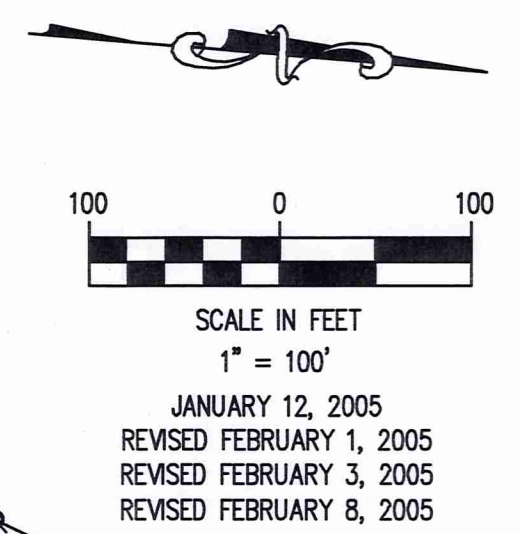


LOT SPLIT PLAT OF PARCEL NO. 10-047600 FOR CHARDON DE BARTOLO, LLC A Delaware Limited Liability Company

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NUMBERS 153, 147, AND 129.

Summary table with 2 columns: Parcel (A, B, C, TOTAL) and Acres (26.5289, 24.1293, 7.5875, 58.2457).



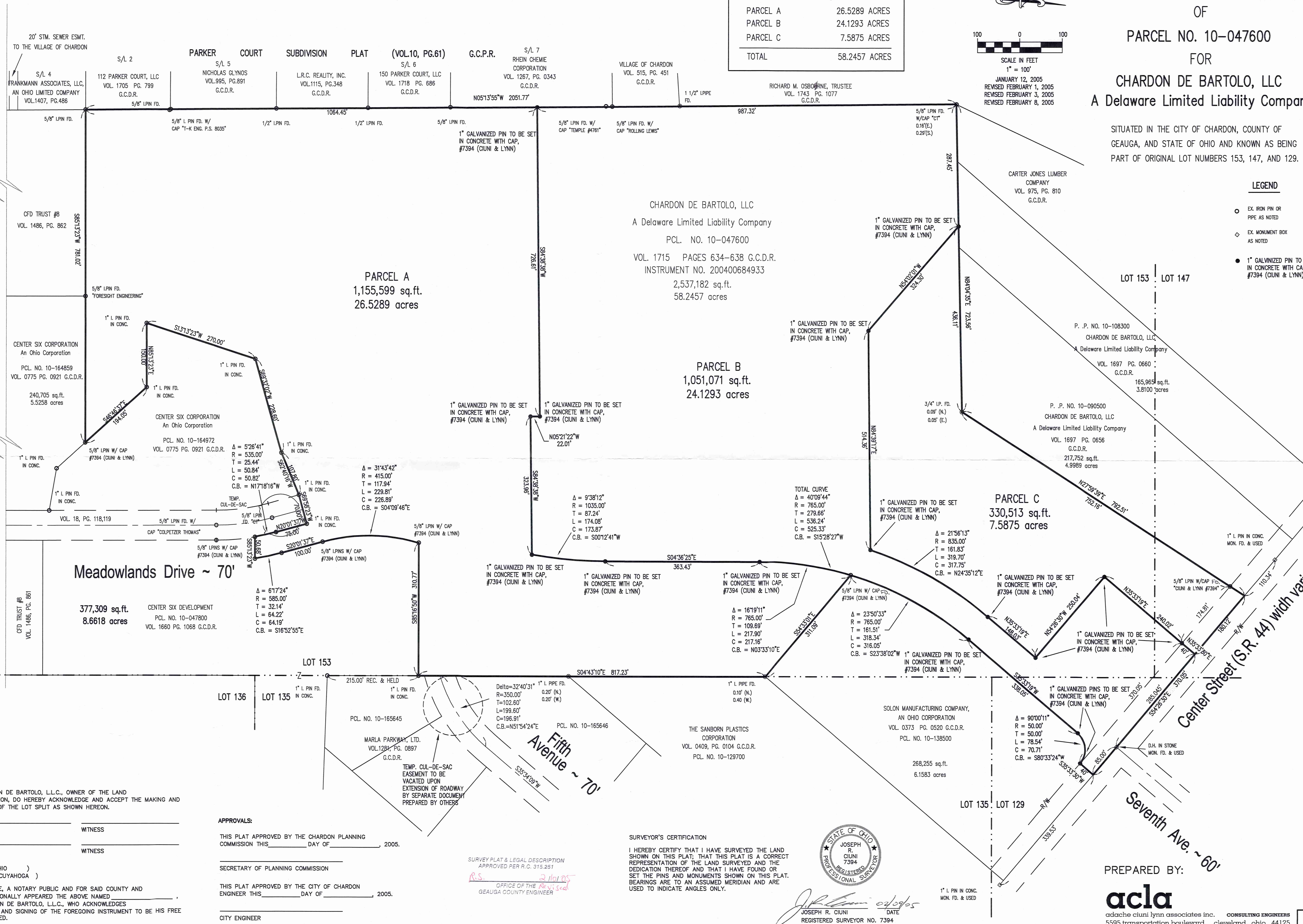
Water Street (U.S. Rt. 6) ~ 60'

Meadowlands Drive ~ 70'

Fifth Avenue ~ 70'

Center Street (S.R. 44) width varies

Seventh Ave. ~ 60'



- LEGEND: EX. IRON PIN OR PIPE AS NOTED, EX. MONUMENT BOX AS NOTED, 1" GALVANIZED PIN TO BE SET IN CONCRETE WITH CAP, #7394 (CIUNI & LYNN)

CHARDON DE BARTOLO, LLC A Delaware Limited Liability Company PCL. NO. 10-047600 VOL. 1715 PAGES 634-638 G.C.D.R. INSTRUMENT NO. 200400684933 2,537,182 sq.ft. 58.2457 acres

PARCEL A 1,155,599 sq.ft. 26.5289 acres

PARCEL B 1,051,071 sq.ft. 24.1293 acres

PARCEL C 330,513 sq.ft. 7.5875 acres

377,309 sq.ft. 8.6618 acres

ACCEPTANCE: WE, CHARDON DE BARTOLO, L.L.C., OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACKNOWLEDGE AND ACCEPT THE MAKING AND RECORDING OF THE LOT SPLIT AS SHOWN HEREON.

APPROVALS: THIS PLAT APPROVED BY THE CHARDON PLANNING COMMISSION THIS DAY OF 2005.

SECRETARY OF PLANNING COMMISSION THIS PLAT APPROVED BY THE CITY OF CHARDON ENGINEER THIS DAY OF 2005.

CITY ENGINEER

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT; THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THE DEDICATION THEREOF AND THAT I HAVE FOUND OR SET THE PINS AND MONUMENTS SHOWN ON THIS PLAT. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.



JOSEPH R. CIUNI DATE REGISTERED SURVEYOR NO. 7394

PREPARED BY: acla consulting engineers 5595 transportation boulevard, cleveland, ohio 44125 PHONE (216) 518-5544 FAX (216) 518-5545

Vertical text on the left margin: 03/20/2006 09:45am L:\gis\plats\Unbranded-Parcel B - L.S.dwg 2/29/2005 11:11:22:1 AM EST

CHC 00033

DeBartolo
Picked up 2/16/05
10-047600
Vol. 37 Pg. 119

**LEGAL DESCRIPTION
OF A
26.5289 ACRE PARCEL OF LAND
PARCEL A**

Situated in the City of Chardon, County of Geauga, and State of Ohio, and known as being a part of Original Lot Number 153;

Beginning at a one inch iron pin found set in concrete at the northerly terminus of the westerly line of Meadowlands Drive, 70 feet wide, as shown by dedication in Volume 18, pages 118 and 119 of Geauga County Map Records, of which said point also being the northeasterly corner of land now or formerly owned by Center Six Corporation, an Ohio corporation, as recorded in Volume 775, page 921 of Geauga County Records, and further known as being P.P. No. 10-164972;

Thence South 62°40'16" West along the northerly line of said Center Six Corporation, a distance of 107.80 feet to a one inch iron pin found set in concrete, at an angle point;

Thence South 69°32'02" West continuing along said northerly line of Center Six Corporation, a distance of 228.60 feet to a one inch iron pin found set in concrete, and the northwesterly corner thereof;

