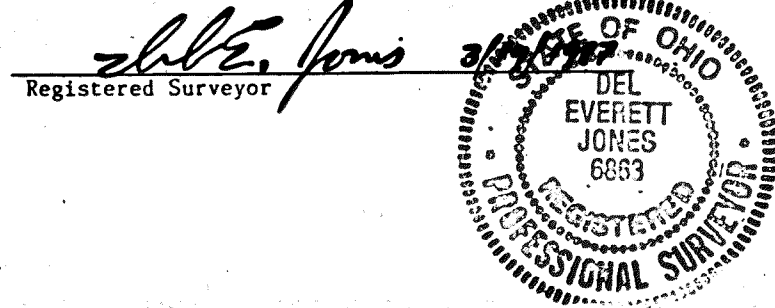


Situated in the Township of Burton, County of Geauga, State of Ohio and known as being part of Section No. 60 in said Township and containing 31.618 acres being (part) of the land conveyed to Berkshire Properties, an Ohio Partnership, by deed recorded in volume 776, page 181 of the Geauga County Deed Records.

SURVEYORS CERTIFICATION

I do hereby certify that I have surveyed the premises and prepared the attached plat and the dimensions of the lots and road(s) are in feet and decimal parts thereof, all of which are correct to the best of my knowledge and belief. Iron monuments or pins as indicated hereon shall be set in place before final inspection and acceptance by the Geauga County Engineer.



# BERKSHIRE INDUSTRIAL PARK

## PHASE # 2

### PART OF SECTION #60

### BURTON TOWNSHIP

### GEAUGA COUNTY

### STATE OF OHIO

This plat is approved, constituting an acceptance of the dedication of Berkshire Industrial Parkway and Enterprise Way for public use and benefit, and the acceptance for maintenance of such improvements contained within such rights-of-way, and easement. Upon recommendation of the sanitary Engineer, this Board has set and received adequate financial security for the construction of the sanitary sewer facility and all appurtenances thereto as shown on the plans and specifications for such improvements in conformity with rules adopted by this Board pursuant to R.C. 6117.01. The written agreement between this Board and the owners reflected on this plat for the construction of these improvements is contained in Vol. 40, Page 272 of the Commissioners Journal. This 18th day of March, 1991.

Partnership filed in Geauga County  
Catherine H. Heiden  
Recorder

(We) Berkshire Properties, an Ohio Partnership, the undersigned Owners of the land shown herein, do hereby certify that this plat correctly represents our Berkshire Industrial Park Subdivision phase 2 containing block 'A' and lot # 13 through 22 both and inclusive, and do hereby accept this plat of same and give, grant, convey, and dedicate to the Board of County Commissioners, Geauga County its successors and assigns forever the areas designated as sanitary sewer easements to ensure conformity with the regulations adopted by the Board of Commissioners pursuant to R.C. 6117.01; and pursuant to an agreement between the parties recorded in Vol. 40 page 272 of the Commissioners Journal of Geauga County, Ohio said easements shall be for constructing, reconstructing, using, operating, maintaining, repairing, replacing, and removing of sanitary sewers, and all appurtenances in, over, under, and upon the described premises on said plat; and we hereby dedicate to public use the areas designated as Berkshire Industrial Parkway and Enterprise Way. The undersigned further agree that any use or improvements made on this land shall be made in accordance with all existing valid zoning, platting, health, or other lawful rules and regulations for the benefit of themselves and all other subsequent owners or assigns taking title from under or through the undersigned. Easements are reserved where indicated on the plat for public utility purposes above and beneath the surface of the ground. The said owners jointly and severally agree, for itself, its successors and assigns that all its property which abuts said sanitary sewer may be assessed for any additional trunk lines and wastewater treatment plant expansions in accordance with the rules and regulations of the Geauga Sanitary Engineering Department; and as provided in sections 6117.03 et. seq. of the Ohio Revised Code. Furthermore, the undersigned Owners do hereby give, grant, convey and dedicate to the Geauga County Board of Commissioners, its successors and assigns forever the Easement recorded in Volume 792, Page 221 of the records maintained by the Geauga County Recorder, in witness whereof the undersigned hereunto set their hands this 9th day of Nov. 1990.

Geauga County Commissioner  
Geauga County Commissioner  
Geauga County Commissioner

UTILITY EASEMENT

(We) Berkshire Properties, Partnership, the undersigned owners of the within platted land, do hereby grant unto the CLEVELAND ELECTRIC & LUMINATING CO., OHIO BELL TELEPHONE CO., EAST OHIO GAS CO., all Ohio Corporations, their successors and assigns (hereinafter referred to as the grantees) a permanent right-of-way and easement ten (10) feet in width under, over, and through all sublots and all lands shown hereon and parallel and contiguous to all road lines to construct, place, operate, maintain, repair, reconstruct, or relocate such above ground and underground electric, gas, and communication cables, ducts, conduits, pipes, gas pipe lines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the grantees for distributing, transporting, and transmitting electricity, gas, and communication signals, for public and private use at such locations as the grantees may determine upon, within, and across the easement premises. Said easement rights shall include the right without liability therefor to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair, or operation of said electric, gas and communications facilities, the right to install, repair, augment and maintain service cables and pipe lines 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 grant. In witness whereof the undersigned hereunto set (their) hand(s) this 20 day of May, 1991.

Partner  
Witness  
Partner

Before me a Notary Public in and for said county and state personally appeared the above named Blaine M. Kaufman, who acknowledged that (they) did sign the foregoing instrument and that the same is his (their) free act and deed for the purposes therein expressed. In witness whereof I have hereunto set my hand and affixed my official seal at Geauga Co., Ohio this 30 day of May, 1991.

Joseph H. Sumarovich  
Notary Public

My Commission expires July 14, 1991

MORTGAGE RELEASE:  
The undersigned mortgagee of the land included in this plat and subdivision does hereby join with the owners of this subdivision in the dedication to public use of the area designated as Berkshire Industrial Parkway and Enterprise Way and hereby releases the lien of our mortgage and waives any right which we might have in said roads. This 9th day of Nov. 1990.

Brian S. Urquhart  
Bank Savings and Loan Official  
Witness  
State of Ohio, County of Cuyahoga

Before me a notary public in and for said county and state personally appeared the above named Brian S. Urquhart of CHASE BANK OF OHIO who acknowledged that they did sign the foregoing instrument and that the same is his free act and deed and the free corporate act and deed of CHASE BANK OF OHIO for the purposes therein expressed. In witness whereof I have unto set my hand and affixed my official seal at Geauga Co. Ohio this 9th day of November 1990.

Heida K. Tisbet  
Notary Public  
My commission expires August 19, 1991

Blaine M. Kaufman Partner, Berkshire Properties  
Joseph M. Hall Witness  
William J. Shuh Witness  
Blaine M. Kaufman Partner, Berkshire Properties  
Joseph M. Hall Witness  
William J. Shuh Witness

State of Ohio, County of Geauga

Before me a notary public in and for said county and state personally appeared the above named Blaine M. Kaufman, Donald Clark who acknowledge that (they) did sign the foregoing instrument and that the same is (their) free act and deed for the purposes therein expressed. In witness whereof I have set my hand and affixed my official seal at Chardon, Ohio this 9th day of November, 1990.

Arthur Temple  
Notary Public  
State of Ohio, Geauga County  
My Commission Expires 3-18-92

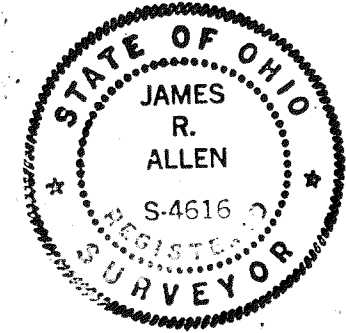
My Commission expires \_\_\_\_\_

399875  
Recorded June 28, 1991 @ 8:50 AM  
in plat Vol. 20, Page 27  
Catherine H. Heiden, Geauga  
County Recorder s/l 13

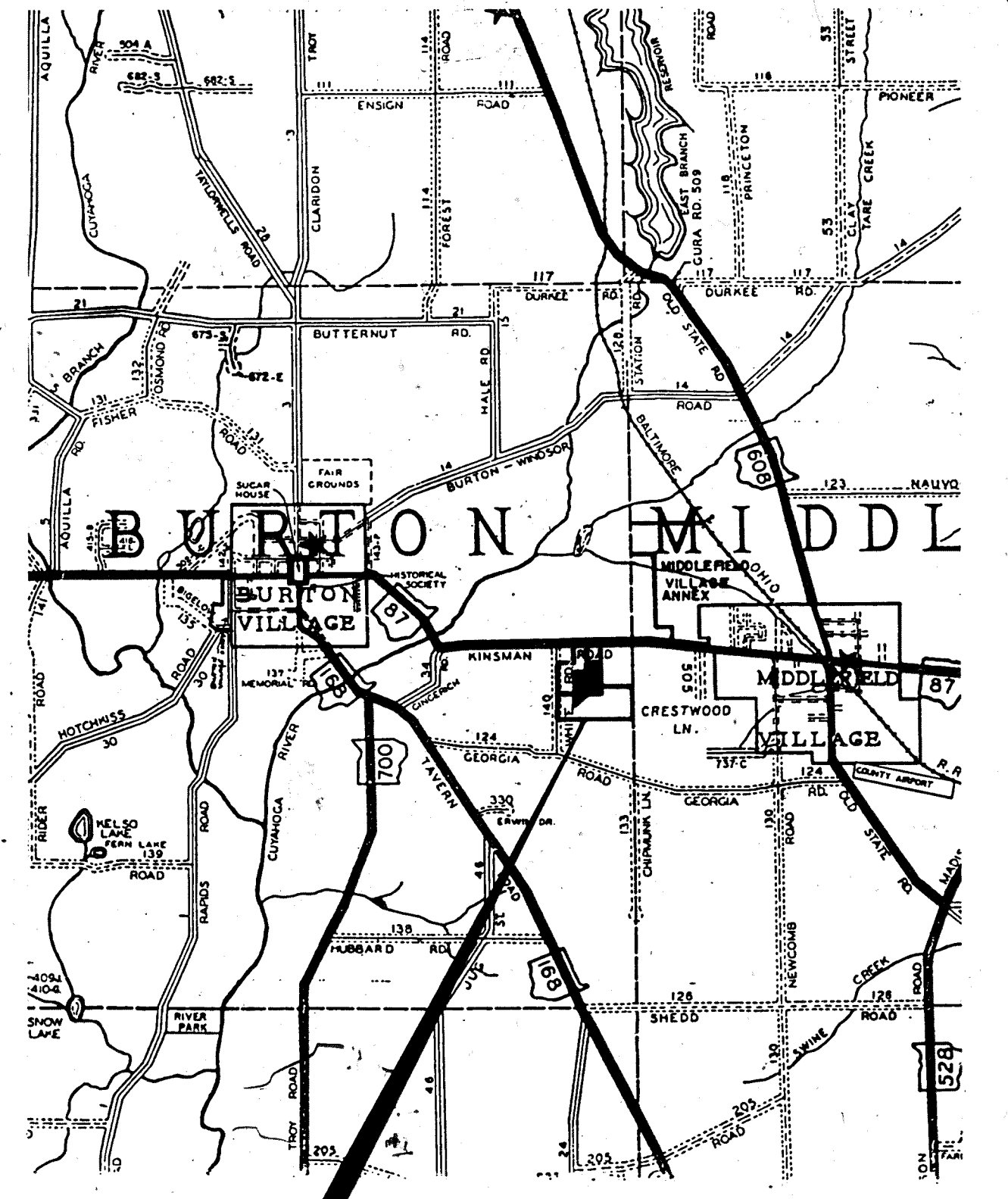
PREPARED BY:  
**NALL & ASSOCIATES**  
CIVIL - MUNICIPAL ENGINEERING  
9954 HIGH COUNTRY, CHARDON, OHIO 44024

PERIMETER SURVEYED BY: James R. Allen, 8151 Herbert Road, Canfield, Ohio; Ph. (216) 533-5604. I hereby certify that I have completed the boundary survey as shown herein and that the same is correct to the best of my knowledge and belief.

James R. Allen  
James R. Allen, P.S. #6616



395866



PROJECT SITE

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:  
Richard Patton 8-28-89 Electric Company Date  
Charles M. Pallad 9-18-89 Telephone Company Date  
Charles S. Benoff 10/2/90 Gas Company Date

APPROVALS  
Approved as to legal form this 18th day of February, 1991  
David C. Oberkey assistant Geauga County Prosecutor  
Approved this 12th day of FEBRUARY, 1991  
James P. Schfer Chairman, Geauga County Planning Commission

Pursuant to Ohio Revised Code Section 711.091, I have checked the specifications, construction and the condition of the road(s) dedicated to public use herein, and I have checked the presence, in place as required, of all iron property monuments, and bench marks and do hereby certify that all of the improvements and facilities have been constructed, are in accordance with the approved plat and plans, are in good repair, and have met all bonding requirements.

This 18th day of March, 1991  
Robert L. Phillips  
Gauga County Engineer

I have examined the plans and specifications for the sanitary sewer facilities and appurtenances for conformity to the rules adopted by the board of county commissioners of Geauga County, Ohio pursuant to R.C. 6117.01 and hereby verify that all facilities shown on such plans and specifications are in conformity with such rules.  
This 22 day of FEB 1991

James F. Lee  
Gauga County Sanitary Engineer

6-28-91 No transfer necessary  
Transferred this 20 day of March, 1991

Richard J. Makowski  
Gauga County Auditor

Filed for record this 20 day of Mar, 1991 at 3:32 PM.  
Recorded this 20 day of Mar, 1991 in plat book volume 20 page 16

Catherine H. Heiden  
Gauga County Recorder

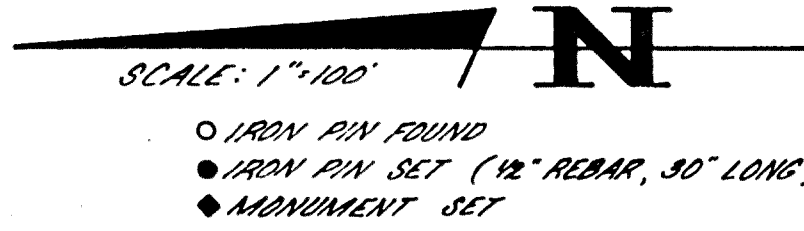
20-27 20-16

**CURVE DATA**

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
A	40,000	90°11'06"	62,961'	40,129'	56,660'	N45°06'50"E
B	257,471'	11°18'36"	50,824'	25,495'	50,741'	N5°40'35"E
C	257,471'	11°18'36"	50,824'	25,495'	50,741'	N5°40'35"E
D	40,000	89°48'54"	62,703'	39,871'	56,477'	S44°53'10"E
E	257,471'	11°18'36"	50,824'	25,495'	50,741'	S5°38'01"E
F	257,471'	11°18'36"	50,824'	25,495'	50,741'	S5°38'01"E
G	40,000	89°48'54"	62,703'	39,871'	56,477'	N44°53'10"W
H	40,000	90°11'06"	62,961'	40,129'	56,660'	N45°06'50"E
I	40,000	90°11'06"	62,961'	40,129'	56,660'	N45°06'50"E
J	370,000	8°32'22"	55,145'	27,624'	55,094'	S4°14'54"E
K	400,000	8°32'22"	59,617'	29,864'	59,561'	S4°14'54"E
L	40,000	81°16'32"	56,741'	34,300'	52,102'	S49°09'21"E
M	480,000	18°20'33"	137,653'	63,423'	137,072'	N17°41'21"W
L ESM'T	30,000	90°11'06"	47,221'	30,097'	42,495'	N45°06'50"E
L ESM'T	30,000	81°16'32"	42,556'	25,747'	39,077'	N49°09'21"W
M ESM'T	440,000	18°20'33"	140,860'	71,038'	140,260'	N17°41'21"W

**AREAS**

1.948 ACRES IN EXISTING ROADWAYS  
 8.811 ACRES PREVIOUSLY SOLD FROM ORIGINAL PARCEL  
 27.974 ACRES PREVIOUSLY PLATED LOTS  
 3.777 ACRES IN NEWLY DEDICATED ROADWAYS  
 24.709 ACRES IN NEWLY PLATED LOTS  
 3.132 ACRES IN OPEN SPACE (BLOCK "A")  
 45.055 ACRES REMAINING IN ORIGINAL PARCEL...  
 115.406 ACRES TOTAL (ORIGINAL PARCEL)  
 31.618 ACRES TOTAL (PHASE #1 & 2)  
 2,680 LINEAR FEET NEW ROADWAYS  
**TOTAL N° OF SUBLOTS = 10**

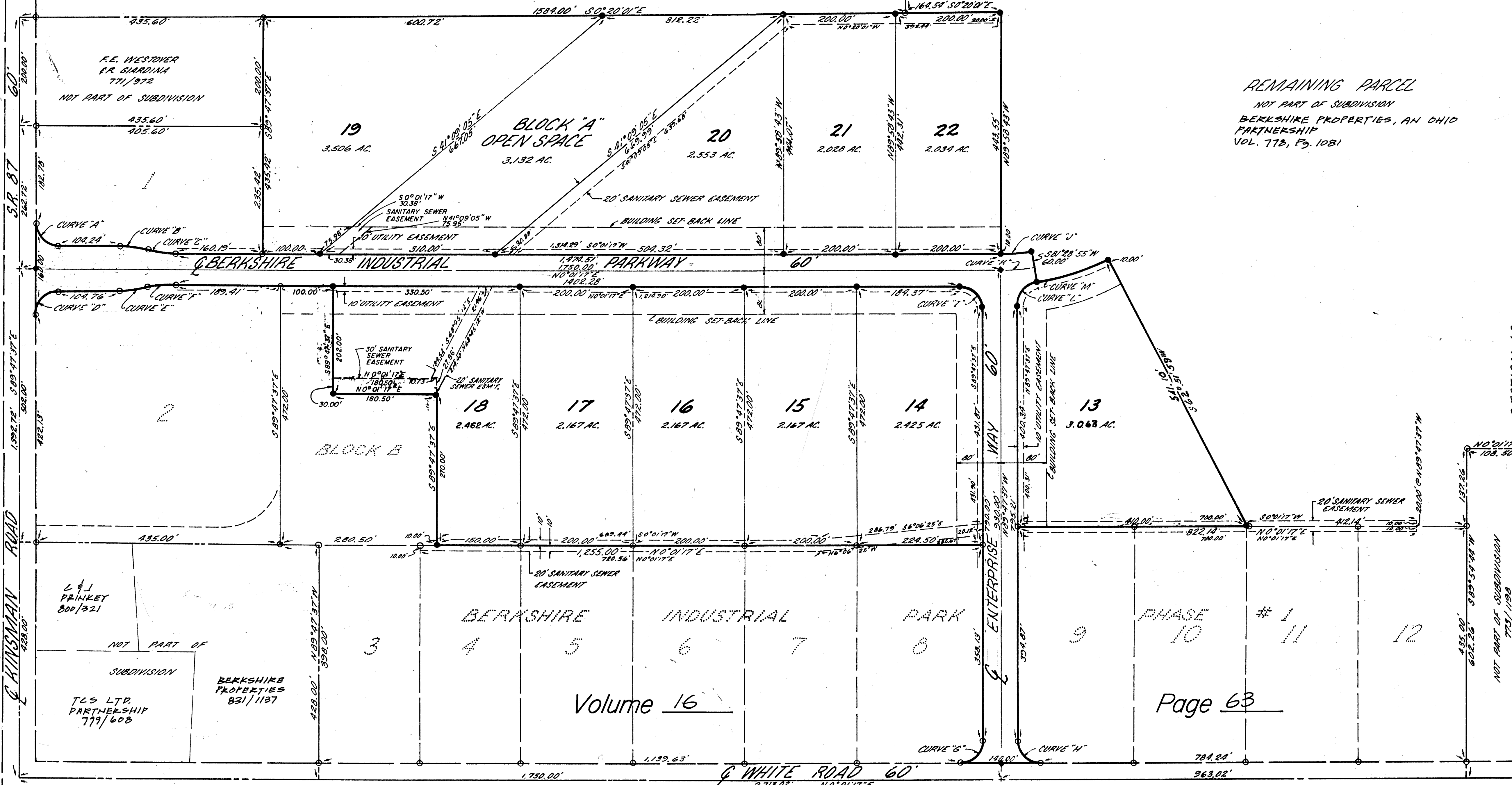


H. B. STEWART 730/354

MIDDLEFIELD TWP.  
 BURTON TWP.

50°20'01"E  
 1,116.24'

2  
 2



REMAINING PARCEL  
 NOT PART OF SUBDIVISION  
 BERKSHIRE PROPERTIES, AN OHIO PARTNERSHIP  
 VOL. 778, P. 1081

Q KINGSMAN ROAD

SECTION 60  
 SECTION 70

Volume 16

Page 63

- ASSEMBLY OF GOD 464/771
- D. & H. SHIFER 797/765
- D. & M. LUCH 305/466
- X. & M. RUMAS 513/285
- K. & T. MILLER 809/1127
- B. G. WHITE 562/138
- M. FARM WALD 531/7126
- L. SCARBERRY 813/753
- R. E. SPRINGER 507/947

**NOTE:** BLOCK "A" AND OPEN SPACE SHOWN HEREON SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF BERKSHIRE INDUSTRIAL PARK PHASE NO. 2 AS RECORDED IN VOLUME 866, PAGE 1111 OF THE GEUGA COUNTY DEED RECORDS.

SEE ALSO VOLUME 866, PAGE 1128 OF THE GEUGA COUNTY DEED RECORDS FOR ADDITIONAL DECLARATION OF COVENANTS AND RESTRICTIONS.

20-28 20-17  
 86-106