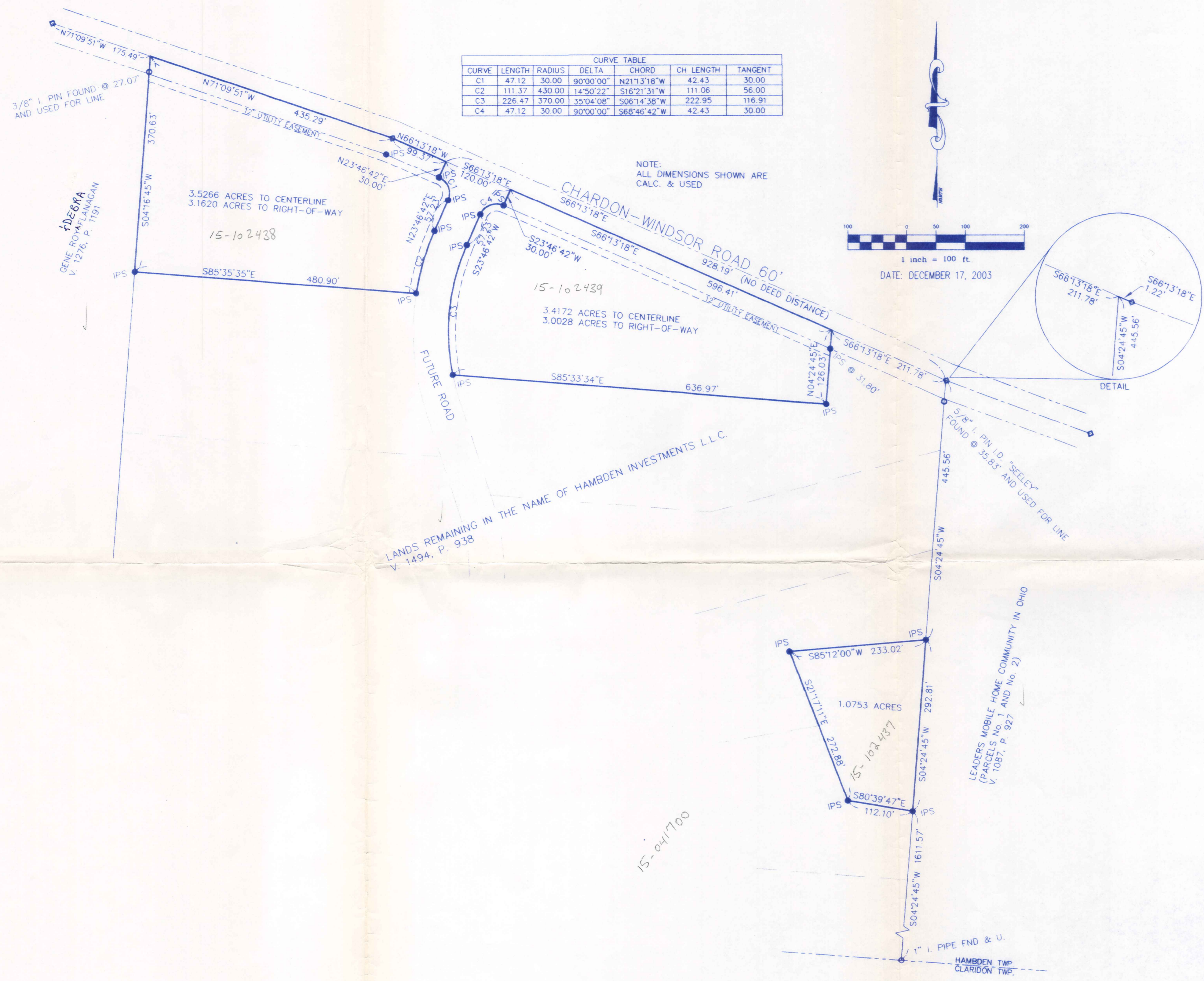


**PLAT OF SURVEY
and LOT SPLIT for
HAMB DEN INVESTMENTS
L.L.C.**

SITUATED IN THE TOWNSHIP OF HAMB DEN,
COUNTY OF GAUGA AND THE STATE OF OHIO
AND KNOWN AS BEING A PART OF ORIGINAL
LOT NUMBER 21, AND 26, BOND TRACT.



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Rudy Schwartz 12-17-03
RUDY SCHWARTZ, P.S. #7193 Date



LEGEND

- IPS 5/8" Iron Pin Set (id Schwartz)
- I.Pin Iron Pin Fnd
- I.Pipe Iron Pipe Fnd
- Mon. Monument
- Fnd. Found
- D. Deed
- R/Rec Record
- M/Msd Measured
- O/Obs Observed
- C/Calc Calculated
- U. Used

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 12-17-03
OFFICE OF THE
GAUGA COUNTY ENGINEER

PREPARED FOR:
HAMB DEN INVESTMENTS L.L.C.
P.O. BOX 308
CHESTERLAND, OHIO 44026

SCHWARTZ LAND SURVEYING, INC.
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
12121 KINSMAN ROAD
NEWBURY, OHIO 44065
(440) 564-8174 Fax (440) 564-8256

LEGAL DESCRIPTION
OF A
3.5266 ACRE PARCEL
FOR
HAMB DEN INVESTMENTS LLC

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being a part of Original Lot 26, Bond Tract and further being known as part of a parcel of land conveyed to Hambden Investments, LLC by deed recorded in Volume 1494, Page 938 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Chardon-Windsor Road, 60 feet wide, at the Northwestern corner of lands conveyed to Leaders Mobile Home Community in Ohio by deed recorded in Volume 1087, Page 927 of Geauga County Deed Records, said point lying North 66°13'18" West along said centerline, a distance of 1.22 feet from a monument box with a one inch iron pin found at an angle point therein;

Thence North 66°13'18" West along said centerline of Chardon-Windsor Road, a distance of 928.19 feet to a point and the principal place of beginning of the premises herein intended to be described;

COURSE I Thence South 23°46'42" West, a distance of 30.00 feet to a 5/8 inch iron pin set at a point of curvature;

COURSE II Thence Southeasterly along the arc of a curve deflecting to the right, 47.12 feet, said curve having a radius of 30.00 feet, and a chord which bears South 21°13'18" East, 42.43 feet to a 5/8 inch iron pin set at a point of tangency;

COURSE III Thence South 23°46'42" West, a distance of 57.23 feet to a 5/8 inch iron pin set at a point of curvature;

COURSE IV Thence Southwesterly along the arc of a curve deflecting to the left, 111.37 feet, said curve having a radius of 430.00 feet, and a chord which bears South 16°21'31" West, 111.06 feet to a 5/8 inch iron pin set;

COURSE V Thence North 85°35'35" West, a distance of 480.90 feet to a 5/8 inch iron pin set in the easterly line of land conveyed to Gene Roy ^{Debra}Flanagan by deed recorded in Volume 1276, Page 1191 of Geauga County Deed Records;

COURSE VI Thence North 4°16'45" East along said Easterly line of land so conveyed to Gene Roy ^{Debra}Flanagan, passing through a 3/8 inch iron pin found at 343.56 feet a total distance of 370.63 feet to a point in said centerline of Chardon-Windsor Road;

LEGAL DESCRIPTION

3.5266 Acre Parcel

Hambden Investments LLC

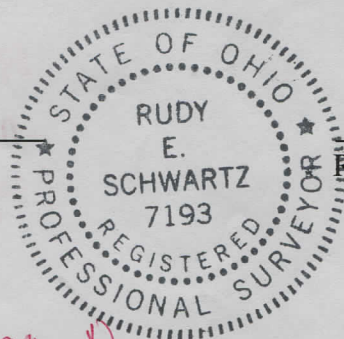
Page Two

COURSE VII Thence South 71°09'51" East along said centerline of Chardon-Windsor Road a distance of 435.29 feet to a monument box with a one inch iron pin found at an angle point therein;

COURSE VIII Thence South 66°13'18" East along said centerline of Chardon-Windsor Road, a distance of 99.37 feet to the principal place of beginning and containing 3.5266 acres of land (3.1620 acres excluding the area within the right-of-way to Chardon-Windsor Road) as surveyed, calculated and described on December 15, 2003 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

EXCEPTING AND RESERVING therefrom to Hambden Investment LLC, its successors, assigns and grantees, a permanent easement and right-of-way under, over, and through a twelve foot (12') wide strip of land lying parallel and contiguous to Courses II through IV and a twelve foot (12') wide strip of land lying parallel and contiguous to the Southerly right-of-way line of Chardon-Windsor Road, to place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, gas and communication cables, ducts, conduits, pipes, gas pipelines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantee, its successors, assigns and Grantees for distributing, transporting and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantee, its successors, assigns or Grantees may determine upon, within, and across the easement premises. Said easement rights shall include the right without liability therefore to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair of operation of said electric, gas and communication facilities, the right to install, repair, augment and maintain service cables and pipelines outside the above described easement premises and with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right of way and easement.

12-17-03
DATE



[Signature]

RUDY E. SCHWARTZ, PS #7193

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

R.E.S. 12/23/03
OFFICE OF THE (excluding easement)
GEAUGA COUNTY ENGINEER

1005
GOOD CLOSURE

LEGAL DESCRIPTION
OF A
3.4172 ACRE PARCEL
FOR
HAMB DEN INVESTMENTS LLC

Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being a part of Original Lot 26, Bond Tract and further being known as part of a parcel of land conveyed to Hambden Investments, LLC by deed recorded in Volume 1494, Page 938 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Chardon-Windsor Road, 60 feet wide, at the Northwestern corner of lands conveyed to Leaders Mobile Home Community in Ohio by deed recorded in Volume 1087, Page 927 of Geauga County Deed Records, said point lying North 66°13'18" West along said centerline, a distance of 1.22 feet from a monument box with a one inch iron pin found at an angle point therein;

Thence North 66°13'18" West along said centerline of Chardon-Windsor Road, a distance of 211.78 feet to a point and the principal place of beginning of the premises herein intended to be described;

- COURSE I Thence South 4°24'45" West passing through a 5/8 inch iron pin set at 31.80 feet, a total distance of 126.03 feet to a 5/8 inch iron pin set;
- COURSE II Thence North 85°33'34" West a distance of 636.97 feet to a 5/8 inch iron pin set;
- COURSE III Thence Northeasterly along the arc of a curve deflecting to the right 226.47 feet, said curve having a radius of 370.00 feet, and chord which bears North 6°14'38" East, 222.95 feet to a 5/8 inch iron pin set at a point of tangency;
- COURSE IV Thence North 23°46'42" East, a distance of 57.23 feet to a 5/8 inch iron pin set at a point of curvature;
- COURSE V Thence Northerly along the arc of a curve deflecting to the right, 47.12 feet, said curve having a radius of 30.00 feet, and a chord which bears North 68°46'42" East, 42.43 feet to a 5/8 inch iron pin set at a point of tangency;
- COURSE VI Thence North 23° 46'42" East a distance of 30.00 feet to a point in said centerline of Chardon-Windsor Road;
- COURSE VII Thence South 66°13'18" east along said centerline of Chardon-Windsor

LEGAL DESCRIPTION

3.4172 Acre Parcel

Hambden Investments LLC

Page Two

Road, a distance of 596.41 feet to the principal place of beginning and containing 3.4172 acres of land (3.0028 acres excluding the area within the right-of-way to Chardon-Windsor Road) as surveyed, calculated and described on December 15, 2003 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

EXCEPTING AND RESERVING therefrom to Hambden Investment LLC, its successors, assigns and grantees, a permanent easement and right-of-way under, over, and through a twelve foot (12') wide strip of land lying parallel and contiguous to Courses III through V and a twelve foot (12') wide strip of land lying parallel and contiguous to the Southerly right-of-way line of Chardon-Windsor Road, to place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, gas and communication cables, ducts, conduits, pipes, gas pipelines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantee, its successors, assigns and Grantees for distributing, transporting and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantee, its successors, assigns or Grantees may determine upon, within, and across the easement premises. Said easement rights shall include the right without liability therefore to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair of operation of said electric, gas and communication facilities, the right to install, repair, augment and maintain service cables and pipelines outside the above described easement premises and with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right of way and easement.

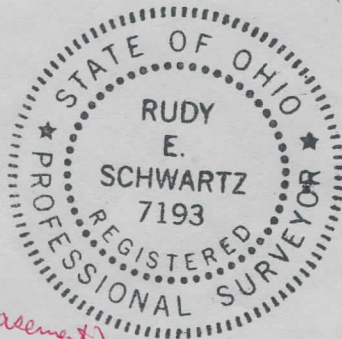
12-17-03

DATE

[Signature]

RUDY E. SCHWARTZ, PS #7193

DEC 15 2003



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

R.S.

12/23/03

OFFICE OF THE (excluding Easement)
GEAUGA COUNTY ENGINEER

Good CLOSURE
1,000