

Exhibit 1

Description for Auburn Township Zoning Amendment B-1 to B-3 NE Corner, S.R. 44 and U.S. Route 422

Situated in the Township of Auburn, County of Geauga and State of Ohio being part of Section No.4, Tract 2 within said Township and further described as follows:

Beginning in the centerline of Ravenna Road (S.R. 44) at a point which is southerly along said centerline a distance of 322.25 feet from the intersection of said centerline with the centerline of Washington Street, said point of beginning also being the northwest corner of land conveyed to S. Eames by deed recorded in Vol. 519, Page 104 of the Geauga County Records of Deeds;

Thence easterly long the north line of the said Eames land a distance of 735.30 feet to a point in the west line of land conveyed to F. T. Associates by deed recorded in Vol. 833, Page 560 of the Geauga County Records of Deeds;

Thence southerly along the west line of land conveyed to said F. T. Associates a distance of 545.00 feet to the southwest corner thereof;

Thence easterly along the south line of land conveyed to said F. T. Associates and along the south line of land conveyed to J. L. Martinec, et al. by deed recorded in Vol. 218, Page 202 of the Geauga County Records of Deeds a distance of 286.00 feet to a point in the west line of a second parcel conveyed to said Martinec by deed recorded in Vol. 210, Page 294 of the Geauga County Records of Deeds;

Thence southerly along the west line of the second parcel conveyed to said Martinec a distance of 232.21 feet to the northeast corner of a parcel of land conveyed to the State of Ohio by deed recorded in Vol. 542, Page 990 of the Geauga County Records of Deeds;

Thence westerly along the north line of the said State of Ohio parcel a distance of 74.33 feet to an angle point;

Thence northwesterly continuing along the northerly line of the said State of Ohio parcel and the northwesterly prolongation thereof a distance of approximately 1010.00 feet to the centerline of Ravenna Road;

Thence northerly along the centerline of Ravenna Road a distance of approximately 526.00 feet to the place of beginning.

Exhibit 2
Description for
Auburn Township Zoning Amendment B-1 and R-1 to B-3
SE Corner, S.R. 44 and U.S. Route 422

Situated in the Township of Auburn, County of Geauga and State of Ohio being part of Section No.4, Tract 2 within said Township and further described as follows:

Beginning in the centerline of Ravenna Road (S.R. 44) at a point which is southerly along said road centerline a distance of 1530.31 feet from the intersection of said centerline with the centerline of Washington Street, said point of beginning also being the southwest corner of a parcel of land conveyed to the State of Ohio by deed recorded in Vol. 513, Page 850 of the Geauga County Records of Deeds;

Thence easterly along the southerly line of said parcel conveyed to the State of Ohio a distance of 335.34 feet to an angle point;

Thence northeasterly continuing along the southerly line of said parcel conveyed to the State of Ohio a distance of 213.27 feet to the southwest corner of a parcel conveyed to the State of Ohio by a Judgment Settlement as recorded in Vol. 532, Page 828 of the Geauga County Records of Deeds;

Thence easterly along the southerly line of the second parcel conveyed by said Judgment Settlement a distance of approximately 535.0 feet to a point in the west line of a 2.07 acre parcel conveyed to Chapin & Chapin, Inc., et al. by deed recorded in Vol. 388, Page 201 of the Geauga County Records of Deeds;

Thence southerly along the west line of said 2.07 acre parcel and the southerly prolongation thereof a total distance of approximately 532.0 feet to the north line of land conveyed to J. and J. Kocheff by deed recorded in Vol. 820, Page 397 of the Geauga County Records of Deeds;

Thence west along the north line of the said Kocheff land a distance of 1089.0 feet to the centerline of Ravenna Road;

Thence northerly along the centerline of Ravenna Road a distance of 403.0 feet to the place of beginning.

Exhibit 3

Description for Auburn Township Zoning Amendment 97-1 R-1 to B-4

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being a part of Section No.4, Tract 2, in said Township and is bounded and described as follows:

Beginning at a concrete monument at the extreme south-easterly corner of the land formerly owned by The Schumacher-Schnabel Corporation, said monument being at an angle in the westerly line on the City of Akron property;

Thence Westerly along the south line of said Schumacher-Schnabel Corporation property, which is also the north line of property owned by the City of Akron and Ava R. Fox, about 2237.71 feet, to an iron pin on said line and on the center line of the Painesville-Ravenna Road and known as Ohio State Route No.44;

Thence northerly along said center line of Route No.44 - 402.95 feet to a point (iron pin).

Thence easterly parallel with the south line of the Schumacher-Schnabel Corporation land and 400.00 feet northerly at right angles therefrom 2187.5 feet more or less to an iron pipe in the easterly line of said property.

Thence south along the easterly line which is also the west line of the City of Akron and 400.00 feet to the concrete marker at the place of beginning and containing 20¼ acres of land, be the same more or less, but subject to all legal highways.

Exhibit 4

Description for Auburn Township Zoning Amendment R-1 to B-4 SE Corner, S.R. 44 and U.S. Route 422

Situated in the Township of Auburn, County of Geauga and State of Ohio being part of Section No.4, Tract 2 within said Township and further described as follows:

Beginning in the centerline of Ravenna Road (S.R. 44) at a point which is southerly along said road centerline a distance of 1933.31 feet from the intersection of said centerline with the centerline of Washington Street, said point of beginning also being the northwest corner of land conveyed to J. and J. Kocheff by deed recorded in Vol. 820, Page 397 of the Geauga County Records of Deeds;

Thence continuing southerly along the centerline of Ravenna Road a distance of 664.95 feet to the southwest corner of land conveyed to J. and M. Voynovich by deed recorded in Vol. 427, Page 1001 of the Geauga County Records of Deeds;

Thence easterly along the south line of said Voynovich land and along the south line of land conveyed to P. and D. Kovalchick by deed recorded in Vol. 576, Page 828 of the Geauga County Records of Deeds a distance of 2187.5 feet to a point in the east line of Section No.4, said east line also being the west line of land conveyed to the City of Akron by deed recorded in Vol. 187, Page 162 of the Geauga County Records of Deeds;

Thence northerly along the east line of Section No.4, said line also being the west line of land conveyed to the City of Akron, a distance of approximately 1223.0 feet to the most easterly corner of a parcel of land conveyed to the State of Ohio by a Judgment Settlement as recorded in Vol. 532, Page 828 of the Geauga County Records of Deeds;

Thence westerly along the southerly line of said parcel conveyed by said Judgment Settlement a distance of approximately 535.0 feet to a point in the west line of a 2.07 acre parcel conveyed to Chapin & Chapin, Inc., et al. by deed recorded in Vol. 388, Page 201 of the Geauga County Records of Deeds;

Thence southerly along the west line of said 2.07 acre parcel and the southerly prolongation thereof a total distance of approximately 532.0 feet to the north line of land conveyed to J. and J. Kocheff by deed recorded in Vol. 820, Page 397 of the Geauga County Records of Deeds;

Thence west along the north line of the said Kocheff land a distance of 1089.0 feet to the place of beginning.

Exhibit 5

Description for Auburn Township Zoning Amendment R-1 to B-3 SW Corner, S.R. 44 and U.S. Route 422

Situated in the Township of Auburn, County of Geauga and State of Ohio being part of Section No.4, Tract 2 within said Township and further described as follows:

Beginning in the centerline of Ravenna Road (S.R. 44) at a point which is northerly along said centerline a distance of 1759.75 feet from the intersection of said centerline with the centerline of Taylor May Road, said point of beginning also being the northeast corner of a 50.00 foot strip of land conveyed to M. and F. Bluso by deed recorded in Vol. 831, Page 789 of the Geauga County Records of Deeds;

Thence westerly along the northerly line of the said Bluso land a distance of 1560.5 feet to an angle point;

Thence northerly along an easterly line of the said Bluso land a distance of approximately 532 feet to the southwest corner of land conveyed to the State of Ohio by deed recorded in Vol. 516, Page 1005 of the Geauga County Records of Deeds;

Thence easterly along the southerly line of the said State of Ohio land a distance of 466.5 feet to an angle point;

Thence southeasterly continuing along the southerly line of the said State of Ohio land a distance of 452.6 feet to the most westerly point of a second parcel conveyed to the Geauga County Records of Deeds;

Thence southeasterly along the southerly line of the said second parcel conveyed to the State of Ohio and the prolongation thereof a distance of approximately 702.0 feet to the centerline of Ravenna Road;

Thence southerly along the centerline of Ravenna Road a distance of approximately 330.0 feet to the place of beginning.

Exhibit 6

Description for Auburn Township Zoning Amendment R-1 to B-4 SW Corner, S.R. 44 and U.S. Route 422

Situated in the Township of Auburn, County of Geauga and State of Ohio being part of Section No.4, Tract 2 within said Township and further described as follows:

Beginning in the centerline of Ravenna Road (S.R. 44) at a point which is northerly along said centerline a distance of 636.98 feet from the intersection of said centerline with the centerline of Taylor May Road, said point of beginning also being the northeast corner of land conveyed to A.J. Reithoffer by deed recorded in Vol. 621, Page 1023 of the Geauga County Records of Deeds;

Thence westerly along the north line of the said Reithoffer land and the north line of land conveyed to W. and W. Brown by deed recorded in Vol. 418, Page 947 of the Geauga County Records of Deeds a distance 2333.9 feet to the east line of land conveyed to E. Watson by deed recorded in Vol. 434, Page 40 of the Geauga County Records of Deeds;

Thence northerly along the east line of the said Watson land a distance of 1255.6 feet to the northeast corner thereof;

Thence westerly along the north line of the said Watson land a distance of 567.4 feet to the southeast corner of land conveyed to A. Padegimas by deed recorded in Vol. 220, Page 386 of the Geauga County Records of Deeds;

Thence northerly along the east line of the said Padegimas land a distance of 428.8 feet to the southwest corner of land conveyed to the State of Ohio by deed recorded in Vol. 516, Page 596 of the Geauga County Records of Deeds;

Thence easterly along the southerly side of the said State of Ohio land a total distance of 1474.4 feet to the west line of land conveyed to L. J. Conrad by deed recorded in Vol. 556, Page 928 of the Geauga County Records of Deeds;

Thence southerly along the west line of the said Conrad land and along the west line of land conveyed to M. Catt, et al., by deed recorded in Vol. 703, Page 866 of the Geauga County Records of Deeds and along the west line of land conveyed to R. and J. Simpson by deed recorded in Vol. 747, Page 602 of the Geauga County Records of Deeds a distance of approximately 532.0 feet to the southwest corner of the said Simpson land;

Thence easterly along the south line of the said Simpson land a distance of 1560.5 feet to the centerline of Ravenna Road;

Thence southerly along the centerline of Ravenna Road a distance of approximately 1123.0 feet to the place of beginning.

Exhibit 7

Description for Auburn Township Zoning Amendment New B-3 Area NW Corner, S.R. 44 and New U.S. Route 422

Situated in the Township of Auburn, County of Geauga and State of Ohio being part of Section No.4, Tract 2 within said Township and further described as follows:

Beginning in the centerline of Ravenna Road (S.R. 44) at a point which is south 07° 30' 00" west along said road centerline a distance of 504.6 feet from the intersection of said centerline with the centerline of Washington Street, said point of beginning also being the southeast corner of land conveyed to F. T. Associates by deed recorded in Vol. 826, Page 294 of the Geauga County Records of Deeds;

Thence continuing south 07° 30' 00" west along the centerline of Ravenna Road a distance of 280.56 feet to the northeast corner of land conveyed to the State of Ohio by deed recorded in Vol. 537, Page 497 of the Geauga County Records of Deeds;

Thence westerly along the northerly side of the said State of Ohio land by the following five courses:

Course No.1 - north 82° 30' 00" west a distance of 63.30 feet to a point;

Course No.2 - south 10° 16' 39" west a distance of 35.04 feet to a point;

Course No.3 - south 49° 02' 22" west a distance of 154.98 feet to a point;

Course No.4 - south 83° 53' 49" west a distance of 1044.16 feet to a point;

Course No.5 - north 88° 30' 30" west a distance of 46.37 feet to a point in the east line of a second parcel conveyed to the State of Ohio by deed recorded in Vol. 515, Page 644 of the Geauga County Records of Deeds;

Thence northerly along the east line of the second parcel conveyed to the State of Ohio and along the east line of land conveyed to S. and Z. Besser by deed recorded in Vol. 484, Page 201 of the Geauga County Records of Deeds a distance of 595.6 feet to an angle point;

Thence easterly along a southerly line of the said Besser land a distance of 35.69 feet to an angle point;

Thence northerly along the easterly line of the said Besser land a distance of 40.92 feet to the southwest corner of land conveyed to the Auburn Township Trustees by deed recorded in Vol. 210, Page 305 of the Geauga County Records of Deeds;

Exhibit 7

Thence easterly along the southerly line of the said Auburn Township land a distance of 267.3 feet to the northwest corner of a second parcel conveyed to Auburn Township by deed recorded in Vol. 265, Page 483 of the Geauga County Records of Deeds;

Thence southerly along the west line of the second parcel conveyed to Auburn Township a distance of 40.92 feet to the southwest corner thereof;

Thence easterly along the southerly line of the second parcel conveyed to Auburn Township and along the southerly line of land conveyed to R. and A. LaRue by deed recorded in Vol. 734, Page 567 and Vol. 825, Page 1288 of the Geauga County Records of Deeds a distance of 605.4 feet to the southwest corner of the aforementioned land conveyed to F. T. Associates;

Thence easterly along the south line of the land conveyed to F. T. Associates a distance of 398.8 feet to the place of beginning.

Exhibit 8

Description of Auburn Corners Retail Business District B-1A Along Washington Street from Messenger Road Easterly to Approximately 1200 Feet of Ravenna Road (SR44)

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township 30' 00" Lot 5, Section 3, Tract Two, and part of Section 4, Tract Two, together forming a parcel of land bounded and described as follows:

Beginning at the centerline intersection of Washington Street with Messenger Road;

Thence northerly, along the centerline of said Messenger Road, a distance of 600 feet;

Thence easterly, approximately 730 feet to the easterly line of Original Auburn Township Lot 5, Section 3, Tract Two, also being the northwesterly corner of land as described in deed to N. Gambrill recorded in Volume 872, Page 237 of Geauga County Records, and the southwesterly corner of Derbyshire Subdivision Phase II recorded in Volume 23, Page 55 of Geauga County Plat Records;

Thence easterly along the Southerly line of said Derbyshire Subdivision Phase II aforesaid and its easterly prolongation a distance of approximately 3230 feet to the centerline of Ravenna Road (SR 44);

Thence continuing easterly, along the northerly line of land as described in deeds to A.J. & J. Reithoffer, Volume 1022, Page 184, M. T. Emerick, Volume 726, Page 746 and Ohio Trenching Co., Volume 993, Page 708, a total distance of approximately 1245 feet to the northeasterly corner of said Ohio Trenching Co. land;

Thence southwesterly, along the easterly line of said Ohio Trenching Co. land, a distance of approximately 553 feet to the centerline of said Washington Street;

Thence southerly, along the Easterly line of the 5.38 acre parcel of land as described in deed to M. Martinec et.al recorded in Volume 909, Page 63 of Geauga County Records, a distance of approximately 1114 feet to the southeasterly corner thereof;

Thence westerly, along the southerly line of said M. Martinec land, a distance of approximately 239 feet to the southwesterly corner thereof;

Thence northerly, along the westerly line of said M. Martinec land a distance of approximately 231 feet to the southerly line of the 2.0 acre parcel as described in deed to M. Martinec aforesaid;

Thence westerly, along the southerly line of land as described in deeds to M. Martinec, Volume 909, Page 63, and F. T. Associates, Volume 833, Pages 558 & 560, a distance of approx. 274 feet to the southwesterly corner of the 1.94 acre parcel of F. T. Associates;

Exhibit 8

Thence northerly, along the westerly line of the said 1.94 acre F. T. Associates land, a distance of approximately 561 feet to the southeasterly corner of land as described in deed to S.C. & L. M. Rolf, recorded in Volume 808, Page 1061 of Geauga County Records;

Thence westerly along the southerly line of land as described in deeds to S. C. & L. M. Rolf, Volume 808, Page 1061, D. R. Cross and E. A. Richardson, Volume 753, Page 11, and R. & B. May, Volume 454, Page 631 all of Geauga County Records, a total distance of approximately 734 feet to the centerline of said Ravenna Road;

Thence southerly, along the centerline of said Ravenna Road, a distance of approximately 190 feet to its intersection with the easterly produced southerly line of land, as described in deed to F. T. Associates, recorded in Volume 826, Page 294 of Geauga County Records;

Thence westerly, along the southerly line of said F. T. Associates land, and the southerly line of lands as described in deeds to R. A. & Anne M. LaRue, Volume 734, Page 567 and the 0.50 acre parcel of land of the Auburn Township Trustees, Volume 265, Page 483 all of Geauga County Records, a total distance of approximately 1007 feet to the southwesterly corner of the 0.50 acre Auburn Township Trustee land;

Thence northerly, along the westerly line of said 0.50 acre of Auburn Township Trustees land, a distance of approximately 46 feet to the southeasterly corner of land as described in deed to the Auburn Township Trustees, recorded in Volume 210, Page 305 of Geauga County Records;

Thence westerly, along the southerly line of said Auburn Township Trustees land, a distance of approximately 264 feet to the Southwesterly corner thereof, also being in an Easterly line of land as described in deed S & Z Besser, recorded in Volume 484, Page 201 of Geauga County Records;

Thence in a general southerly direction along the S & Z Besser land the following courses and distances:

Southerly, a distance of approximately 50 feet; westerly, a distance of approximately 41 feet; and southerly, a distance of approximately 607 feet to the new southeasterly corner thereof;

Thence westerly along the new southerly line of said S & Z Besser land aforesaid, and the new southerly line of lands as described in deeds to J. R. Romig, Volume 463, Page 287, M. P. & K. E. Gibb, Volume 653, Page 112, M. D. Bluso, Volume 811, Page 70 and Volume 842, Page 227 and L. & J. Kovacs, Volume 1031, Page 999, all of Geauga County Records, a total distance of approximately 1470 feet to the southwesterly corner of said L. & J. Kovacs land, also being in the easterly line of the 3.75 acre parcel as described in deed to V. E. Matula, recorded in Volume 665, Page 694 of Geauga County Records;

Exhibit 8

Thence southerly, along the easterly line of said 3.75 acres of V. E. Matula land, a distance of approximately 80 feet to the southeasterly corner thereof; ,

Thence westerly, along the southerly line of said V. E. Matula land, a total distance of approximately 420 feet to the southwesterly corner thereof;

Thence northerly, along the westerly line of said V. E. Matula land, a distance of approximately 60 feet to the southeasterly corner of land as described in deed to A. Padegimas recorded in Volume 220, Page 386 of Geauga County Records;

Thence westerly along the Southerly line of said .A. Padegimas land, a distance of approximately 735 feet to the southwesterly corner thereof;

Thence northerly, along the westerly line of said A. Padegimas land, a distance of approximately 1090 feet to the centerline of said Washington Street;

Thence easterly along the centerline of said Washington Street, a distance of approximately 50 feet to the Place of Beginning.

Exhibit 9

Description of General Business B-1 Area Along Washington Street from the Westerly Boundary of Auburn Township Easterly to Munn Road

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Section 1, Tract Two and part of Original Auburn Township Lots 2, 3 and 8, Section 2, Tract Two, together forming a parcel of land bounded and described as follows:

Beginning the centerline of Washington Street at its intersection with the westerly boundary of Auburn Township;

Thence southeasterly, along the centerline of said Washington Street, a distance of 1178.65 feet to the most westerly corner of a 1.96 acre parcel of land as described in deed to Bob's Beverage, Inc., recorded in Volume 1071, Page 424 &: 426 of Geauga County Records;

Thence easterly along the northerly line of said Bob's Beverage, Inc. land and the northerly line of lands as described in deeds to M. J. Ullman, Volume 611, Page 407; Bob's Beverage, Inc., Volume 812, Page 1158; Auburn CTR Development Property, Volume 830, Page 118; and Bob's Beverage, Inc., Volume 842, Page 221, all of Geauga County Records, a total distance of approximately 1300 feet the northeasterly corner of said Bob's Beverage, Inc., Volume 842, Page 221 land, also being in the westerly line of land as described in deed to J. P. Weingart recorded in Volume 800, Page 919 of Geauga County Records;

Thence southeasterly and easterly along a line parallel with and 600 feet, by rectangular measurements northerly from the centerline of Washington Street, passing through land as described in deeds to J. P. Weingart, recorded in Volume 800, Page 919, J. Feher, et.al. Volume 863, Page 125; J & R. Cathan, Volume 732, Page 550; and J. J. & R. A. Kocher, Volume 734, Page 151 all of Geauga County Records, a total distance of approximately 4550 feet to the centerline of Munn Road;

Thence southerly, along the centerline of said Munn Road, a distance of 600 feet to the centerline of said Washington Street;

Thence easterly along the centerline of said Washington Street, a distance of 400.00 feet to the northeasterly corner of land as described in deed to P. E. Clemens, recorded in Volume 1101, Page 2 of Geauga County Records;

Thence southerly along the easterly line of said P. E. Clemens lands, a distance of 300.00 feet to the southeasterly' corner thereof;

Exhibit 9

Thence westerly, along the southerly line of said P. E. Clemens land, a distance of 400.00 feet to the centerline of said Munn Road;

Thence southerly along the centerline of said Munn Road, a distance of 300 feet;

Thence westerly, and northwesterly parallel along with and 600 feet, by rectangular measurements, southerly from the centerline of Washington Street, passing through land as described in deeds to Carapace Associates LP, recorded in Volume 1004, Page 108; J. & G. Graham, Volume 1016, Page 856; G. & P. Szoka, Volume 621, Page 1285; A. J. & D. M. Lenart, Volume 914, Page 164; E. W. & V. G. Childs Trust, Volume 1097, Pages 782, and 785; D. J. Zenisek, Volume 1006, Pages 514 and 516; D. R. Vanderwist & P. Winslow, Volume 762, Page 556; and K. S. Fuller, Volume 928, Page 225 all of Geauga County Records, at total distance of approximately 4530 feet to the easterly line of Indian Hills Subdivision recorded in Volume 11, Page 25 of Geauga County Plat Records;

Thence continuing northwesterly, along a line parallel with and 600 feet, by rectangular measurements from the centerline of said Washington Street, passing through Sublots 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31 and 30 of said Indian Hills Subdivision, a distance of approximately 2600 feet, to the said westerly boundary of Auburn Township;

Thence northerly, along the said westerly boundary of Auburn Township, a distance of 669.46 feet to the Place of Beginning;

Thence southeasterly, along the centerline of said Washington Street, a distance of 1178.65 feet to the Principal Place of Beginning.

Exhibit 10

Description of I-I General Industrial Zoned Land Along Munn Road in Auburn Township, Geauga County, Ohio

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being all of Original Auburn Township Lots 3 and 4, Section 3, Tract One, all of Original Auburn Township Lots 1 and 10 Section 2, Tract Two and part of Original Auburn Township Lot 9, Section 2, Tract Two together forming a parcel of land bounded and described as follows:

Beginning at the centerline intersection of Munn Road with Stafford Road;

Thence easterly, along the centerline of said Stafford Road, also being the northerly line of Original Auburn Township Lot 4, approximately 1830 feet to the common intersection of Original Auburn Township Lots 4, 5, 8 & 9, Section 3, Tract One;

Thence southerly along the easterly line of said Original Lot 4 approximately 2850 feet to the southeasterly corner thereof, also being along the northerly line of said Original Auburn Township Lot 10;

Thence southerly, along the easterly line of said Original Lot 10, a distance of approximately 2210 feet to the southeasterly corner thereof, also being the northeasterly corner of said Original Auburn Township Lot 9;

Thence continuing southerly, along the easterly line of said Original Lot 9, a distance of approximately 640 feet to the southeasterly corner of land as described in deed to K.. Taylor Kuhnle and E. T. Kuhnle, recorded in Volume 1023, Page 844 of Geauga County Records;

Thence westerly, along the southerly line of said K. Taylor Kuhnle and E. T. Kuhnle land, a distance of approximately 1930 feet to the centerline of said Munn Road;

Thence northerly, along the centerline of said Munn Road, a distance of approximately 640 feet to the northwesterly corner of said Original Lot 9, also being the common intersection of Original Auburn Township Lots 1, 2, 9 & 10, Section 2, Tract Two;

Thence westerly along the southerly line of said Original Lot 1, a distance of approximately 2110 feet to the southwest corner thereof, also being the northwesterly corner of Original Lot 2;

Thence northerly, along the westerly line of said Original Lot 1, a distance of approximately 2180 feet to the northwesterly corner thereof;

Exhibit 10

Thence easterly, along the northerly line of said Original Lot 1, a distance of approximately 280 feet to the southwesterly corner of said Original Lot 3;

Thence northerly, along the westerly line of said Original Lot 3, a distance of approximately 2820 feet to the centerline of said Stafford Road, also being the common corner of Original Auburn Township Lots 2, 3, 4, & 5, Section 3, Tract One;

Thence easterly, along the centerline of said Stafford Road, also being the northerly line of said Original Lot 3 a distance of approximately 1820 feet to the Place of Beginning.

Exhibit 11

Description for Auburn Township Zoning Amendment PUD to R-1

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Section 1, Tract Two and bounded and described as follows:

Beginning in the curved centerline of Washington Street at its intersection with the westerly of land described in deed to J. Feher et. al. recorded in Volume 863, Page 125 of Geauga County Records;

Thence along the curved centerline of Washington Street, deflecting to the left, having a radius of 5636.27 feet, a chord of 191.09 feet which bears north 60° 58' 10" west, an arc of 191.10 feet;

Thence north 28° 03' 33" east, 30.00 feet;

Thence along a curved line deflecting to the left, having a radius of 40.00 feet, a chord of 64.20 feet which bears north 64° 41' 03" east, an arc of 74.53 feet to a point of compound curvature;

Thence along a curved line deflecting to the left, having a radius of 1945.86, a chord of 333.91 feet which bears north 6° 23' 13" east, an arc of 334.32 feet to a point of tangency;

Thence north 1° 27' 54" east, 8.97 feet;

Thence north 62° 02' 22" west, 1032.62 feet to an east line of land described in deed to Bob's Beverage, Inc., recorded in Volume 842, Page 221 of Geauga County Records;

Thence north 1° 25' 38" east, along the said east line of Bob's Beverage Inc. land and an easterly line of Auburn Lakes Condominium whose drive was dedicated and recorded in Volume 14, Page 39 of Geauga County Records, a total distance of 947.44 feet;

Thence south 89° 29' 20" east, along a southerly line of said Auburn Lakes Condominium, 994.92 feet to a northwesterly corner of said J. Feher et. al. land;

Thence south 1° 27' 54" west, along the westerly line of said J. Feher et. al. land, 1910.52 feet to the place of beginning and containing 28.406 acres of land according to the survey of January 1999 by Braun-Prenosil Associates Inc., Kevin S. Braun, P.S. No.7082, be the same more or less but subject to all legal highways. (Effective 6/19/99)

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Section No.1, Tract No.2 and bounded and described as follows:

Beginning on the center line of U.S. Rt. 422 aka Chagrin Falls-Greenville Road, at its intersection with the Westerly line of said Section No. 1;

(Continued)

Exhibit 11

(Effective 7/31/02)

Thence North 0° 15' 32" East along said Section Line 1385.45 feet to a Southerly corner of land conveyed to Theodore T. Zuck by deed dated July 19, 1943, and recorded in Volume 212, Page 447 of Geauga County Records;

Thence South 89° 25' 12" East along the Southerly line of land so conveyed to Theodore T. Zuck, 2314.29 feet to the Southeasterly corner thereof;

Thence North 0° 48' 27" East along the Easterly line of land so conveyed to Theodore T. Zuck 829.38 feet to the Northerly line of said Section No.1;

Thence North 89° 51' 20" East along the Northerly line of said Section No.1 1994.78 feet to the Northeasterly corner thereof;

Thence South 1° 19' 30" West along the Easterly line of said Section No.1 1062.31 feet to an angle point therein;

Thence continuing along said Section Line South 0° 44' 41" West 928.34 feet to the Northeasterly corner of land conveyed to John Heiniger and Julia Heiniger by deed dated January 24, 1927, and recorded in Volume 177, Page 533 of Geauga County Records;

Thence North 89° 52' 30" West along the Northerly line of land so conveyed to John and Julia Heiniger and along the Northerly line of land conveyed to Bernard L. Waller and George K. Eykyn by deed dated September 26, 1945, and recorded in Volume 221, Page 13 of Geauga County Records 1981.47 feet to the Northwesterly corner of land so conveyed to Bernard L. Waller and George K. Eykyn;

Thence South 0° 55' 36" West along the Westerly line of land so conveyed to Bernard L Waller and George K. Eykyn 754.08 feet to the Northeasterly corner of land conveyed to Ray Hitchcox and Nancy Hitchcox by deed dated June 20, 1960, and recorded in Volume 378, Page 384 of Geauga County Records;

Thence North 89° 56' 48" West along the Northerly line of land so conveyed to Ray Hitchcox and Nancy Hitchcox 1247.90 feet to the center line of U.S. Rt. 422 aka Chagrin Falls-Greenville Road;

Thence North 62° 39' 30" West along said center line 1182 feet to the place of beginning containing 185.544 acres of land, be the same more or less, but subject to all legal highways, and the same being free and clear of all liens and encumbrances whatsoever save and except a mortgage to Land Title Guarantee & Trust Company dated December 28, 1978, and recorded in Volume 641, Page 273 of Geauga County Records, a mortgage dated December 31, 1981, to Robert M. Lustig as Trustee of the Pioneer Contracting Corporation Profit Sharing Trust recorded in Volume _____, Page _____ of the Geauga County Records, and Easements to Pittsburg Consolidation Coal Company dated July 11, 1955, recorded in Volume 277, Page 146 Geauga County Records the lien for taxes and assessments due but not yet payable and zoning ordinance.

Exhibit 12

Description for Auburn Township Zoning Amendment ZC2000-02

The following parcel is to remain I-1:

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being part of Lot No. 34, Tract 3 in said Township, bounded and described as follows: Beginning at a point in the centerline of Auburn Road that is 710 feet south of the intersection of the centerline of Auburn Road and the north line of Lot No. 34; Thence east, 350 feet to a point; Thence south, 440 feet to a point; Thence west, 350 feet to a point in the centerline of Auburn Road; Thence north, 440 feet along the centerline of Auburn Road to the place of beginning, and containing within the above described bounds, 3.535 acres of land, subject to all legal highways.

As recorded in Quit-Claim Deed recorded September 4, 1992, Volume 914, Page 692 by Laurence C. Brown and Gizella Brown with the office of the Geauga County Recorder.

The following parcel is changed from I-1 to R-1 :

Situated in the Township of Auburn, County of Geauga, and State of Ohio, being part of Original Lot No. 34, Tract No. 3 within said Township and further described as follows: Beginning in the centerline of Auburn Road at the southwest corner of land conveyed to J. and J. Siman, et al., by deed recorded in Vol. 740, Page 178, of the Geauga County Records of Deeds; Thence south 87 deg. 39' 39" east along the southerly line of the said Siman land, passing through an iron pin set at 30.01 feet a distance of 525.00 feet to an iron pin set; Thence south 01 deg. 13' 00" west a distance of 330.00 feet to an iron pin set; Thence north 87 deg. 39' 39" west a distance of 525.00 feet to the centerline of Auburn Road, passing through an iron pin set 30.01 feet therefrom; Thence North 01 deg. 13' 00" east along the centerline of Auburn Road a distance of 330.00 feet to the place of beginning, containing within said bounds 3.977 acres of land according to the survey of J. Arthur Temple, Registered Surveyor No. 4761 dated November 14, 1992, be the same or less, but subject to all legal highways.

As recorded in Quit-Claim Deed recorded February 3, 1993, Volume 930, Page 187 by John L. Brown with the office of the Geauga County Recorder.

Exhibit 12

The following parcels are changed from I-1 to R-1:

Parcel 1:

Situated in the Township of Auburn, County of Geauga, and State of Ohio: Known as part of Lot No. 34 in said Township of Auburn in Tract No. 3 thereof, Atwater Tract, and bounded and described as follows: Beginning at a point in the centerline of Auburn Road on the southerly line of said Lot No. 34; thence easterly along the southerly line of said Lot No. 34, 475 feet; thence northerly parallel with the centerline of said Auburn Road, 475 feet; thence westerly parallel with the southerly line of said Lot No. 34, 475 feet to the centerline of said Auburn Road; thence southerly along the centerline of said Auburn Road, 475 feet to the place of beginning, containing 5.17 acres of land, be the same more or less, but subject to all legal highways.

Parcel 2:

Situated in the Township of Auburn, County of Geauga, and State of Ohio: and known as being part of Lot No. 34, Tract No.3 in said Township and bounded and described as follows: Beginning at a point in the centerline of Auburn Road at the northeast corner of land conveyed to Carl H. Emerick by deed recorded in Volume 400, Page 123, Geauga County Records of Deeds; thence northerly along said road centerline a distance of 208.00 feet to a point. Thence westerly and parallel to the northerly line of said Carl H. Emerick land a distance of 733.00 feet to a point. Thence southerly and parallel to the centerline of Auburn Road a distance of 208.00 feet to the southerly line of Lot No. 34, the northerly line of said Emerick land. Thence easterly along said Emerick northerly line a distance of 733.00 feet to the place of beginning. Containing approximately 3 ½ acres of land, be the same more or less, but subject to all legal highways.

Parcel 3:

Situated in the Township of Auburn, County of Geauga, and State of Ohio: Known as being part of Lot No. 34, Tract No. 3, in said Township and bounded and described as follows: Beginning at a point in the centerline of Auburn Center Road 600 feet southerly from the north line of said Lot No. 34; thence westerly parallel with the north line of said Lot about 730 feet to the west line of said Lot No. 34; thence southerly along the west line of said Lot 450 feet to a point; thence easterly parallel with the north line of said Lot about 730 feet to the centerline of said Auburn Center Road; thence northerly along the centerline of said road 450 feet to the place of beginning. Containing 7.54 acres of land, be the same more or less, but subject to all legal highways.

Parcel 4:

Situated in the Township of Auburn, County of Geauga, and State of Ohio. Known as part of Lot No. 34 in Tract 3 in said Township and bounded and described as follows: Beginning in the centerline of Auburn Road at the southeast corner of lands conveyed to Lenard H. Redford, et al. as recorded in Volume 435 at Page 789 of Geauga County Records of Deeds, said point being the boundary line of Lots 33 and 34 in said Township; Thence westerly along the southerly line of said Redford lands to the northwest corner of Lot 34; thence southerly along the westerly line of Lot 34, 385 feet; Thence easterly on a

Exhibit 12

line parallel with the northerly line of said Lot No. 34 to the centerline of said Auburn Road; thence northerly along the centerline of said Auburn Road 385 feet to the place of beginning, and containing approximately 6 acres of land, be the same more or less, but subject to all legal highways.

Parcel 5:

Situated in the Township of Auburn, County of Geauga, and State of Ohio, and known as being part of Lot 34, Tract 3 in said Township, bounded and described as follows: Beginning at a point on the west line of Lot 34, South 1 deg. 58' 40" West, 385 feet from the northwest corner of Lot 34; said point also being the southwest corner of lands conveyed to Basil and Patricia Dillon by deed recorded in Volume 478, Page 938, of the Geauga County Record of Deeds; Thence east, 679.0 feet along the south line of said Dillon lands to a spike in the centerline of Auburn Road; Thence south, 215 feet along the centerline of Auburn Road to a spike; Thence west, 686.4 feet along the north line of lands conveyed to Charles and Suzann Brown by deed recorded in Volume 452, Page 3 of the Geauga County Records of Deeds; Thence north 1 deg., 58' 40" east, 215 feet along the west line of Lot 34 to the place of beginning, and containing within the above-described bounds, 3.370 acres of land, subject to all legal highways.

Parcel 8:

Situated in the Township of Auburn, County of Geauga, and State of Ohio being part of Original Lot No. 34, Tract No. 3 within said Township and further described as follows: Beginning in the centerline of Auburn Road at the northwest corner of land conveyed to Laurence J. and Madelyn Brown by deed recorded in Vol. 424; Page 885, of the Geauga County Records of Deeds; Thence South 88 deg. 28' 46" east along the north line of the said Brown land, passing through an iron pin set at 30.00 feet, a distance of 521.34 feet to an iron pin set at the northeast corner thereof; Thence north 00 deg. 51' 10" east a distance of 266.17 feet to an iron pin set; Thence north 88 deg. 28' 46" west along a line which will be parallel to and 60.00 feet from, by perpendicular measure, the south line of land conveyed to Charles G. Brown Discretionary Trust by deed recorded in Vol. 669, Page 28, of the Geauga County Records of Deeds a distance of 520.66 feet to the centerline of Auburn Road, passing through an iron pin set 30.00 feet therefrom. Thence south 00 deg. 51' 10" west along the center line of Auburn Road a distance of 266.18 feet to the place of beginning, containing within said bounds 3.183 acres of land according to the survey of J. Arthur Temple, Registered Surveyor No. 4761 dated November 14, 1992.

As recorded in Quit-Claim Deed recorded February 3, 1993, Volume 930, Page 180 by John L. Brown with the office of the Geauga County Recorder.