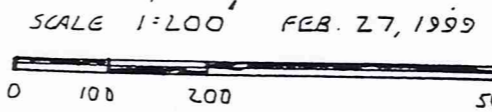


PLAT OF SURVEY AND LOT SPLIT FOR AUBURN LANDS, LTD.

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Lots Nos. 6 and 7 in Section No. 3 in Tract No. 1 and further being known as part of a parcel of land conveyed to Auburn Lands, Ltd. by deed recorded in Volume 661, Page 518 of Geauga County Deed Records.



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
R.S. 3/18/99
OFFICE OF THE GEAUGA COUNTY ENGINEER

PREPARED BY:
RUDY E. SCHWARTZ
PROFESSIONAL SURVEYOR
15750 AUBURN ROAD
NEWBURY, OHIO 44065
(216)564-7528
FAX: (216)564-5675

PREPARED FOR:
AUBURN LANDS, LTD.
16644 MUNN ROAD
CHAGRIN FALLS, OHIO 44023

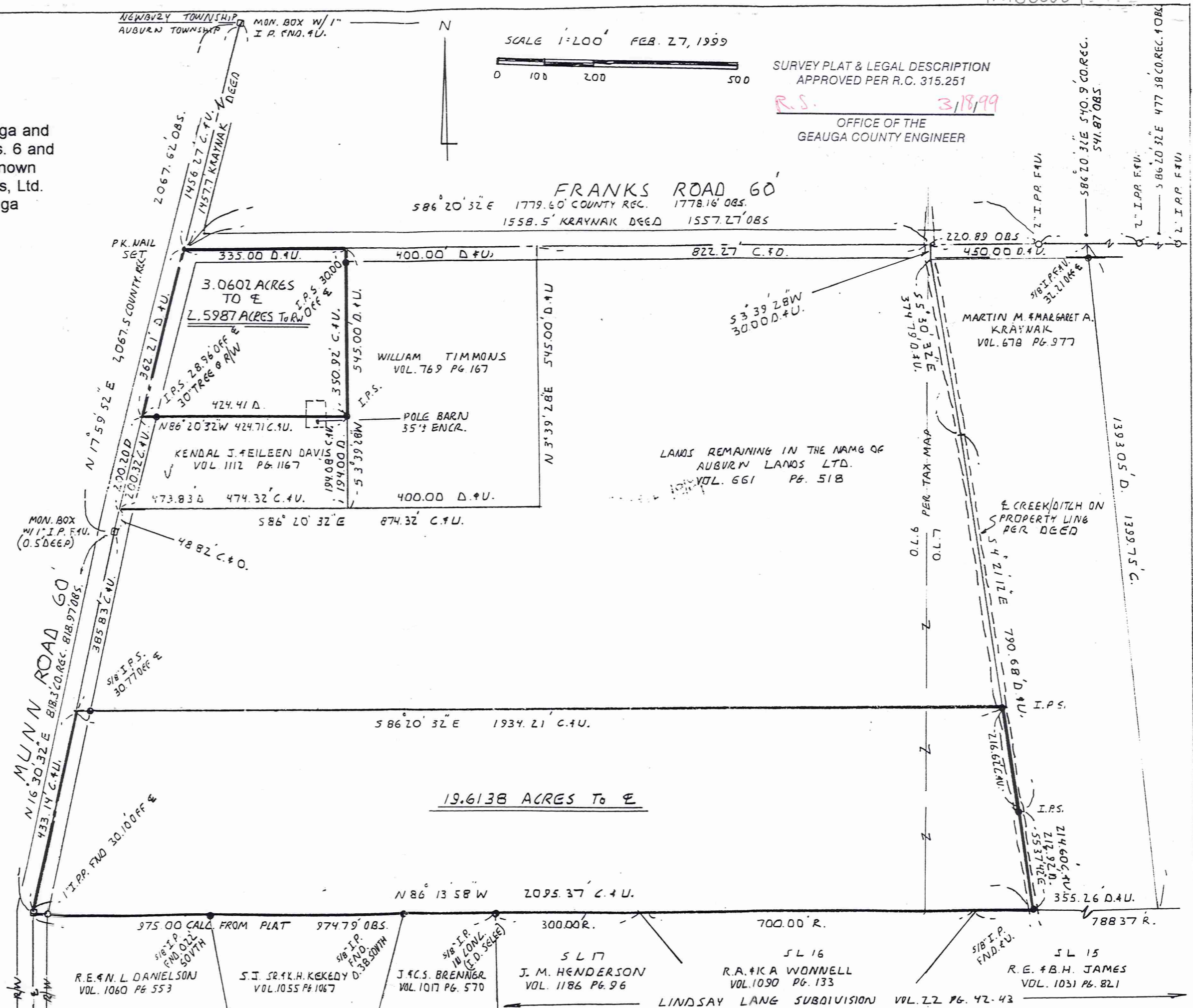
I hereby certify that this Plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct 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 E. SCHWARTZ, P.S. NO. 7193



LEGEND	
I.P.	Iron Pin
I.P.P.	Iron Pipe
Mon.	Monument
Fnd.	Found
D.	Deed
P.	Plat
R/Rec.	Record
M/Msd.	Measured
O/Obs.	Observed
C/Calc.	Calculated
U.	Used
Encl.	Encroachment
C.L.	Centerline
R.W.	Right-Of-Way

MON. BOX W/1" I.P. FND. 4U.



ALL 5/8" IRON PIN SET (I.P.S.) ARE I.D. - SCHWARTZ P.S. 7193

AUB 00007

Auburn Lands LTD
picked up 3-18-1999
01-118382

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that AUBURN LANDS, LTD., an Ohio Limited Partnership, the Grantor, which claims title by or through instrument, recorded in Volume _____, Page _____, Geauga County Recorder's Office, for the divers good causes and considerations thereunto moving, and especially for the sum of TEN DOLLARS NO/100 (\$10.00) received to their full satisfaction of PHILIP M. ZANNELLA and KAREN L. ZANNELLA, Husband and Wife, the Grantees, whose TAX MAILING ADDRESS will be _____, do give, grant, bargain, sell and convey, pursuant to O.R.C. Section 5302.17, unto PHILIP M. ZANNELLA and KAREN L. ZANNELLA for their joint lives, remainder to the survivor of them, the following described premises:

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being a part of Lots Nos. 6 and 7 in Section No. 3 in Tract No. 1 and further being known as part of a parcel of lands conveyed to Auburn Lands, Ltd. by deed recorded in Volume 661, Page 518 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a monument box with a 1 inch iron pin found at an angle point in the centerline of Munn Road, 60 feet wide, at the Northwesterly corner of land conveyed to R. E. and N. L. Danielson by deed recorded in Volume 1060, Page 553 of Geauga County Deed Records;

COURSE I Thence North 16° 30' 32" East, along said centerline of Munn Road, a distance of 433.14 feet to a point;

COURSE II Thence south 86° 20' 32" East, passing through a 5/8 inch iron pin set at 30.77 feet, a total distance of 1934.21 feet to a 5/8 inch iron pin set in the Westerly line of land conveyed to Martin M. and Margaret A. Kraynak by deed recorded in Volume 678, Page 977 of Geauga County Deed Records, said Westerly line also being the centerline of a creek/ditch;

COURSE III Thence South 4° 21' 12" East, along said Westerly line of land so conveyed to Martin M. and Margaret A. Kraynak a distance of 216.62 feet to a 5/8 inch iron pin set at an angle point therein.

PETERSEN & IBOLD
ATTORNEYS AT LAW
VILLAGE STATION
401 SOUTH STREET
CHARDON, OHIO 44024-1495
440/285-3511

COURSE IV

Thence South 5° 37' 42" East, continuing along said Westerly line of land so conveyed to Martin M and Margaret A. Kraynak a distance of 214.60 feet to a 5/8 inch iron pin found at the Southwesterly corner thereof in the Northerly line of Lindsay Lane Subdivision as shown by plat recorded in Volume 22, Page 42 and 43 of Geauga County Plat Records;

COURSE V

Thence North 86° 13' 58" West, along said Northerly line of Lindsay Lane Subdivision and along the Northerly line of land conveyed to J. and C. S. Brenner by deed recorded in Volume 1017, Page 570 of Geauga County Deed Records and along the Northerly line of land conveyed to J. S., Sr. and K. H. Kekedy by deed recorded in Volume 1055, Page 1067 in Geauga County Deed Records, passing through a 1 inch iron pipe found at 2065.27 feet, a total distance of 2095.37 feet to the place of beginning and containing 19.6138 acres of land as surveyed, calculated and described in January, 1998 and February, 1999 by Rudy E. Schwartz, P.S. No. 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.

And the said Grantor, AUBURN LANDS, LTD., does for itself and its successors and assigns, hereby covenant with the said Grantees, their heirs and assigns, that at and until the ensealing of these presents, it is well seized of the above-described premises, as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all encumbrances whatsoever, except zoning ordinances, if any; except easements and restrictions of record, if any; and except taxes and assessments which shall be prorated as of the date of transfer and thereafter assumed by Grantees herein, and that they will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever except as hereinbefore provided.

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