999
REVISION: AS PER COUNTY ENGINEER DATE: NOV. 24, 1999
REVISION: DATE: DATE: 1999
REVISION: DATE: DATE: 1999



FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

U.S. SURVEYOR
CRABBS' SURVEYING SERVICE
10 WEST OGBURN STREET, SUITE 101
FAIRBANKS, ALASKA 99701
1-800-488-3968

PROJECT ADDRESS:
PARK AVE., DANIELS DR., WILSON MILLS RD.
& WATER ST., VILLAGE OF CHARDON

PROJECT LOCATION:
GEAGA COUNTY, OHIO

JOB NUMBER: 1883 & 1937
SAVED AS: 856PLOT


Crabbs' Surveying Service

 10 West Erie Street, Suite 101
 Painesville, Ohio 44077

 DYRCZ/
 CHARDON PLAZA
 ACKED up 11-29-99
 10-032500

 CHARDON PLAZA INVESTMENT COMPANY

ALL THAT CERTAIN LANDS SITUATE IN LOTS 105, 106, 107 AND LOT 137 IN THE VILLAGE OF CHARDON, TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A CONSOLIDATION OF LANDS TO CHARDON PLAZA INVESTMENT COMPANY, AS RECORDED IN VOLUME 821, PAGE 856, WITH LANDS TO GEAUGA LANDMARK, INC., AS RECORDED IN DEED VOLUME 798, PAGE 842 WITH LANDS TO SECURITY FEDERAL SAVINGS, AS RECORDED IN DEED VOLUME 285, PAGE 73, AND LANDS TO PAMELA WEST AS RECORDED IN DEED VOLUME 818, PAGE 926, IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE INTERSECTION OF WILSON MILLS ROAD (66 FEET WIDE) WITH THE CENTERLINE OF WATER STREET (99 FEET WIDE).

THENCE; THE FOLLOWING (16) COURSES AND DISTANCES. NORTH 89°-45'-37" EAST, ALONG THE CENTERLINE OF WATER STREET, THRU A 1" IRON PIN FOUND IN A MONUMENT BOX ASSEMBLY AT 6.35 FEET, A DISTANCE OF 517.64 FEET TO MARK A POINT AT THE NORTHWEST CORNER OF LANDS TO THE FFCA/IIP PROPERTY COMPANY, AS RECORDED IN DEED VOLUME 811 PAGE 927.

THENCE; SOUTH 00°-00'-28" WEST, (THRU A P.K. NAIL, WITH SHINER, SET AT 49.50 FEET) ALONG THE WEST LINE OF LANDS TO SAID FFCA/IIP COMPANY, A TOTAL DISTANCE OF 126.64 FEET TO A P.K. NAIL, WITH SHINER, SET TO MARK A POINT OF CURVATURE IN SAID WEST LINE TO FFCA COMPANY LANDS.

THENCE; SOUTHEAST, ALONG SAID FFCA LANDS, AND ALONG BALTIMORE AND OHIO RAILROAD LANDS, AS RECORDED IN DEED VOLUME 143 PAGE 311, ALONG THE ARC OF CURVE WHOSE SEGMENT AREA BEING DEFINED BY THE ARC AND CHORD IS NOT A PART OF THE INCLUDED TRACT, SUBTENDED BY A RADIUS OF 1196.28 FEET, FOR A DISTANCE OF 608.45 FEET AND HAVING AN INCLUDED CHORD BEARING SOUTH 14°-33'-47" EAST, FOR A DISTANCE OF 601.91 FEET, WITH A DELTA ANGLE OF 29°-08'-30" TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT OF TANGENCY IN THE WEST LINE OF LANDS TO SAID BALTIMORE AND OHIO RAILROAD.

THENCE; SOUTH 29°-08'-02" EAST, ALONG THE WEST LINE OF LANDS TO SAID BALTIMORE AND OHIO RAILROAD, (THRU A CAPPED 5/8" IRON PIN SET AT 509.41 FEET), A TOTAL DISTANCE OF 537.92 FEET TO A P.K. NAIL, WITH SHINER, SET TO MARK A POINT IN THE CENTERLINE OF PARK AVENUE (50 FEET WIDE).

THENCE; SOUTH 89°-37'-19" WEST, ALONG THE CENTERLINE OF PARK AVENUE, A DISTANCE OF 574.67 FEET TO A P.K. NAIL, WITH SHINER, SET TO MARK A POINT AT THE SOUTHEAST CORNER OF LANDS TO TONY PRYATELY, AS RECORDED IN DEED VOLUME 505 PAGE 209.

THENCE; NORTH 00°-12'-55" WEST, (THRU A CAPPED 5/8" IRON PIN SET AT 25.00 FEET) ALONG THE EAST LINE OF LANDS TO SAID TONY PRYATELY, A TOTAL DISTANCE OF 198.40 FEET TO A 5/8" IRON PIN FOUND TO MARK A NORTHEAST CORNER THEREOF.

CRAVBS' SURVEYING PG. 2

THENCE; SOUTH 89°-38'-10" WEST, ALONG THE NORTH LINE TO SAID PRYATELY, A DISTANCE OF 140.36 FEET TO A 5/8" IRON PIN FOUND TO MARK THE SOUTHEAST CORNER OF LANDS TO THE MCCLELLAND TRUST, AS RECORDED IN DEED VOLUME 1192 PAGE 151.

THENCE; NORTH 00°-23'-31" WEST, ALONG THE EAST LINE TO SAID MCCLELLAND TRUST, A DISTANCE OF 155.39 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT IN THE SOUTH LINE OF DANIELS DRIVE (60 FEET WIDE).

THENCE; NORTH 89°-45'-55" EAST, ALONG THE SOUTH LINE OF DANIEL DRIVE, A DISTANCE OF 140.84 FEET TO A P.K. NAIL, WITH SHINER, SET TO MARK A POINT AT ITS TERMINUS.

THENCE; NORTH 00°-12'-55" WEST, ALONG THE EAST LINE OF DANIELS DRIVE, A DISTANCE OF 60.00 FEET TO A P.K. NAIL, WITH SHINER, SET TO MARK THE NORTHEAST TERMINUS OF DANIELS DRIVE.

THENCE; SOUTH 89°-45'-55" WEST, ALONG THE NORTH LINE OF DANIELS DRIVE A DISTANCE OF 335.79 FEET TO A 3/4" IRON PIPE FOUND TO MARK THE SOUTHEAST CORNER OF LANDS TO DYRCZ DEVELOPMENT COMPANY, AS RECORDED IN DEED VOLUME 1157 PAGE 186 -189.

THENCE; NORTH 00°-08'-00" EAST, ALONG THE EAST LINE TO SAID DYRCZ, A DISTANCE OF 233.82 FEET TO MARK A POINT.

THENCE; SOUTH 89°-51'-49" EAST, A DISTANCE OF 50.38 FEET TO MARK A POINT.

THENCE; NORTH 00°-20'-08" EAST, ALONG THE EAST LINE OF LANDS TO SAID DYRCZ DEVELOPMENT, A DISTANCE OF 332.65 FEET, TO MARK A POINT AT THE NORTH EAST CORNER OF LAND TO SAID DYRCZ DEVELOPMENT.

THENCE; SOUTH 89°-57'-14" WEST, (THRU A 3/4 IRON PIPE FOUND AT 176.16 FEET.) ALONG THE NORTH LINE TO SAID DYRCZ DEVELOPMENT, A TOTAL DISTANCE OF 216.09 FEET TO MARK A POINT IN THE CENTERLINE OF WILSON MILLS ROAD, AT THE NORTHWEST CORNER OF LANDS TO SAID DYRCZ DEVELOPMENT.

