

LOCATION MAP (N.T.S.)

The undersigned hereby certifies to National City Bank, a national banking association, Enterprise Title Agency, Inc., that this map or plat and the survey on which it was based were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 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.

I further certify that this map or plat and the survey on which it was based meets the Minimum Standards for Boundary Surveys in the State of Ohio as set forth in Ohio Administrative Code, Chapter 4733-37, that this map or plat, the survey on which it was based, and the legal description shown hereon meets the requirements, if any, as established by the Geauga County Transfer and Conveyance Standards.

I also certify that the property shown on this map or plat abuts a publicly dedicated street and there is vehicular ingress and egress to and from the property, that the property descriptions the same property specifically described in Enterprise Title Agency, Inc., Title Commitment No. 4629, dated 3-26-97 that except as shown the premises does not serve any other adjoining property for drainage, ingress, egress or any other purpose, that the premises is located in a flood zone "X" as shown by FEMA map, Community Panel #390190-0075B, Dated Nov. 4, 1988 (flood map panel number suffix and map date); that if the property consists of two or more parcels that the parcels are contiguous and when taken together form one parcel without any gaps or gores, and the existing utilities (i.e., storm, sanitary, sewers, water, gas and electric) are available to the property.

\* First American Title Insurance Company

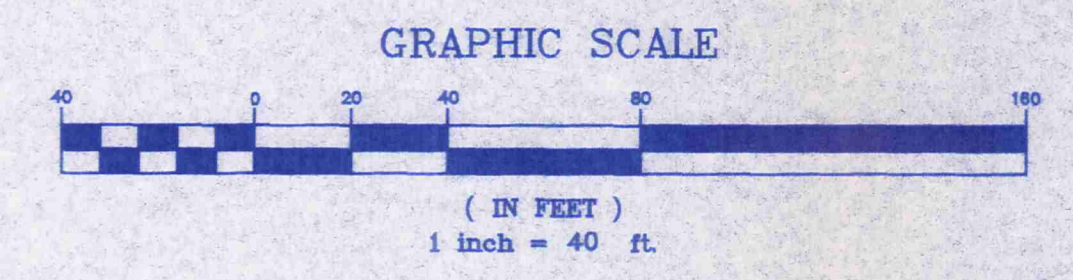
DATE: OCTOBER 24, 1996  
(SIGNED) *Richard A. Thompson, Jr.* 11-4-96 (SEAL)  
RICHARD A. THOMPSON, JR. REGISTRATION NO. 7368

REVISIONS:  
-ADDED SETBACK LINES, SIZES OF MONUMENTS, AND PARKING SUMMARY: 11-4-96  
-LEGAL DESCRIPTION REV'D. 7-4-97

- ① = SCHEDULE 'B' ITEMS
- ⑥ - PROPERTY IS SUBJECT TO RESTRICTIONS CONTAINED IN Vol.255, Pg.430, OF GAUGA COUNTY RECORDS.

FLOOD NOTE:  
SUBJECT PROPERTY IS LOCATED IN A "ZONE X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE A 500-YEAR FLOOD PLAIN, AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 390190-0075B, DATED NOVEMBER 4, 1988.

UPDATE SURVEY:  
DATE: JUNE 12, 1997  
(SIGNED) *Richard A. Thompson, Jr.* 6-13-97 (SEAL)  
RICHARD A. THOMPSON, JR. REGISTRATION No. 7368



LEGEND

- Iron Pin/Pipe Found
- Iron Pin Set
- Monument Box Found
- PK Set
- PK Found
- Clean Out
- Catch Basin
- Curb Inlet
- House Drain
- Yard Drain
- Manhole
- Water Shut Off Valve
- Water Valve
- Water Meter
- Fire Hydrant
- Well
- Gas Shut Off Valve
- Gas Valve
- DT Gas Test
- Gas Meter
- Mailbox
- Guard Post
- Guide Wire
- Sign
- Power Pole
- Light Power Pole
- Light Pole
- Traffic Signal Pole
- Traffic Signal Box
- Electrical Box
- Telephone (SAC) Box
- Tree
- Pine Tree
- Bush

LEGAL DESCRIPTION

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of G.L. 34, Tract 3, further bounded as follows:

Beginning in the Westerly line of Parkview Drive (60 feet wide) at its intersection with Northerly line of Herrick Drive (60 feet wide) at a 1" iron pipe found and used:

- COURSE I Thence North 85°59'45" West, along the Northerly line of said Herrick Drive, a distance of 389.91 feet to the Southeastly corner of land described in deed to L & B Rade, as recorded in Volume 663, Page 542 of Geauga County Records, said point being 0.14 feet South & 0.05 feet West of a 5/8" iron pin found.
- COURSE II Thence North 3°19'35" East, along the Easterly line of said L & B Rade, a distance of 125.00 feet to the Northeastly corner thereof said point being 0.14 feet South & 0.08 feet West of a 5/8" iron pin found.
- COURSE III Thence North 85°59'45" West, along the Northerly line of said L & B Rade, a distance of 130.00 feet to the Northwestly corner thereof, said corner also being in the Easterly line of Chillicothe Road as widened, said point being 0.15 feet North & 0.05 feet West of a drill hole found.
- COURSE IV Thence North 3°19'35" East, along the Easterly line of said Chillicothe Road, a distance of 900.00 feet to the Southeastly corner of land described in deed to Del Brocco Property, as recorded in Volume 663, Page 619 of Geauga County Records, said point being 1.65 feet North & 0.07 feet West of a 5/8" iron pin found.
- COURSE V Thence South 85°57'05" East, along the Southerly line of said Del Brocco Property, a distance of 303.00 feet to the Southeastly corner thereof, said point being 0.32 feet North & 0.08 feet West of a 1" iron pipe found.
- COURSE VI Thence North 3°19'35" East, along the Easterly line of said Del Brocco Property, a distance of 133.01 feet to a Southerly line of Seminary Lane, said point being 0.41 feet North & 0.04 feet West of a 5/8" iron pin found.
- COURSE VII Thence South 85°57'05" East, along the Southerly line of said Seminary Lane, a distance of 217.73 feet to the Westerly line of said Parkview Drive, said point being 0.20 feet South of a 1/2" iron pipe found bent.
- COURSE VIII Thence South 3°09'40" West, along the Westerly line of said Parkview Drive, a distance of 757.55 feet to the place of beginning and containing 7.736 acres of land according to a survey performed on October, 1989 by Richard A. Thompson, Jr. registered surveyor No. 7368 of LDC, Inc., be the same, more or less, but subject to all legal highways, and easements or record bearings used in this description are to be assumed meridian and are used to denote angles only.

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
R.S. 7-16-1997 (Revised)  
GEAUGA COUNTY ENGINEER

PARKING SUMMARY:

286 Std. Parking Spaces  
12 Handicap Spaces  
298 Total Parking Spaces

ZONING SUMMARY:

- S.C. ZONE, SHOPPING CENTER DISTRICT
- 5 ACRE MIN LOT AREA
- 50' MIN LOT WIDTH
- 70' SETBACK LINE FROM R/W
- INTERIOR SIDE YARD N/A
- 25' SIDEYARD ON CORNER LOT
- 50' MIN REAR YARD
- 35' MAX BUILDING HEIGHT

PREPARED BY:  
LAND DESIGN consultants  
Civil Engineers and Surveyors  
8085 EAST AVENUE - MENTOR, OHIO 44060  
TELEPHONE 225-8463 354-8938 931-1480

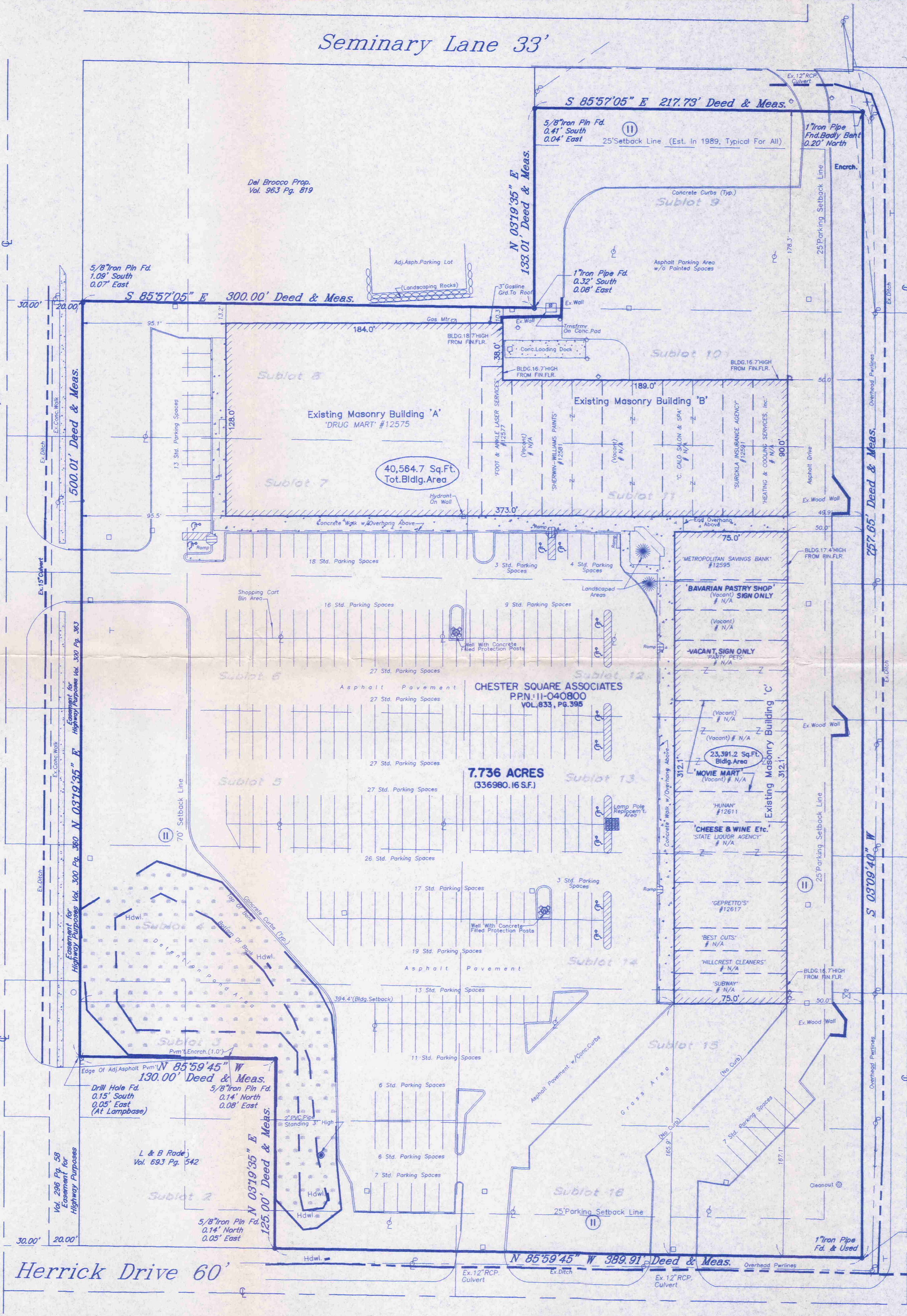
DATE: OCTOBER 24, 1996  
SCALE: HOR. 1"=40'-0"  
VERT. 1"=40'-0"  
FILENAME: SSV\ALTDWG  
CHK'D BY: R.A.T.  
F.B. No.:

ALTA/ACSM LAND TITLE SURVEY  
For The  
SNAVELY BUILDING COMPANY  
of CHESTER SQUARE

UPDATE: 6-12-97 G.S.V.  
SHEET 1 OF 1  
CONTRACT No. SNAVBI-9603

Chillicothe Road S.R. 306 (Width Varies)

Parkview Drive 60'



Herrick Drive 60'

Seminary Lane 33'

CHE 00135  
CHE 00135

SNAVELY

Picked up 7-17-1997  
Parcel # 11-040800



**LDC inc.**

8585 EAST AVENUE • MENTOR, OHIO 44060

(216) 255-8463, 354-6938 or 951-5263 • FAX: 255-9575

JULY 14, 1997

Situated in the township of Chester, County of Geauga and State of Ohio and known as being part of O.L. 34, Tract 3, further bounded as follows:

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- COURSE II Thence North 3°19'35" East, along the Easterly line of said L & B Radej a distance of 125.00 feet to the Northeasterly corner thereof said point being 0.14 feet South & 0.08 feet West of a 5/8 inch iron found;
- COURSE III Thence North 85°59'45" West, along the Northerly line of said L & B Radej a distance of 130.00 feet to the Northwesterly corner thereof, said corner also being in the Easterly line of Chillicothe Road as widened, said point begin 0.15 feet North & 0.05 feet West of a drill hole found;
- COURSE IV Thence North 3°19'35" East, along the Easterly line of said Chillicothe Road, a distance of 500.01 feet to the Southwesterly corner of land described in deed to Del Brocco Property, as record in Volume 963, Page 819 of Geauga County Record, said point being 1.09 feet North & 0.07 feet West of a 5/8 inch iron pin found;
- COURSE V Thence South 85°57'05" East, along the Southerly line of said Del Brocco Property, a distance of 300.00 feet to the Southeasterly corner thereof, said point being 0.32 feet North & 0.08 feet West of a 1" iron pipe found;
- COURSE VI Thence North 3°19'35" East, along the Easterly line of said Del Brocco Property a distance of 133.01 feet to a Southerly line of Seminary Lane, said point being 0.41feet North & 0.04 feet West of a 5/8 iron pin found;
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SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251

Engineers and Surveyors

R.S. 7/16/1997 (Revised)  
GEAUGA COUNTY ENGINEER