

LEGAL DESCRIPTION FROM SURVEY

APRIL 11, 2005 LEGAL DESCRIPTION OF A 12.9498 ACRE PARCEL Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 3, Tract No. 2 of Chester Township...

ALTA-ACSM LAND TITLE SURVEY

Situated in the Township of Russell and Chester, County of Geauga, State of Ohio Being Part of Lots 1, 2 and 4, Section 2, Tract 1 of Township 7 North, Range 9 West, and Being Part of Lot 3, Tract 3, Township 8 North, Range 9 West of the Connecting Western Reserve. Scale 1"=100' December 2004

SCHEDULE "B" ITEMS

No Easements Listed

APPARENT ENCROACHMENTS

None Apparent

ZONING

R-5 Residential

UTILITY LEGEND

- Clean Out, Catch Basin, Curb Inlet, Yard Drain, Manhole, Sanitary Manhole, Storm Manhole, Storm Inlet MH, House/Down Spout, Water Valve, Fire Hydrant, Well, Gas Valve, Gas Meter, Mailbox, Sign, Telephone (SAC) Box, Guide Wire, Power Pole, Light Pole, Traffic Signal Pole, Traffic Signal Box, Electrical Box, Tree, Bush

BASIS OF BEARINGS

Vol. 1187, Page 1210 of Geauga County Records

SURVEY LEGEND

- Iron Pin Found (See survey), Iron Pipe Found (See Survey), Miss = Measured, Plat = Subdivision Plat, D/M = Deed & Measured, D = Deed, Rec = Record, Act = Actual

OUPS INFO:

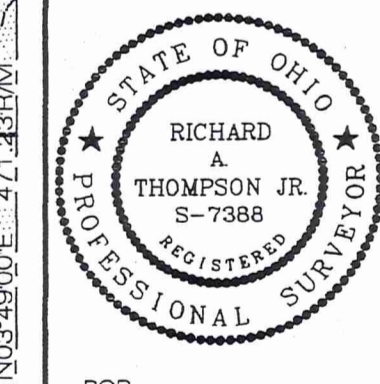
The size & location, both horizontal and vertical, of the underground utilities shown herein, have been obtained by a search of available records. Verification by field observation has been conducted where practical. However, the user does not guarantee the completeness nor accuracy thereof. This survey is subject to change upon receipt of any additional available underground utility information.

FLOOD NOTE

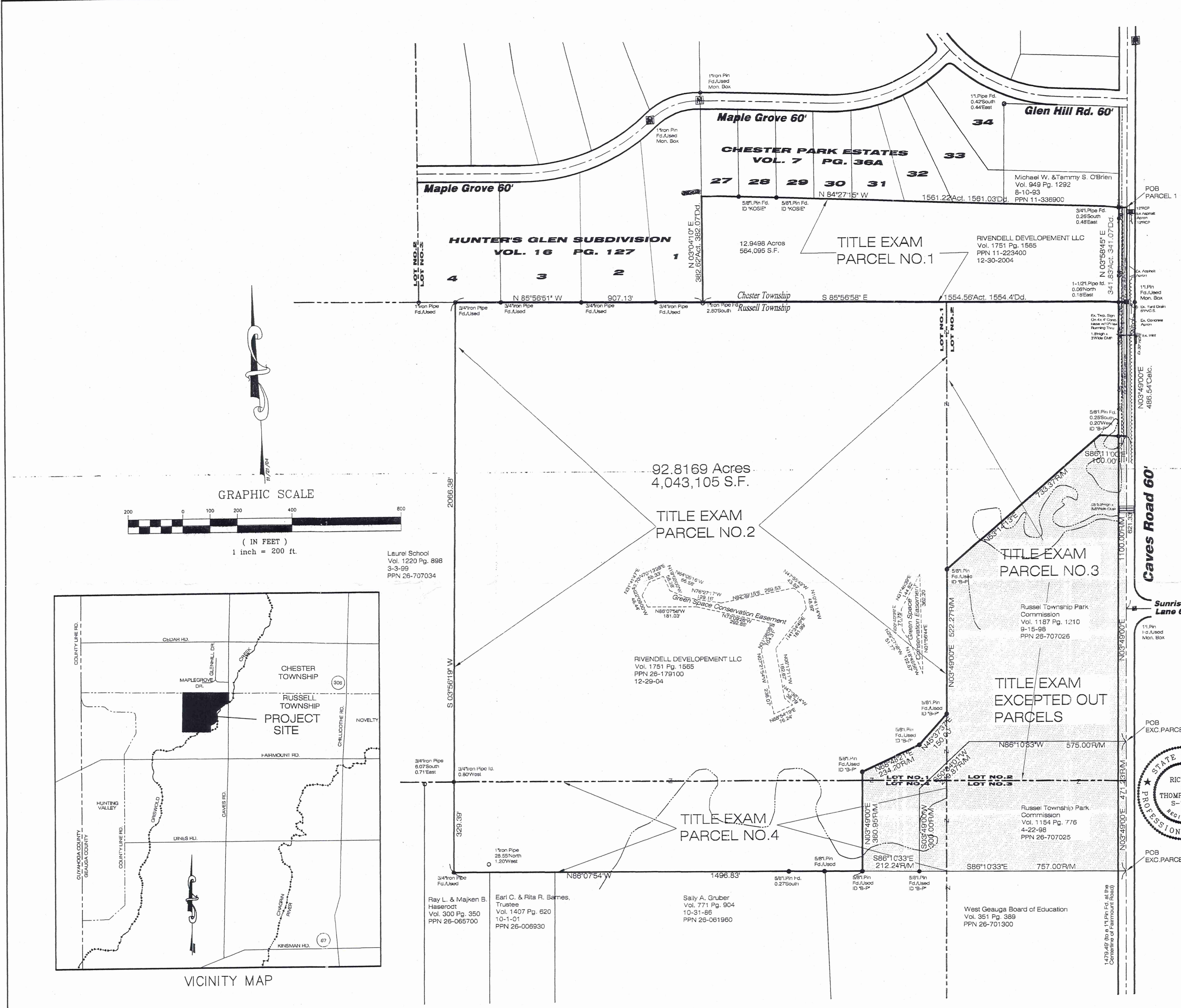
No Designated Flood Plain on Site Per FEMA Map Panel 61 of 150, Community Panel #30019000616, with an effective date of November 4, 1998.

CERTIFICATION

To: Republic Bank and Chicago Title Insurance Company This is to certify that this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys - SURVEY IS BASED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1019782, DATED 08-04-04. Date: 4/12/05 (signed) [Signature] (seal) Registration No. 7388



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251 R.S. [Signature] 4/15/05 OFFICE OF THE REGISTERED GEAUGA COUNTY ENGINEER



GRAPHIC SCALE

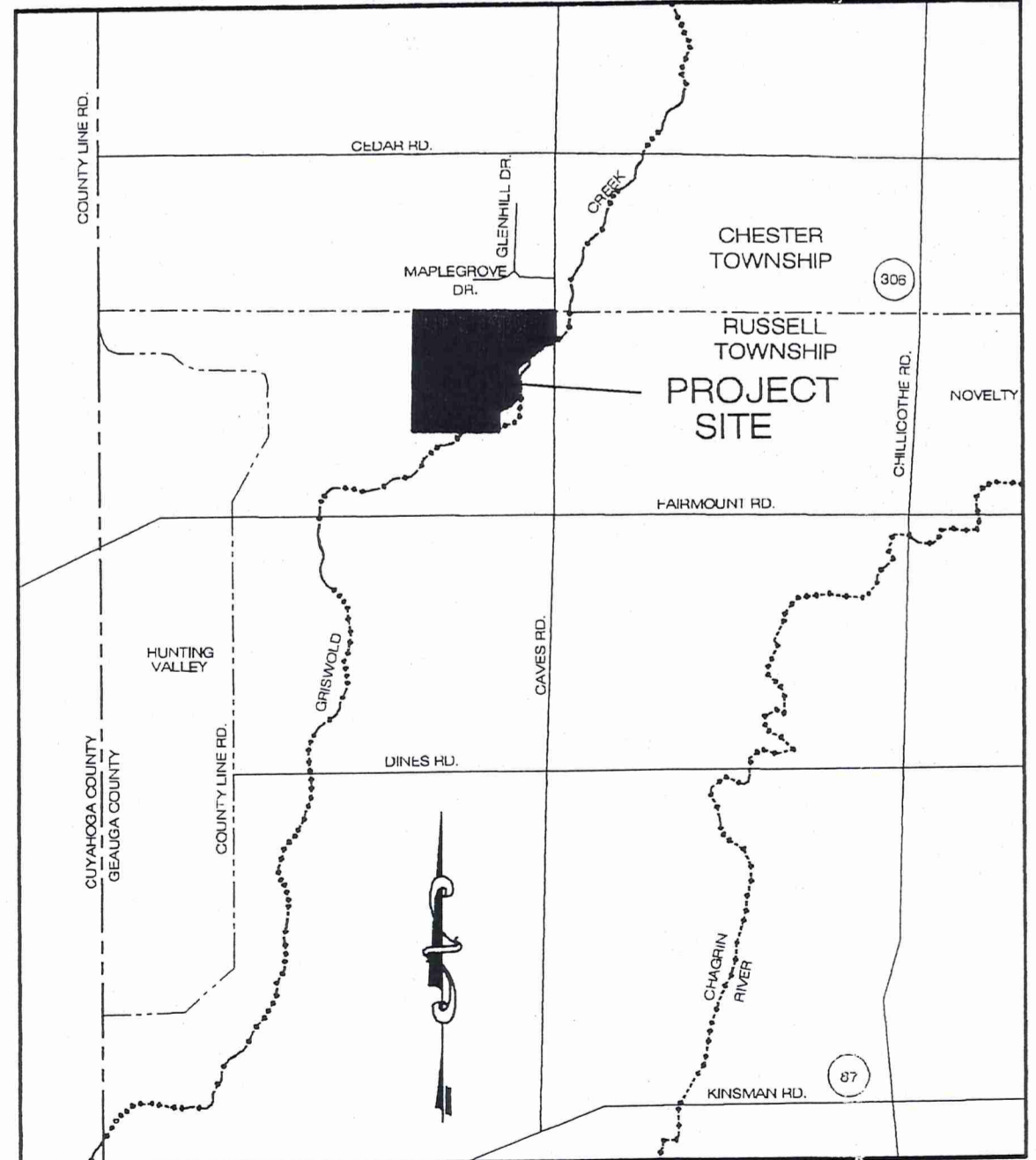
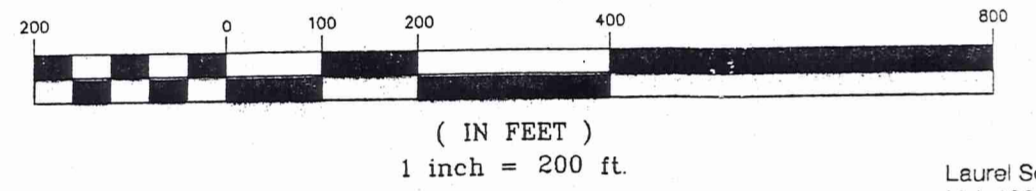


Table with columns: REV. No., DATE, BY, CHKD.

LAND DESIGN consultants logo and contact information: 8585 East Avenue Mentor, Ohio 44060, 1502 Levee Ind. Park Suite 1A, Avon, 44011

ALTA - ACSM LAND TITLE SURVEY RUSSELL/CHESTER TOWNSHIP - GEAUGA COUNTY - OHIO

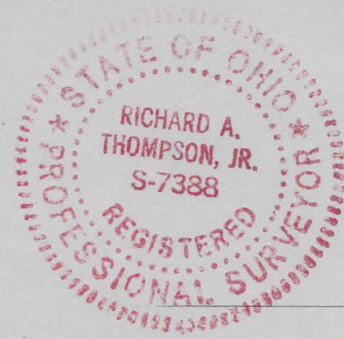
DATE 12/22/04 SCALE: HOR. 1"=200' VERT. FILENAME ALTA COMPUTER S: TAB NAME ALTA

SHEET 1 OF 1 CONTRACT No. KN0TD1-0203



MENTOR • 8585 East Avenue • Mentor, Ohio 44060
PHONE: (440) 255-8463 • 354-6938 • 951-LAND • FAX: (440) 255-9575

AVON • 1502 Lear Industrial Park, Suite 1-A • Avon, Ohio 44011
PHONE: (440) 937-5601 • 937-5602 • FAX: (440) 937-5603



APRIL 11, 2005

LEGAL DESCRIPTION
OF A
12.9498 ACRE PARCEL

Richard A. Thompson, Jr.
4/12/05

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 3, Tract No. 3 of Chester Township;

Beginning at a 1 inch iron pin found in a monument box at the intersection of the centerline of Caves Road 60 (sixty) feet wide and the Township line of Russell Township and Chester Township and the northeast corner of land conveyed to Society National Bank of Cleveland as recorded by deed in Volume 599, Page 774 of Geauga County Records and the Principal Place of Beginning;

COURSE I Thence North 85°56'58" West, along the said Township line and the northerly line of said Society National Bank of Cleveland, a distance of 1554.56 feet to the southeast corner of Sublot No. 1 of the Hunter's Glen Subdivision as shown by plat recorded in Volume 16, Page 127 of Geauga County Plat Records, said corner located 2.80 feet north of a 1 inch iron pipe found;

COURSE II Thence North 03°04'10" East, along the easterly line of said Sublot No. 1, a distance of 382.62 feet to the southwest corner of Sublot No. 27 of Chester Park Estates as shown by plat recorded in Volume 7, Page 36A of Geauga County Plat Records;

COURSE III Thence South 84°27'15" East, along the southerly lines of said Chester Park Estates and land conveyed to Michael W. and Tammy S. O'Brien by deed recorded in Volume 949, Page 1292 of Geauga County Records, a distance of 1561.22 feet to the centerline of said Caves Road;

CHE-00136

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PAGE 2

COURSE IV

Thence South 03°58'45" West, along the centerline of said Caves Road, a distance of 341.83 feet to the Principal Place of Beginning and containing 12.9498 acres (564,095 square feet) of land, as calculated and described by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc., in December of 2004, subject to all legal highways and easements of record. Bearings used in this description are based on Caves Road centerline being North 03°58'45" East. Deed of Record is Rivendell Development LLC, as recorded in Volume 1751, page 1565, dated 12/30/2004 of Geauga County records.

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

R.S.

4/15/05

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Revised

RECEIVED
APR 14 2005
COUNTY ENGINEER