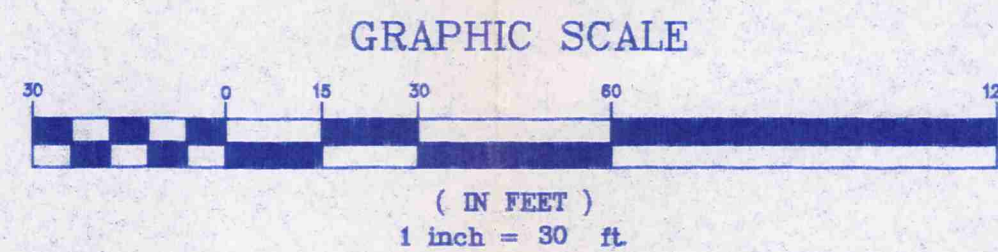


LOCATION MAP (N.T.S.)



LEGAL DESCRIPTION:

Situated in the Township of Chester, County of Geauga, State of Ohio and being known as part of Original Chester Township Lot No. 26, Tract No. 3, further being known as all of a parcel of land conveyed to Peter Petersen, III by deed recorded in Volume 753, Page 1125 of Geauga County Deed Records, further bounded and described as follows:

Beginning in the centerline of Mayfield Road (U.S. Route 322), 60 feet wide, at the Northeastly corner of land conveyed to D & L Investment Company by deed recorded in Volume 775, Page 97 of Geauga County Deed Records, said point lying North 85°01'00" West, along said centerline, a distance of 655.54 feet from an iron pin monument found at its intersection with the centerline of Chillicothe Road (U.S. Route 306);

COURSE I Thence South 85°01'00" East, along said centerline of Mayfield Road, a distance of 276.76 feet to the Northwestly corner of land conveyed to JGT Enterprises, Inc. by deed recorded in Volume 1013, Page 81 of Lake County Deed Records;

COURSE II Thence South 05°30'55" West, along the Westerly line of land so conveyed to JGT Enterprises, Inc. and the Westerly line of land conveyed to Ronald M. Greenbaum by deed recorded in Volume 709, Page 600 of Geauga County Deed Records, passing through a P.K. Nail found at 30.20 feet, a total distance of 481.62 feet to a 1 1/4 inch iron pipe found in the Northerly line of land conveyed to Emily M. Swogger, Tr., by deed recorded in Volume 1004, Page 1204 of Geauga County Deed Records;

COURSE III Thence North 86°01'06" West, along said Northerly line, a distance of 299.57 feet to a 1 1/4 inch iron pipe found at a Southeastly corner of land so conveyed to D & L Investment Company;

COURSE IV Thence North 07°54'55" East, along an Easterly line thereof, a distance of 201.20 feet to a 5/8 inch iron pin set at an interior corner thereof;

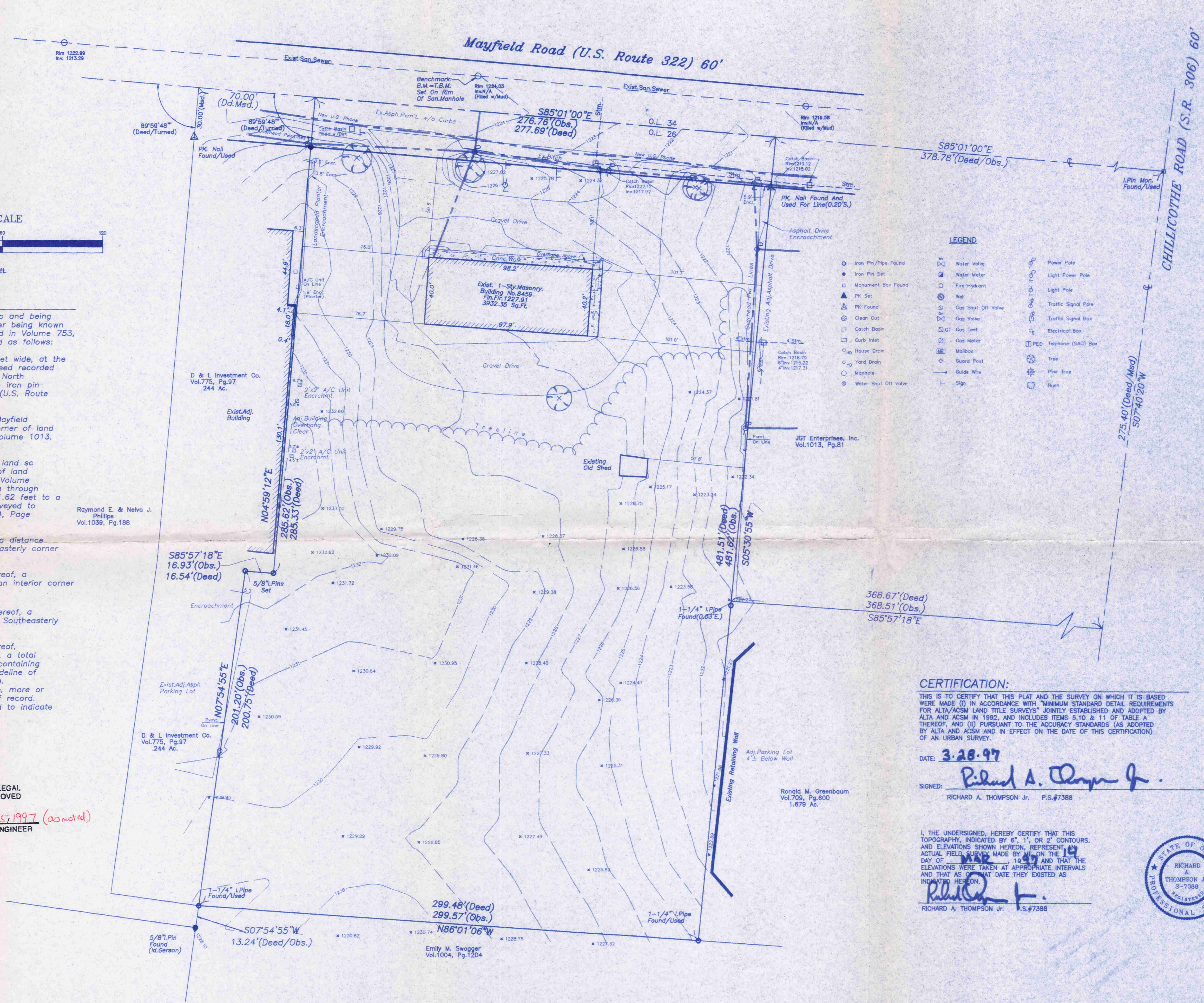
COURSE V Thence South 85°57'18" East, along a Southerly line thereof, a distance of 16.93 feet to a 5/8 inch iron pin set at a Southeastly corner thereof;

COURSE VI Thence North 04°59'12" East, along an Easterly line thereof, passing through a 5/8 inch iron pin set at 255.62 feet, a total distance of 285.62 feet to the Place of Beginning and containing 3.1518 acres of land (2.9613 acres measured to the sideline of Mayfield Road) as surveyed in March, 1997 by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc., be the same, more or less, but subject to all legal highways and easements of record. Bearings refer to an assumed meridian and are intended to indicate angles only.

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

R.S. 7/25/1997 (as noted)
 GEAGA COUNTY ENGINEER

EXISTING UNDERGROUND UTILITIES NOTE
 THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, LDC INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.



LEGEND

- Iron Pin/Pipe Found
- Iron Pin Set
- Monument Box Found
- ▲ PK. Found
- Clean Out
- Catch Basin
- Catch Inlet
- House Drain
- Yard Drain
- Manhole
- Water Shut Off Valve
- Water Valve
- Water Meter
- Fire Hydrant
- Gas Shut Off Valve
- Gas Valve
- 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
- PED Telephone (SAC) Box
- Tree
- Pine Tree
- Bush

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 5, 10 & 11 OF TABLE A THEREOF, 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 SURVEY.

DATE: 3-28-97

SIGNED: *Richard A. Thompson Jr.*
 RICHARD A. THOMPSON JR. P.S.#7388

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 6", 1", OR 2" CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE BY ME ON THE 14 DAY OF MAR 1997 AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON.

Richard A. Thompson Jr.
 RICHARD A. THOMPSON JR. P.S.#7388



REV. No.	DATE	BY	CHK'D
	7-14-97	G.S.V.	

LDC, Inc.
LAND DESIGN consultants
 Civil Engineers and Surveyors
 8985 EAST AVENUE HEBTOR OHIO 44080
 TELEPHONE 225-8483 354-8838 851-LAND

8459 MAYFIELD ROAD, 3.1518 Acre Parcel
 LANDS SHOWN ARE KNOWN AS BEING PART OF ORIGINAL CHESTER TOWNSHIP LOT No.26, IN TRACT 3, SITUATED NOW IN THE TOWNSHIP OF CHESTER, COUNTY OF GEAGA, STATE OF OHIO.

DATE MARCH, 1997
 SCALE: HOR. 1"=30'-0"
 VERT. " "
 FILENAME G55\ALTA.DWG
 CHK'D BY R.A.T.
 F.B. No.

ALTA/ACSM LAND TITLE SURVEY
 PREPARED FOR:
 -WILLIAM R. SPENCE, Jr. & DONALD A. SPENCE, TRUSTEES
 -FIDELITY NATIONAL TITLE INSURANCE COMPANY
 -ORDER No.8951001-11
 -GEAGA TITLE INSURANCE AGENCY, Inc.

SHEET 1 OF 1
 CONTRACT No. SPENM1-9701



8585 EAST AVENUE • MENTOR, OHIO 44060

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

JULY 14, 1997

LEGAL DESCRIPTION
OF 3.1518 ACRE PARCEL
FOR
SPENCE MANAGEMENT SERVICES

Situated in the Township of Chester, County of Geauga, State of Ohio and being known as part of Original Chester Township Lot No. 26, Tract No. 3, further being known as all of a parcel of land conveyed to Peter Petersen, III by deed recorded in Volume 753, Page 1125 of Geauga County Deed Records, further bounded and described as follows:

Beginning in the centerline of Mayfield Road (U.S. Route 322), 60 feet wide, at the Northeasterly corner of land conveyed to D & L Investment Company by deed recorded in Volume 775, Page 97 of Geauga County Deed Records, said point lying North 85°01'00" West, along said centerline, a distance of 655.54 feet from an iron pin monument found at its intersection with the centerline of Chillicothe Road (State Route 306);

COURSE I Thence South 85°01'00" East, along said centerline of Mayfield Road, a distance of 276.76 feet to the Northwesterly corner of land conveyed to JGT Enterprises, Inc. by deed recorded in Volume 1013, Page 81 of Lake County Deed Records;

COURSE II Thence South 05°30'55" West, along the Westerly line of land so conveyed to JGT Enterprises, Inc. and the Westerly line of land conveyed to Ronald M. Greenbaum by deed recorded in Volume 709, Page 600 of Geauga County Deed Records, passing through a P.K. Nail found at 30.20 feet, a total distance of 481.62 feet to a 1¼ inch iron pipe found in the Northerly line of land conveyed to Emily M. Swogger, Tr., by deed recorded in Volume 1004, Page 1204 of Geauga County Deed Records;

COURSE III Thence North 86°01'06" West, along said Northerly line, a distance of 299.57 feet to a 1¼ inch iron pipe found at a Southeasterly corner of land so conveyed to D & L Investment Company;

COURSE IV Thence North 07°54'55" East, along an Easterly line thereof, a distance of 201.20 feet to a 5/8 inch iron pin set at an interior corner thereof;

CHE 00137

JULY 16, 1997
LEGAL DESCRIPTION
OF 3.1518 ACRE PARCEL
FOR SPENCE MANAGEMENT SERVICES
PAGE 2

COURSE V Thence South 85°57'18" East, along a Southerly line thereof, a distance of 16.93 feet to a 5/8 inch iron pin set at a Southeasterly corner thereof;

COURSE VI Thence North 04°59'12" East, along an Easterly line thereof, passing through a 5/8 inch iron pin set at 255.62 feet, a total distance of 285.62 feet to the Place of Beginning and containing 3.1518 acres of land (2.9613 acres measured to the sideline of Mayfield Road) as surveyed in March, 1997 by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc., be the same, more or less, but subject to all legal highways and easements of record. Bearings refer to an assumed meridian and are intended to indicate angles only.

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

R.S. 7, 25, 1997
GEAUGA COUNTY ENGINEER

RECEIVED
JUL 15 1997
GEAUGA COUNTY
ENGINEERS