Thence South 13°13'23" West along the westerly line of said Center Six Corporation, a distance of 270.00 feet to a one inch iron pin found set in concrete, and the southwesterly corner thereof;

Thence North 85°13'23" East along the southerly line of Center Six Corporation, a distance of 150.00 feet to a one inch iron pin found set in concrete, at an angle point;

Thence South 46°46'37" East continuing along said southerly line of Center Six Corporation, a distance of 194.05 feet to a 5/8 inch iron pin found with cap, #7394 (Ciuni & Lynn), on the northerly line of land now or formerly owned by Center Six Corporation, an Ohio corporation, as recorded in Volume 775, Page 921 of Geauga County Records, and further being known as P.P. No. 10-164859;

Thence South 85°13'23" West along the northerly line of said Center Six Corporation, P.P. No. 10-164859, and along the northerly line of CFD Trust #8, as recorded in Volume 1486, Page 862 of Geauga County Records, a distance of 781.02 feet to a 5/8 inch iron pin found at the northwesterly corner of said CFD Trust #8, and the southeasterly corner of 112 Parker Court, LLC, as recorded in Volume 1705, Page 799, and further known as being S/L 2 in Parker Court Subdivision, as recorded in Volume 10, Page 61 of Geauga County Map Records;

Thence North 05°13'55" West along the easterly line of said 112 Parker Court, LLC, and the easterly line of Nicholas Glynos, as recorded in Volume 995, Page 891, and the

Page 2
26.5289 Ac. Parcel
Parcel A

easterly line of L.R.C. Reality, Inc., as recorded in Volume 1115, Page 348, and the easterly line of 150 Parker Court, LLC, as recorded in Volume 1718, Page 686, and the easterly line of Rhein Chemie Corporation, as recorded in Volume 1267, Page 343, a distance of 1064.45 feet to a one inch galvanized pin to be set in concrete, with cap, #7394 (Ciuni & Lynn), on said easterly line of Rhein Chemie Corporation;

Thence North $84^{\circ}38'38''$ East, a distance of 726.61 feet to a one inch galvanized pin to be set in concrete, with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence South $05^{\circ}21'22''$ East, a distance of 22.01 feet to a one inch galvanized pin to be set in concrete, with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence North $84^{\circ}38'38''$ East, a distance of 323.96 feet to a one inch galvanized pin to be set in concrete, with cap, #7394 (Ciuni & Lynn), at a point of curve;

Thence along the arc of a curve deflecting to the left, and having a radius of 1035.00 feet, a central angle of $09^{\circ}38'12''$, a tangent of 87.24 feet, a chord of 173.87 feet which bears North $00^{\circ}12'41''$ East, a distance of 174.08 feet to a one inch galvanized pin to be set in concrete, with cap, #7394 (Ciuni & Lynn), at a point of tangency;

Thence North $04^{\circ}36'25''$ West, a distance of 363.43 feet to a one inch galvanized pin to be set in concrete, with cap, #7394 (Ciuni & Lynn), at a point of curvature;

Thence along the arc of a curve deflecting to the right, and having a radius of 765.00 feet, a central angle of $16^{\circ}19'11''$, a tangent of 109.69 feet, a chord of 217.16 feet which bears North $03^{\circ}33'10''$ East, a distance of 217.90 feet to a 5/8 inch iron pin found with cap, #7394 (Ciuni & Lynn), at the southwesterly corner of land now or formerly owned by Solon Manufacturing Company, an Ohio corporation, as recorded in Volume 373, Page 520 of Geauga County Records;

Thence South $54^{\circ}33'01''$ East along the southerly line of said Solon Manufacturing Company, a distance of 311.09 feet to southeasterly corner thereof, and the westerly line of land now or formerly owned by The Sanborn Plastics Corporation, as recorded in Volume 409, Page 104 of Geauga County Records, which is referenced by a one inch iron pipe found, 0.10 feet (North), and 0.40 feet (West);

Thence South $04^{\circ}43'10''$ East along said westerly line of The Sanborn Plastics Corporation, and the westerly line of Marla Parkway, Ltd., as recorded in Volume 1281, Page 897 of Geauga County Records, a distance of 817.23 feet to a one inch iron pin found set in concrete on said westerly line of Marla Parkway, Ltd., at the most northeasterly corner of land now or formerly owned by Center Six Development, as

CHC 00033
Page 3
26.5289 Ac. Parcel
Parcel A

recorded in Volume 1660, Page 1068 of Geauga County Records, and further known as being P.P. No. 10-047800;

Thence South $85^{\circ}16'50''$ West along the northerly line of said Center Six Development, P.P. No. 10-047800, a distance of 310.77 feet to a $5/8$ inch iron pin found with cap, #7394 (Ciuni & Lynn), at a point of curve, and the most northwesterly corner thereof;

Thence along the westerly line of Center Six Development, and along the arc of a curve deflecting to the left, and having a radius of 415.00 feet, a central angle of $31^{\circ}43'42''$, a tangent of 117.94 feet, a chord of 226.89 feet which bears South $04^{\circ}09'46''$ East, a distance of 229.81 feet to a $5/8$ inch iron pin found with cap, #7394 (Ciuni & Lynn), at a point of tangency;

Thence South $20^{\circ}01'37''$ East continuing along the westerly line of Center Six Development, a distance of 100.00 feet to a $5/8$ inch iron pin found with cap, #7394 (Ciuni & Lynn), at a point of curvature;

Thence continuing along the westerly line of Center Six Development, and along the arc of a curve deflecting to the right, and having a radius of 585.00 feet, a central angle of $06^{\circ}17'24''$, a tangent of 32.14 feet, a chord of 64.19 feet which bears South $16^{\circ}52'55''$ East, a distance of 64.22 feet to a $5/8$ inch iron pin found with cap, #7394 (Ciuni & Lynn);

Thence South $85^{\circ}13'23''$ West continuing along the westerly line of Center Six Development, a distance of 50.68 feet to a $5/8$ inch iron pin found with cap, #7394 (Ciuni & Lynn), at a point of curve on the easterly line of Meadowlands Drive, 70 feet wide, as aforementioned;

Thence along the easterly line of Meadowlands Drive, and along the arc of a curve deflecting to the left, and having a radius of 535.00 feet, a central angle of $05^{\circ}26'41''$, a tangent of 25.44 feet, a chord of 50.82 feet which bears North $17^{\circ}18'16''$ West, a distance of 50.84 feet to a $5/8$ inch iron pin found with cap, #7394 (Ciuni & Lynn), at a point of tangency;

Thence North $20^{\circ}01'37''$ West continuing along the easterly line of Meadowlands Drive, a distance of 75.00 feet to a one inch iron pin found set in concrete, and the northerly terminus thereof;

Thence South $69^{\circ}58'23''$ West, a distance of 70.00 feet to the Place of Beginning, and containing 26.5289 acres of land, be the same more or less, according to a survey

Page 4
26.5289 Ac. Parcel
Parcel A

prepared by Joseph R. Ciuni, Registered Surveyor No. 7394, of Adache Ciuni Lynn Associates, dated January, 2005.

Basis of Bearing is taken from Minor Subdivision Plat as recorded in Volume 34, Page 114 of Geauga County Map Records.

26.5289 acres out of P.P. No. 10-047600
Deed of Record : Vol. 1715 Pages 634-638
Instrument No. 200400684933

Prepared By:
Adache Ciuni Lynn Associates, Inc.
Project No. 202046FC9
January 5, 2005
Rev. Jan. 12, 2005
Rev. Feb. 3, 2005



Joseph R. Ciuni

Joseph R. Ciuni, P.E., P.S.
Registered Surveyor No. 7394

02/03/05

Date

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

R.S. _____ *2/10/05*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

RECEIVED
FEB 10 2005
COUNTY ENGINEER
[Signature]

CHC 00033

DeBartolo
picked up 2/16/05
10-165658
Vol. 37 pg. 119

**LEGAL DESCRIPTION
OF A
24.1293 ACRE PARCEL OF LAND
PARCEL B**

Situated in the City of Chardon, County of Geauga, and State of Ohio, and known as being a part of Original Lot Numbers 129, 147, and 153;

Beginning at a drill hole in stone monument found at the center line intersection of Center Street (S.R. 44), width varies, and Seventh Avenue, 60 feet wide;

Thence South 54° 26' 30" East along the center line of Center Street (S.R. 44), a distance of 85.00 feet to the most northwesterly corner of land now or formerly owned by Solon Manufacturing Company, an Ohio corporation, as recorded in Volume 373, page 520 of Geauga County Records;

