

CHE00177

CHE-00177

(68-034)

Mulberry Place Inc.

WM. R. GRAY ASSOCIATES, INC.

TERRENCE G. GERSON P.E., P.S.
DANIEL J. GERSON, P.E., P.S.



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MARCH 7 2008

02/11/08
revised 3/17/08

Legal Description of 6.054 Acre Residual Parcel

Situated in the Township of Chester, County of Geauga and State of Ohio, and known as being part of Original Township Lot No. 26 in Tract No.1 and bounded and described as follows:

Beginning at a 3/4 inch iron pin found in a monument box at the intersection of the centerline of S.R. 306, also known as Chillicothe Road, and the centerline of Mulberry Road (60 feet wide);

Thence, South 13°26'12" East, along the centerline of S.R. 306, a distance of 327.40 feet to a point, said point being the Principal Place of Beginning of the parcel herein described;

Thence, continuing along the centerline of S.R.306 South 13°26'12" East, a distance of 226.32 feet to a point, said point being the northeasterly corner of a parcel of land conveyed to Bicans Holdings LLC as recorded in Volume 1350, Page 934 (PPN 11-186680) of Geauga County Official Records;

Thence, North 89°06'35" West, along the northerly line of Bicans Holdings LLC land , passing through a point referenced by a 3/4 inch iron pipe found, bent (0.82 feet south and 0.44 east) at 41.28 feet, a total distance of 831.43 feet to a 5/8 inch iron pin set on the easterly line of a parcel of land conveyed to John J. Stewart as recorded in Volume 948 Page 1163 (PPN 11-136580) of Geauga County Official Records, and also being on the easterly line of Lyman Acres Subdivision Plat Volume 7, Page 25 (Sub lot No.5);

Thence, North 00°06'04" East continuing along Stewart's easterly line and along the easterly lines of parcels of land conveyed to Chad Reed as recorded in Volume 1781, Page 1062 (PPN 11-208200) part of Lyman Acres Subdivision (Sub lot No.3) and Wendy Ellen Russo as recorded in Volume 1398, Page 373 (PPN 11-064900) of Geauga County Official Records, passing through a point referenced by 1/2 inch iron pipe found (0.03 feet south and 0.06 feet west) at 505.03 feet, said point being at the southerly right of way of Mulberry Road, a total distance of 535.03 feet to a point in the centerline of Mulberry Road and the northeasterly corner of Russo's land;

Thence, South 89°14'00" East, along Mulberry Road centerline, a distance of 186.02 feet to a point;

Thence, South 13°26'12" East, passing through a point referenced by a 3/4 inch iron pipe found, bent (0.09 feet south and 0.08 east) at 30.95 feet on the southerly right of way of Mulberry Road, a total distance of 257.89 feet to a 5/8 inch iron pin set;

Thence, South 85°05'14" East a distance of 288.51 feet to a 5/8 inch iron pin set;

Residual Parcel Page 2

Thence, along the arc of a curve deflecting to the right, said curve having a radius of 75.00 feet, length of 34.90 feet, delta angle of 26°39'44", and a chord which bears South 71°45'22"East, 34.59 feet to a 5/8 inch iron pin set;

Thence, South 58°25'30" East, a distance of 90.00 feet to a 5/8 inch iron pin set;

Thence, South 80°55'26"East, a distance of 61.12 feet to a 5/8 inch iron pin set;

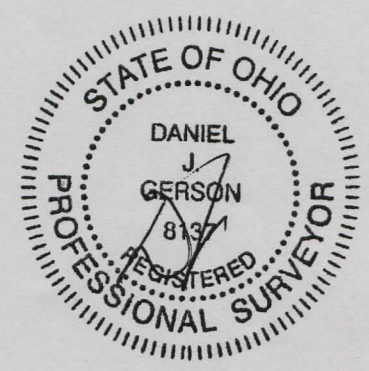
Thence, North 76°34'30" East, passing through a 5/8 inch iron pin set at 36.64 feet on the westerly right of way of S.R.306, a total distance of 76.64 feet to a point in the centerline of S.R.306 and the Principal Place of Beginning and containing 6.054 acres of land (of which 0.334 acres are contained in the right of way of S.R.306 and Mulberry Road), as surveyed and described by Daniel J. Gerson, P.S. No. 8137 for William R. Gray Associates, Inc., Professional Engineers and Surveyors in February of 2008. Be the same more or less but subject to all legal highways and easements

The basis of bearing for this legal description is the centerline of Mulberry Road as shown on the plat of Lyman Acres Subdivision recorded in Plat Volume 7, Page 25 of Geauga County Official Records.

All iron pins set are 5/8 inch diameter, 30 inches long steel rebar topped with a plastic surveyors cap with the name and registration of D. Gerson, P.S. 8137.

Prior instrument of reference: Business Laws Inc. Volume 758, Page 225.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 3/19/08
OFFICE OF THE
GEAUGA COUNTY ENGINEER



MARCH 17, 2008

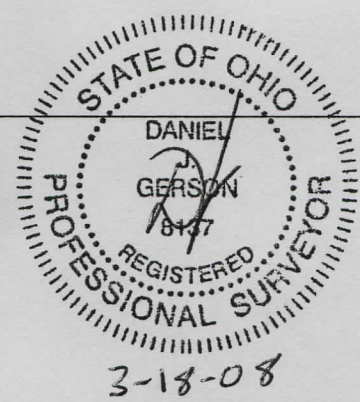
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2/11/08
revised 3/18/08

Legal Description of 3.375 Acre Split Parcel

Situated in the Township of Chester, County of Geauga and State of Ohio, and known as being part of Original Township Lot No. 26 in Tract No.1 and bounded and described as follows:

Beginning at a 3/4 inch iron pin found in a monument box at the intersection of the centerline of S.R. 306, also known as Chillicothe Road, and the centerline of Mulberry Road (60 feet wide);

Thence, South 13°26'12" East, along the centerline of S.R. 306, a distance of 327.40 feet to a point;

Thence, South 76°34'30" West, passing through an iron pin set at 40.00 feet on the westerly right of way of S.R. 306, a total distance of 76.64 feet to a 5/8 inch iron pin set;

Thence, North 80°55'26" West, a distance of 61.12 feet to a 5/8 inch iron pin set;

Thence, North 58°25'30" West, a distance of 90.00 feet to a 5/8 inch iron pin set;

Thence, along the arc of a curve deflecting to the left, said curve having a radius of 75.00 feet, length of 34.90, delta angle of 26°39'44", and a chord which bears North 71°45'22" West, 34.59 feet to a 5/8 inch iron pin set;

Thence, North 85°05'14" West, a distance of 288.51 feet to a 5/8 inch iron pin set;

Thence, North 13°26'12" West, passing through point referenced by a 3/4 inch iron pipe found, bent (0.09 feet south and 0.08 east) on the southerly right of way line of Mulberry Road at 226.94 feet, a total distance of 257.89 feet to a point in the centerline of Mulberry Road;

Thence, South 89°14'00" East, along said Mulberry Road centerline, a distance of 515.76 feet to the Principal Place of Beginning and containing 3.375 acres of land (of which 0.665 acres are contained in the right of way of S.R.306 and Mulberry Road), as surveyed and described by Daniel J. Gerson, P.S. No. 8137 for William R. Gray Associates, Inc., Professional Engineers and Surveyors in February of 2008. Be the same more or less but subject to all legal highways and easements.

The basis of bearing for this legal description is the centerline of Mulberry Road as shown on the plat of Lyman Acres Subdivision recorded in Plat Volume 7, Page 25 of Geauga County Official Records.

All iron pins set are 5/8 inch diameter, 30 inches long steel rebar topped with a plastic surveyors cap with the name and registration of D. Gerson, P.S. 8137.

Prior instrument of reference: Business Laws Inc. Volume 758, Page 225.

Public Works Engineering Building Design Surveying Land Planning Civil

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

PAK 3/19/08

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