THENCE; NORTH 35°-29'-37" EAST, ALONG THE CENTERLINE OF WILSON MILLS ROAD, A DISTANCE OF 248.65 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 14.5812 ACRES. AS SURVEYED AND DESCRIBED FROM A LARGER SURVEY IN DECEMBER 1998, BY TIMOTHY E. STOCKER, P.S. 7245. CRAVBS' SURVEYING ORDER 1937. BASIS OF BEARINGS USED HEREIN ARE TO GEODETIC NORTH - WGS-1984

SAVED AS CHARDONPLAZA COMBO

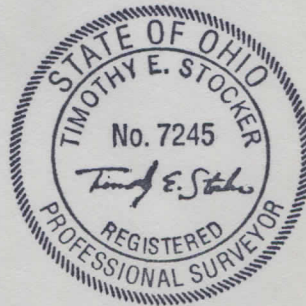
SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S.

11/29/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Revised





Crabbs' Surveying Service
10 West Erie Street, Suite 101
Painesville, Ohio 44077



DYRCZ PROPERTIES

ALL THAT CERTAIN LANDS SITUATE IN LOTS 137, 105, AND 106 IN THE VILLAGE OF CHARDON, TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A CONSOLIDATION OF THE LANDS TO DYRCZ DEVELOPMENT COMPANY LTD, AS RECORDED IN DEED VOLUMES 1157 PAGES 186-189, AND VOLUME 1176 PAGE 356 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF WILSON MILLS ROAD (66 FEET WIDE) WITH THE WESTERLY EXTENSION OF DANIELS DRIVE (60 FEET WIDE).

THENCE; THE FOLLOWING (5) COURSES AND DISTANCES. NORTH 35°-29'-37" EAST, ALONG THE CENTERLINE OF WILSON MILLS ROAD, A DISTANCE OF 698.24 FEET TO MARK A POINT AT THE SOUTHWEST CORNER OF LANDS TO PAMELA WEST, AS RECORDED IN DEED VOLUME 818 PAGE 926.

THENCE; NORTH 89°-57'-14" EAST, (THRU A 3/4" IRON PIPE FOUND AT 36.93 FEET) ALONG THE SOUTH LINE TO SAID PAMELA WEST, A TOTAL DISTANCE OF 216.09 FEET TO MARK THE SOUTHEAST CORNER THEREOF, IN THE WEST LINE OF LANDS TO CHARDON PLAZA INVESTMENT, CO., AS RECORDED IN VOLUME 821 PAGE 856.

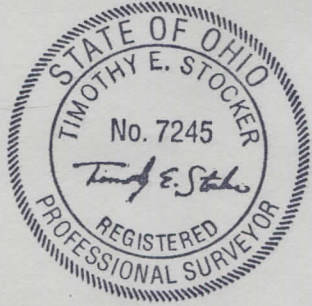
THENCE; SOUTH 00°-20'-08" WEST, ALONG THE WEST LINE OF CHARDON PLAZA, A DISTANCE OF 332.65 FEET TO MARK A POINT.

THENCE; NORTH 89°-51'-49" WEST, A DISTANCE OF 50.38 FEET TO MARK A POINT.

THENCE; SOUTH 00°-08'-00" WEST, A DISTANCE OF 233.82 FEET TO A 3/4" IRON PIPE FOUND TO MARK A POINT IN THE NORTH LINE OF DANIELS DRIVE.

THENCE; SOUTH 89°-45'-55" WEST, (THRU A CAPPED 5/8" IRON PIN SET AT 527.98 FEET) ALONG THE NORTH LINE OF DANIELS DRIVE, A TOTAL DISTANCE OF 568.63 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 5.1584 ACRES AS SURVEYED AND DESCRIBED IN DECEMBER 1998 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS SURVEYING ORDER 1937. BASIS OF BEARINGS ARE TO GEODETIC NORTH - WGS-1984.

SAVED AS CHARDONPLAZA COMBO2



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

R.S. 11 29 99
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER