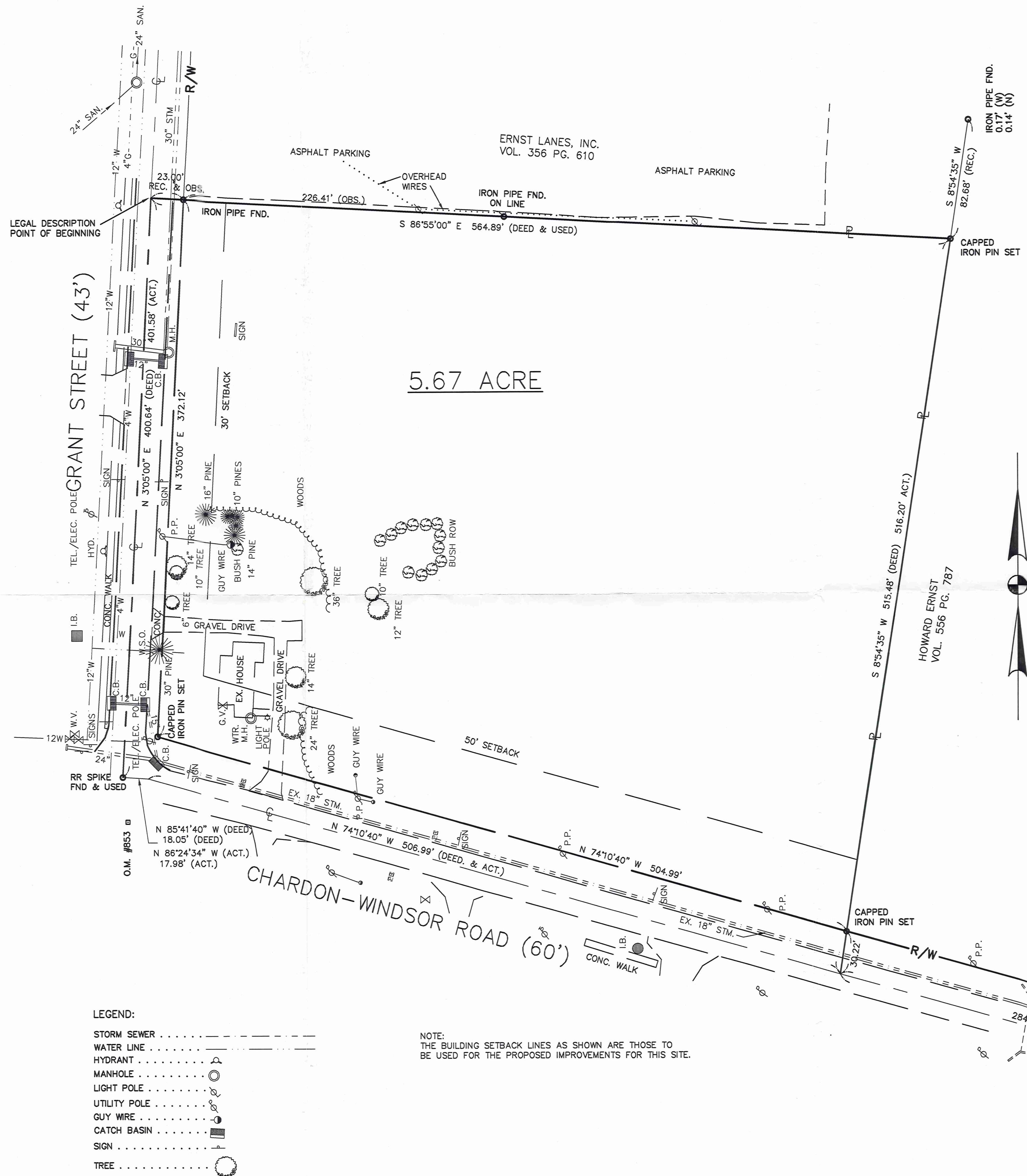


ALTA/ACSM LAND TITLE SURVEY

FOR
GRAND VALLEY MANAGEMENT CONSULTANTS, INC.



LEGAL DESCRIPTION:
Situating in the Township of Hambden, now annexed to Chardon Village as shown on the Plat recorded in Volume 13, Page 137 of the Geauga County Plat Records, County of Geauga, and the State of Ohio, and being a part of Lot No. 26 in the Bond Tract within said Township, and being further bounded and described as follows:
Beginning in the centerline of Grant Street, 43 feet wide, at the Southwesterly corner of land conveyed to Ernst Lanes, Inc. by deed recorded in Volume 356, Page 610 of the Geauga County Deed Records;
Thence South 86°55'00" East, along the Southerly line of said Ernst's land and passing through an iron pipe found at 23.00 feet in the Easterly line of Grant Street, a total distance of 564.89 feet to a capped iron pin set in the Westerly line of land conveyed to Howard Ernst by deed recorded in Volume 556, Page 787 of the Geauga County Deed Records;
Thence South 8°54'35" West, along said Westerly line and passing through a capped iron pin set at 485.98 feet in the Northerly line of Chardon-Windsor Road, 60 feet wide, a total distance of 516.20 feet to the centerline of said Chardon-Windsor Road;
Thence North 74°10'40" West, along said centerline a distance of 506.99 feet to an angle point therein;
Thence North 86°24'34" West, continuing along said centerline a distance of 17.98 feet to a railroad spike found at its intersection with the centerline of Grant Street;
Thence North 3°05'00" East, along said centerline of Grant Street a distance of 401.58 feet to the place of beginning and containing 5.67 acres of land as surveyed by Stephen Hovancsek & Associates, Inc. Registered Surveyor No. 5160, State of Ohio, in March 1999, be the same more or less but subject to all legal highways. All capped iron pins are 5/8 inch diameter rebar, 30 inches long, with a plastic cap marked SH&A 5160. The basis of bearing for this description is to an assumed meridian and used to denote angles only.
Prior instrument Deed of Record: Volume 1205, Page 667.

CERTIFICATION:
To Grand Valley Management Consulting, Inc., Metropolitan Bank and Trust Company, and Lawyers Title Insurance Corporation:
This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA/ACSM and NSPS in 1997, and includes Items 1, 4, 6, 8, 10, 11, 12 and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

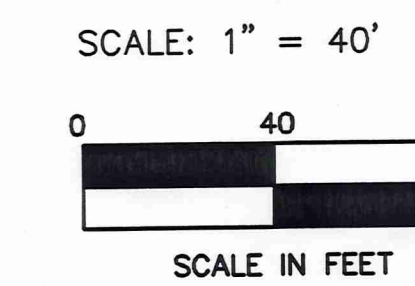
Stephen J. Hovancsek

Ohio Surveyor No. 5160
Date: March 31, 1999
Rev.: April 13, 1999



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 4/16/99
OFFICE OF THE REGISTERED
GEAUGA COUNTY ENGINEER

PREPARED BY
STEPHEN HOVANCSEK & ASSOC., INC.
CONSULTING ENGINEER & PLANNERS



SCALE: 1" = 40'
DATE: MARCH 31, 1999
REV.: APRIL 13, 1999

- LEGEND:**
- STORM SEWER
 - WATER LINE
 - HYDRANT
 - MANHOLE
 - LIGHT POLE
 - UTILITY POLE
 - GUY WIRE
 - CATCH BASIN
 - SIGN
 - TREE

NOTE:
THE BUILDING SETBACK LINES AS SHOWN ARE THOSE TO BE USED FOR THE PROPOSED IMPROVEMENTS FOR THIS SITE.

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R.S.

4/16/99

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER