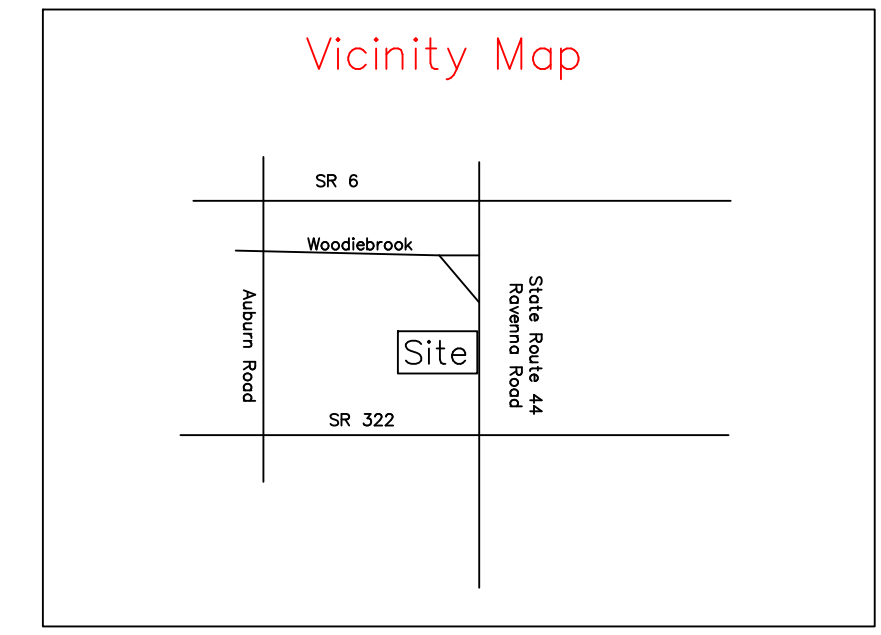


Legal Description of Record

Situated in the Township of Munson, County of Geauga and State of Ohio, and known as being a part of Lot No. 5, in Section 4, of the East Division of Tract 1 within said Township and being further bounded and described as follows:
 Beginning at a 5/8 inch iron pin found at the southwesterly corner of lands now or formerly owned by R.P. Chapman by deed recorded in Volume 736, Page 709 of the Geauga County Records of Deeds, said iron pin found being North 89 deg. 29' 35" West, a distance of 163.68 feet from a 5/8 inch iron pin found on the westerly right-of-way line of Ravenna Road, said point being the southeasterly corner of lands of said R.P. Chapman;
 COURSE I
 Thence North 5 deg. 30' 00" West, along the westerly line of lands of said R.P. Chapman, the westerly line of land now or formerly owned by P.J. Chapman by deed recorded in Volume 736, Page 261 and the westerly line of land now or formerly owned by R. & K. McMaster by deed recorded in Volume 492, Page 694 of the Geauga County Records of Deeds a distance of 333.21 feet to a 1/4 inch x 8 inch spike found in an 8 inch fir tree, said spike also being the northwesterly corner of land of said R. & K. McMaster;
 COURSE II
 Thence South 89 deg. 29' 35" East, along the northerly line of land of said R. & K. McMaster a distance of 163.68 feet to a 5/8" iron pin found on the westerly right-of-way line of Ravenna Road;
 COURSE III
 Thence North 5 deg. 30' 00" West, along the westerly right-of-way of Ravenna Road a distance of 8.56 feet to a point;
 COURSE IV
 Thence South 89 deg. 39' 35" East, a distance 30.17 feet to a point on the centerline of Ravenna Road;
 COURSE V
 Thence North 5 deg. 30' 00" West, along the centerline of Ravenna Road a distance of 696.27 feet to a point, said point being the southeasterly corner of land now or formerly owned by the Geauga County Park District by deed recorded in Volume 979, Page 180 of the Geauga County Records of Deeds;
 COURSE VI
 Thence North 88 deg. 59' 30" West, along the southerly line of land of said Geauga County Park District a distance of 768.79 feet to a 3/4 inch iron pipe found (passing through a 3/4 inch iron pipe found at 30.19 feet), said pipe being the southwesterly corner of land of said Geauga County Park District;
 COURSE VII
 Thence South 5 deg. 30' 00" East, along the easterly line of land now or formerly owned by the W.C. Best, Inc. by deed recorded in Volume 221, Page 128 of Geauga County Records of Deeds, a distance of 703.01 feet to a 5/8 inch iron pin found;
 COURSE VIII
 Thence North 89 deg. 29' 35" West, along a southerly line of land of said W.C. Best, Inc., a distance of 30.17 feet to a 5/8 inch iron pin found;
 COURSE IX
 Thence South 5 deg. 30' 00" East, along an easterly line of land of said W.C. Best, Inc. a distance of 341.88 feet to a 5/8 inch iron pin found on the northerly line of land now or formerly owned by W.C. Best, Inc., by Volume 217, Page 502 of the Geauga County Records of Deeds;
 COURSE X
 Thence South 89 deg. 29' 35" West, along the northerly line of land of said W.C. Best, Inc., a distance of 604.36 feet to the place of beginning and containing 17.0179 acres of land as described by Foresight Engineering Group, Inc., under the supervision of Steven N. Roesser, Professional Surveyor No. 7070, based on surveys in February 1994 and June 1992 by Lawrence Wilson, Professional Surveyor No. 5807 and in February 1992 by James P. Russel, Professional Surveyor No. 5549.
 The bearings are based on the centerline of Ravenna Road North 5 deg. 30' 00" West, as recorded in Volume 895, Page 663 of the Geauga County Records of Deeds. Be the same more or less.
 LESS AND EXCEPT THE FOLLOWING PROPERTY:
 Situated in the Township of Munson, County of Geauga and State of Ohio and known as being part of Lot No. 5 in Section 4 of the East Division of Tract 1 and further being known as part of a parcel of land conveyed to Best Sand Corporation by deeds recorded in Volume 909, Page 668 and Volume 1060, Page 974 of Geauga County Deed Records, further bounded and described as follows:
 Beginning in the centerline of Ravenna Road (S.R. 44), 60 feet wide, at the southeasterly corner of a 1.324 acre parcel of land conveyed to Geauga County Park District by deed recorded in Volume 979, Page 180 of Geauga County Deed Records;
 COURSE I
 Thence South 5' 30' 00" East, along said centerline of Ravenna Road a distance of 326.00 feet to a point;
 COURSE II
 Thence South 88' 29' 33" West, passing through a 5/8 inch iron pin set at 30.07 feet, a total distance of 765.63 feet to a 5/8 inch iron pin set in the easterly line of land conveyed to Walter C. Best, Inc., by deed recorded in Volume 221, Page 128 of Geauga County Deed Records;
 COURSE III
 Thence North 5' 30' 00" West, along said easterly line of land so conveyed to Walter C. Best, Inc., a distance of 359.82 feet to a 5/8 inch iron pin set at the southwesterly corner of said 1.324 acre parcel of land so conveyed to Geauga County Park District;
 COURSE IV
 Thence south 88' 59' 30" East, along the southerly line of said 1.324 acre parcel passing through a 5/8 inch iron pin set at 738.53 feet a total distance of 768.72 feet to the place of beginning and containing 6.0125 acres of land as surveyed, calculated and described on August 29, 2000 by Rudy E. Schwartz, P.S. No. 7193. 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. Be the same more or less.
 Property Address: 11766 Ravenna Road, Chardon, OH 44024
 Tax ID No.: 21-111000



Parking
No stripped parking spaces

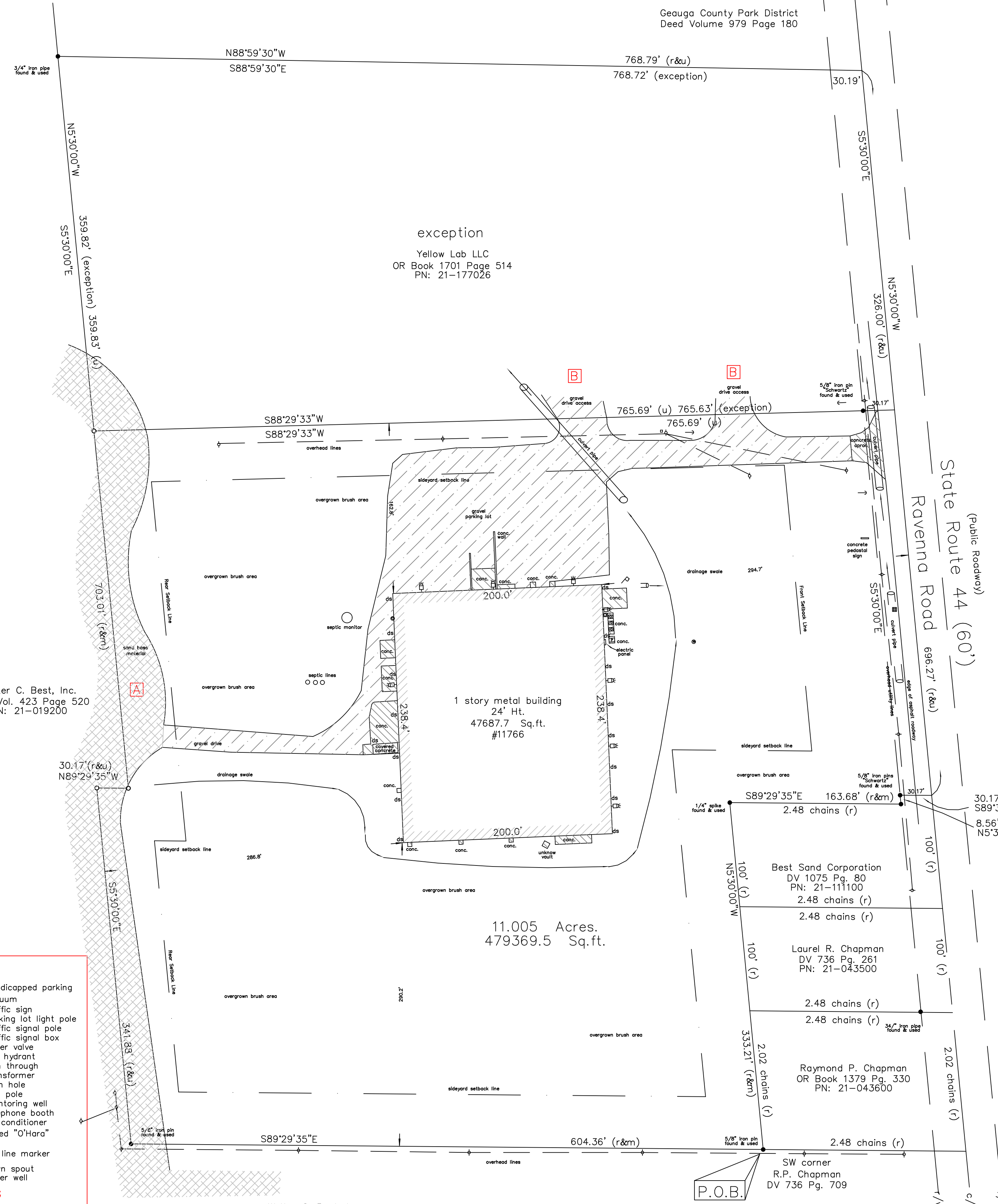
Schedule B Items
No Survey Issues

Flood
Property is not in any designated flood plain area. Property is in Zone X Community No. 39055 C Map No. 0137D Dated June 16, 2009

References:
Deeds of Record
Field observations 9-14-2010
Surveys of Record by James Pezar dated 10-2-07
William Loetz dated 4-29-03
Rudy Schwartz dated 9-14-00

Encroachments
[A] sand base material from adjoining property business operations
[B] access to adjoiner

Zoning
Classification: Industrial
Minimum Square Footage (structure): 2500 sq.ft.
Minimum Lot Size 5.0 Acres
Minimum Frontage: 250 feet
Minimum Front (right of way) Setback: 80 feet
Minimum Lot Size 5.0 Acres
Minimum Frontage: 250 ft.
Minimum Sideyard: 50 feet, 100 feet adjacent to residential
Minimum Rearyard: 50 feet, 250 feet adjacent to residential
Maximum Lot Coverage: 50 %
Parking: One space for every two employees



- Legend**
- ⊕ test well
 - ⊙ tank lid
 - ⊖ storm drain
 - ⊕ catch basin
 - ⊖ sanitary sewer
 - ⊕ water meter
 - ⊖ telephone riser
 - ⊕ utility pole w/ light
 - ⊖ gas valve
 - ⊕ transformer
 - ⊖ gas meter
 - ⊕ tower
 - ⊖ power vault
 - ⊕ telephone vault
 - ⊖ guy wire
 - ⊕ 5/8" dia. iron rebar set, capped "O'Hara"
 - ⊖ survey monument found
 - ⊕ down light
 - ⊖ bollard
 - ⊕ cleanout
 - ♿ handicapped parking
 - ⊖ vacuum
 - ⊕ traffic sign
 - ⊖ parking lot light pole
 - ⊕ traffic signal pole
 - ⊖ traffic signal box
 - ⊕ water valve
 - ⊖ fire hydrant
 - ⊕ own through
 - ⊖ transformer
 - ⊕ man hole
 - ⊖ flag pole
 - ⊕ monitoring well
 - ⊖ telephone booth
 - ⊕ air conditioner
 - ⊖ gas line marker
 - ⊕ water well

- Abbreviations**
- c/l centerline
 - r/w right of way
 - o.h.l. overhead lines
 - (c) calculated distance
 - (r) record distance
 - (m) measured distance
 - (pn:) parcel number
 - Inst. Instrument
 - P.O.B. Place of Beginning
 - (u) used distance
 - O.R. Official Record
 - D.V. Deed Volume
 - P.g. Page

Walter C. Best, Inc.
Deed Vol. 423 Page 520
PN: 21-019200

This Plot of Survey depicts the results of a Boundary Survey as prepared according to the minimum standards for a Boundary Survey as described in the Administrative Code Chapter 4733-37, by O'Hara Land Surveying, LLC. This Survey is not valid unless it bears an Original Signature and Seal.

ALTA ACSM Land Title Survey
ABC, LLC
Certification

To: XYZ, LLC, ABC, LLC., PINKC Bank, Your Title Agency of Chardon, Your National 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 the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8-10, 11(a), 13 and 14 thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Thomas J. O'Hara P.S.
O'Hara Land Surveying LLC
Registration No.: 7995
Date: _____

O'Hara Land Surveying, L.L.C. P.O. Box 902, Chardon, Ohio 44024 oharasurveys@yahoo.com V: 440-286-8417	Date of Survey 03/14/2010 Project No.: 0993		Sheet 1 of 1
	seal		