Thence South 35° 33' 30" West along the westerly line of said Solon Manufacturing Company, a distance of 40.00 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), at a point of curve, at its intersection with the southerly line of said Center Street (S.R. 44);

Thence continuing along said westerly line of Solon Manufacturing Company, and along the arc of a curve deflecting to the left, and having a radius of 50.00 feet, a central angle of 90° 00' 11", a tangent of 50.00 feet, a chord of 70.71 feet which bears South 80° 33' 24" West, a distance of 78.54 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), at a point of tangency;

Thence South 35° 33' 19" West continuing along said westerly line of Solon Manufacturing Company, a distance of 338.05 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), at a point of curvature;

Thence continuing along said westerly line of Solon Manufacturing Company, and its southwesterly prolongation, and along the arc of a curve deflecting to the left, and having a radius of 765.00 feet, a central angle of 40° 09' 44", a tangent of 279.66 feet, a chord of 525.33 feet which bears South 15° 28' 27" West, a distance of 536.24 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), at a point of tangency;

Thence South 04° 36' 25" East, a distance of 363.43 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), at a point of curvature;

Thence along the arc of a curve deflecting to the right, and having a radius of 1035.00 feet, a central angle of 09° 38' 12", a tangent of 87.24 feet, a chord of 173.87 feet which bears South 00° 12' 41" West, a distance of 174.08 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn);

Page 2

24.1293 Acre Parcel of Land

Thence South $84^{\circ} 38' 38''$ West, a distance of 323.96 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence North $05^{\circ} 21' 22''$ West, a distance of 22.01 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence South $84^{\circ} 38' 38''$ West, a distance of 726.61 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), on the easterly line of Parker Court Subdivision, as recorded in Volume 10, page 61 of Geauga County Map Records, and the easterly line of land now or formerly owned by Rhein Chemie Corporation, as recorded in Volume 1267, page 343 of Geauga County Records, being Sublot No. 7 in said subdivision;

Thence North $05^{\circ} 13' 55''$ West along said easterly line of said Parker Court Subdivision, and along the easterly line of Rhein Chemie Corporation, and along the easterly line of land now or formerly owned by the Village of Chardon, as recorded in Volume 515, page 451 of Geauga County Records, and along the easterly line of land now or formerly owned by Richard M. Osborne, Trustee, as recorded in Volume 1743, page 1077 of Geauga County Records, a distance of 987.32 feet to the southwesterly corner of land now or formerly owned by Carter Jones Lumber Company, as recorded in Volume 975, page 810 of Geauga County Records, which is referenced by a $5/8$ inch iron pin found with cap, "CT", 0.16 feet (East), and 0.29 feet (South);

Thence North $84^{\circ} 04' 35''$ East along the southerly line of Carter Jones Lumber Company, and along the southerly line of Chardon DeBartolo, LLC, as recorded in Volume 1697, Page 660, a distance of 287.45 feet to a one inch galvanized pin to be set in concrete on said southerly line of Chardon DeBartolo, LLC;

Thence South $54^{\circ} 02' 01''$ East, a distance of 324.30 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence North $84^{\circ} 39' 17''$ East, a distance of 514.36 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), at a point of curve;

Thence along the arc of a curve deflecting to the right, and having a radius of 835.00 feet, a central angle of $21^{\circ} 56' 13''$, a tangent of 161.83 feet, a chord of 317.75 feet which bears North $24^{\circ} 35' 12''$ East, a distance of 319.70 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), at a point of tangency;

Thence North $35^{\circ} 33' 19''$ East, a distance of 148.03 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), at an angle point;

CHC00033

Page 3
24.1293 Acre Parcel of Land

Thence North 54° 26' 30" West, a distance of 250.04 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence North 35° 33' 19" East, a distance of 240.02 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), on the southerly line of Center Street (S.R. 44), width varies, as aforementioned;

Thence North 35°33'30" East, a distance of 40.00 feet to a point in the center line of said Center Street;

Thence South 54° 26' 30" East along the center line of Center Street (S.R. 44), a distance of 285.045 feet to the Place of Beginning, and containing 24.1293 acres of land, be the same more or less, according to a survey prepared by Joseph R. Ciuni, Registered Surveyor No. 7394, of Adache Ciuni Lynn Associates, dated January, 2005.

Basis of Bearing is taken from Minor Subdivision Plat as recorded in Volume 34, Page 114 of Geauga County Map Records.

24.1293 acres out of P.P. No. 10-047600
Deed of Record : Vol. 1715 Pages 634-638
Instrument No. 200400684933

Prepared By:
Adache Ciuni Lynn Associates, Inc.
Project No. 202046FC9
January 5, 2005
Rev. January 12, 2005
Rev. January 26, 2005
Rev. February 3, 2005
Rev. February 8, 2005



Joseph R. Ciuni
Joseph R. Ciuni, P.E., P.S.
Registered Surveyor No. 7394

02/09/05
Date

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

R.S. 2/10/05
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

CHC 00033

De Bartolo
picked up 2/16/05
10-165659
Vol. 37- Pg. 119

**LEGAL DESCRIPTION
OF A
7.5875 ACRE PARCEL OF LAND
PARCEL C**

Situated in the City of Chardon, County of Geauga, and State of Ohio, and known as being a part of Original Lot Numbers 147 and 153;

Beginning at a drill hole in stone monument found at the center line intersection of Center Street (S.R. 44), width varies, and Seventh Avenue, 60 feet wide;

Thence North 54°26'30" West along the centerline of Center Street, a distance of 285.04 feet to a point therein, and the Principal Place of Beginning;

Thence South 35°33'30" West, a distance of 40.00 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), on the southerly line of said Center Street;

Thence South 35°33'19" West, a distance of 240.02 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence South 54°26'30" East, a distance of 250.04 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence South 35°33'19" West, a distance of 148.03 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), at a point of curvature;

Thence along the arc of a curve deflecting to the left, and having a radius of 835.00 feet, a central angle of 21°56'13", a tangent of 161.83 feet, a chord of 317.75 feet which bears South 24°35'12" West, a distance of 319.70 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn);

Thence South 84°39'17" West, a distance of 514.36 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), at an angle point;

Thence North 54°02'01" West, a distance of 324.30 feet to a one inch galvanized pin to be set in concrete with cap, #7394 (Ciuni & Lynn), on the southerly line of land now or formerly owned by Chardon De Bartolo, LLC, a Delaware limited liability company, as recorded in Volume 1697, page 660 of Geauga County Records, and further known as P.P. No. 10-108300;

Thence North 84°04'35" East along the southerly line of Chardon De Bartolo, LLC, P.P. No. 10-108300, and along the southerly line of land now or formerly owned by Chardon De Bartolo, LLC, a Delaware limited liability company, as recorded in Volume 1697, page 656 of Geauga County Records, and further known as P.P. No. 10-090500, a

Page 2
7.5875 Ac. Parcel
Parcel C

distance of 436.11 feet to the southeasterly corner of said P.P. No. 10-090500, which is referenced by a 3/4 inch iron pin found, 0.09 feet (North), and 0.05 feet (East);

Thence North 27°59'39" East along the easterly line of Chardon De Bartolo, LLC, P.P. No. 10-090500, and passing over a 5/8 inch iron pin found with cap, #7394 (Ciuni & Lynn), on the southerly line of aforementioned Center Street, 752.16 feet therefrom, a total distance of 792.51 feet to a point in the center line of said Center Street;

Thence South 54°26'30" East along said center line of Center Street, a distance of 180.12 feet to the Principal Place of Beginning, and containing 7.5875 acres of land, be the same more or less, according to a survey prepared by Joseph R. Ciuni, Registered Surveyor No. 7394, of Adache Ciuni Lynn Associates, dated January, 2005.

Basis of Bearing is taken from Minor Subdivision Plat as recorded in Volume 34, Page 114 of Geauga County Map Records.

7.5875 acres out of P.P. No. 10-047600
Deed of Record : Vol. 1715 Pages 634-638
Instrument No. 200400684933

Prepared By:
Adache Ciuni Lynn Associates, Inc.
Project No. 202046FC9
January 5, 2005
Rev. Jan. 12, 2005
Rev. Feb. 03, 2005



Joseph R. Ciuni
Joseph R. Ciuni, P.E., P.S.
Registered Surveyor No. 7394

02/03/05
Date

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

R.S. *2/10/05*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER