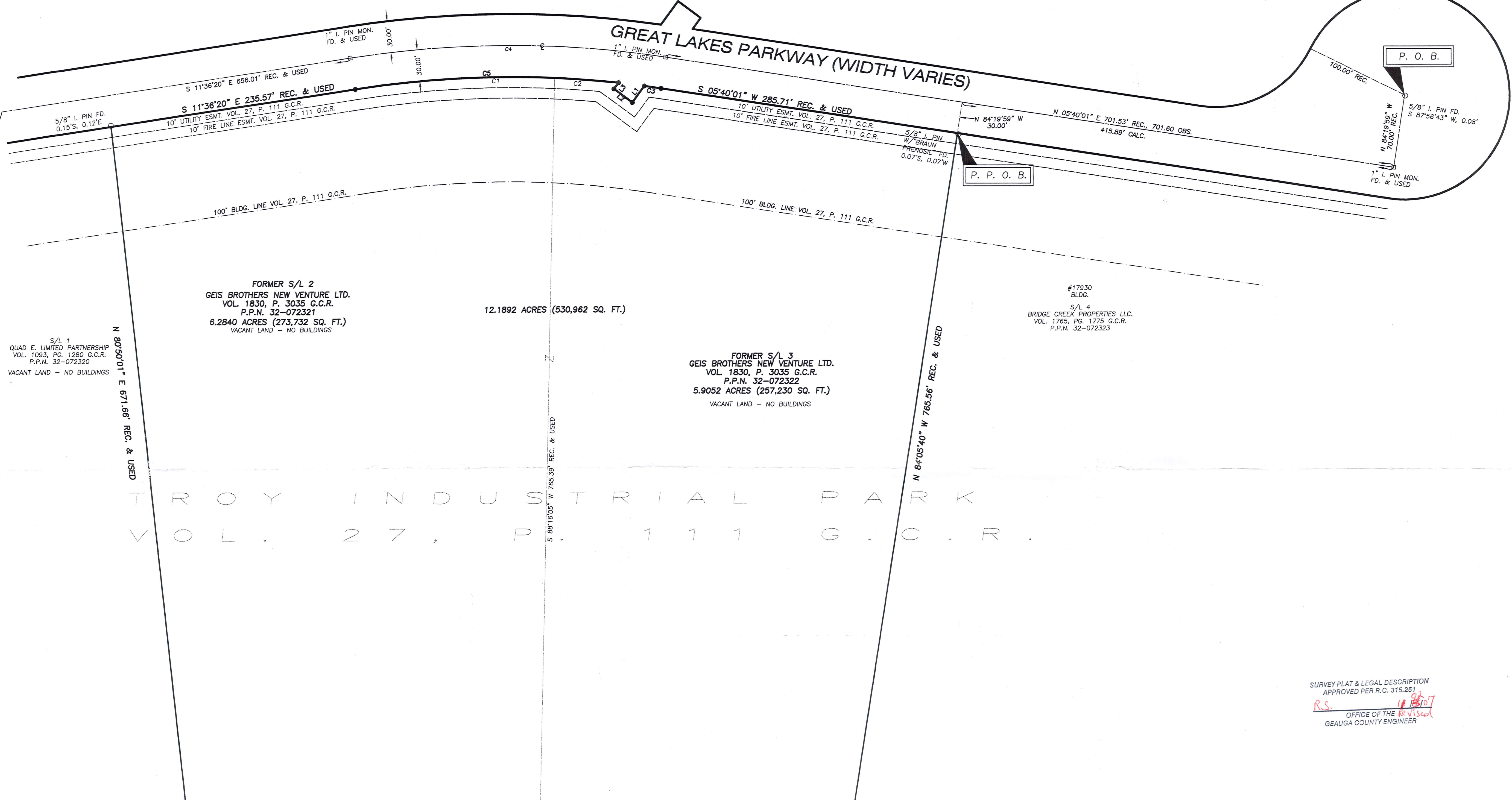


LOT CONSOLIDATION FOR TROY INDUSTRIAL PARK

SITUATED IN THE TOWNSHIP OF TROY, COUNTY OF GEauga, STATE OF OHIO AND KNOWN AS BEING A PART OF THE TROY INDUSTRIAL PARK AS SHOWN BY THE RECORDED PLAT IN VOLUME 27, PAGE 111 OF GEauga COUNTY MAP RECORDS AND A PART OF ORIGINAL TROY TOWNSHIP SECTION NO. 23.

MAIN MARKET ROAD (U.S. 422)
WIDTH VARIES



TROY INDUSTRIAL PARK
VOL. 27, P. 111 G.C.R.

FORMER S/L 2
GEIS BROTHERS NEW VENTURE LTD.
VOL. 1830, P. 3035 G.C.R.
P.P.N. 32-072321
6.2840 ACRES (273,732 SQ. FT.)
VACANT LAND - NO BUILDINGS

12.1892 ACRES (530,962 SQ. FT.)

FORMER S/L 3
GEIS BROTHERS NEW VENTURE LTD.
VOL. 1830, P. 3035 G.C.R.
P.P.N. 32-072322
5.9052 ACRES (257,230 SQ. FT.)
VACANT LAND - NO BUILDINGS

#17930
BLDG.
S/L 4
BRIDGE CREEK PROPERTIES LLC.
VOL. 1765, PG. 1775 G.C.R.
P.P.N. 32-072323

S/L 1
QUAD E. LIMITED PARTNERSHIP
VOL. 1093, PG. 1280 G.C.R.
P.P.N. 32-072320
VACANT LAND - NO BUILDINGS

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 10/20/07
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER

SURVEYOR'S CERTIFICATION
I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY.

Christopher J. Dempsey
CHRISTOPHER J. DEMPSEY
PROFESSIONAL SURVEYOR NO. 6914
DATE SIGNED: *Oct. 17, 2007*



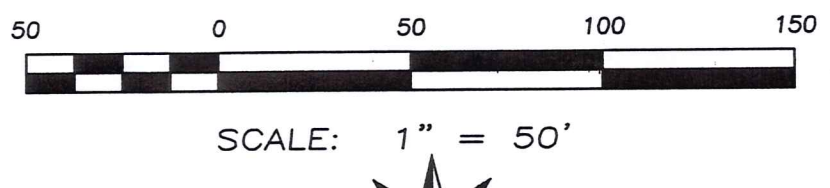
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	11°15'05"	S 05°58'48" E	970.00	190.48	190.18
C2	03°36'14"	S 01°26'52" W	970.00	61.01	61.00
C3	00°56'34"	S 05°11'44" W	970.00	15.96	15.96
C4	17°16'21"	S 02°58'09" E	1000.00	301.46	300.32
C5	14°51'19"	S 04°10'41" E	970.00	251.50	250.79

NUMBER	DIRECTION	DISTANCE
L1	N 56°39'46" W	19.52
L2	S 33°20'14" W	21.76
L3	N 56°39'46" W	7.28

ABBREVIATIONS

- Dd. - DEED
- MSD. - MEASURED
- ACT. - ACTUAL
- CALC. - CALCULATED
- OBS. - OBSERVED
- TD. - TURNED
- FD. - FOUND
- ENCR. - ENCROACHES
- CLRS. - CLEARS
- ASPH. - ASPHALT
- CONC. - CONCRETE
- SUBJ. - SUBJECT
- CONT. - CONTIGUOUS
- U.G. - UNDERGROUND

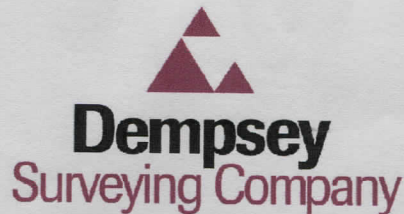
TROY OAKS HOMES AND RESIDENTIAL CLUB INC.
VOL. 846, P. 805 G.C.R.
P.P.N. 32-073200



LEGEND

- DENOTES 5/8" IRON PIN SET WITH "DEMPSEY SURVEY # 6914" CAP (UNLESS OTHERWISE NOTED)

Drawing File: K:\7600-7699\7621\7621 lot consolidation.dwg Oct 17, 2007 - 12:53pm



12815 DETROIT AVENUE • CLEVELAND, OH 44107 Tel: (216) 226-1130 • Fax: (216) 226-1131
www.dempseysurvey.com

Legal Description
Consolidate former Sublot No. 2 & former Sublot No. 3

Situated in the Township of Troy, County of Geauga, State of Ohio and known as being former Sublot Number 2 and former Sublot Number 3 in the Troy Industrial Park as shown by the recorded plat in Volume 27 of Maps, Page 111 of Geauga County Records and a part of Original Troy Township Section Number 23 and described as follows; Commencing at the radius point, 100', in the cul-de-sac of Great Lakes Parkway, width varies, witness a 5/8" iron pin found South 87°56'43" West, 0.08 feet therefrom, thence North 84°19'59" West, 70.00 feet to a point on the centerline of Great Lakes Parkway, witness by a 1" iron pin monument box found and used; Thence along the centerline of Great Lakes Parkway North 05°40'01" East, a distance of 415.89 feet; Thence North 84°19'59" West, a distance of 30.00 feet to a point on the westerly line of Great Lakes Parkway at the southeasterly corner of former Sublot Number 3, also being the northeasterly corner of Sublot Number 4 in the aforementioned Troy Industrial Park as currently owned by Bridge Creek Properties LLC. by deed recorded in Volume 1765, Page 1775 of Geauga County Records, witness a 5/8" iron pin with "Braun Prenosil" found 0.07 feet south and 0.07 feet west therefrom, and the PRINCIPAL PLACE OF BEGINNING;

Thence along the southerly line of former Sublot Number 3, also being the northerly line of Sublot Number 4 as currently owned by Bridge Creek Properties LLC., North 84°05'40" West, a distance of 765.56 feet to the southwesterly corner of former Sublot Number 3, also being in the easterly line of lands conveyed to Troy Oaks Homes and Residential Club, Inc. by deed recorded in Volume 846, Page 805 of Geauga County Records, witness a 5/8" iron pin with "Braun Prenosil" found 0.05 feet south and 0.02 feet east therefrom;

Thence along the westerly line of former Sublot Number 3 and former Sublot Number 2, and the easterly line of said lands conveyed to Troy Oaks Homes and Residential Club, Inc., North 05°54'20" East, a distance of 623.53 feet to the northwesterly corner of former Sublot Number 2, also being the southwesterly corner of Sublot Number 1 in the aforementioned Troy Industrial Park as currently owned by Quad E. Limited Partnership by deed recorded in Volume 1093, Page 1280 of Geauga County Records, witness a 5/8" iron pin with "Braun Prenosil" found 0.20 feet east therefrom;

Thence along the northerly line of former Sublot Number 2 and the southerly line of Sublot Number 1, as currently owned by Quad E. Limited Partnership, North 80°50'01" East, a distance of 671.66 feet a point on the westerly line of Great Lakes Parkway, witness a 5/8" iron pin found 0.15 feet south and 0.12 feet east therefrom;

Thence along the westerly line of Great Lakes Parkway, South 11°36'20" East, a distance of 235.57 feet to a 5/8" iron pin set at a point of curvature therein;

Thence continuing along the westerly line of Great Lakes Parkway, along a curve to the right, an arc distance of 251.50 feet, having a radius of 970.00 feet, a central angle of 14°51'19", having a chord direction of South 04°10'41" East and a chord length of 250.79 feet to a 5/8" iron pin set at an angle point therein;

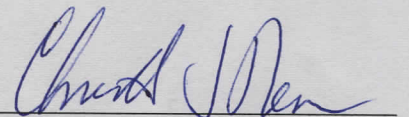
Thence along the right of way line of Great Lakes Parkway, North 56°39'46" West, a distance of 7.28 feet to a 5/8" iron pin set at an angle point therein;

Thence along a westerly line of Great Lakes Parkway, South 33°20'14" West, a distance of 21.76 feet to a 5/8" iron pin set at an angle point therein;

Thence along the right of way line of Great Lakes Parkway, South 56°39'46" East, a distance of 19.52 feet to a 5/8" iron pin set;

Thence along the westerly line of Great Lakes Parkway, along a curve to the right, an arc distance of 15.96 feet, having a radius of 970.00 feet, a central angle of 00°56'34", having a chord direction of South 05°11'44" West and a chord length of 15.96 feet to a 5/8" iron pin set at a point of tangency;

Thence along the westerly line of Great Lakes Parkway South 05°40'01" West, a distance of 285.71 feet to the PRINCIPAL PLACE OF BEGINNING and containing 12.1892 acres (530,962 square feet) according to a survey by Christopher J. Dempsey, Professional Surveyor No. 6914, Dempsey Surveying Company dated October 4, 2007. All 5/8" in diameter iron pins set are 30" in length rebar and are stamped "Dempsey #6914." Bearings are based on the plat for the Troy Industrial Park as recorded in Volume 27 of Maps, Page 111 Geauga County Records.


Christopher J. Dempsey
Professional Surveyor No. 6914



~~SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 10/18/07
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER~~

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 11/02/07
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER