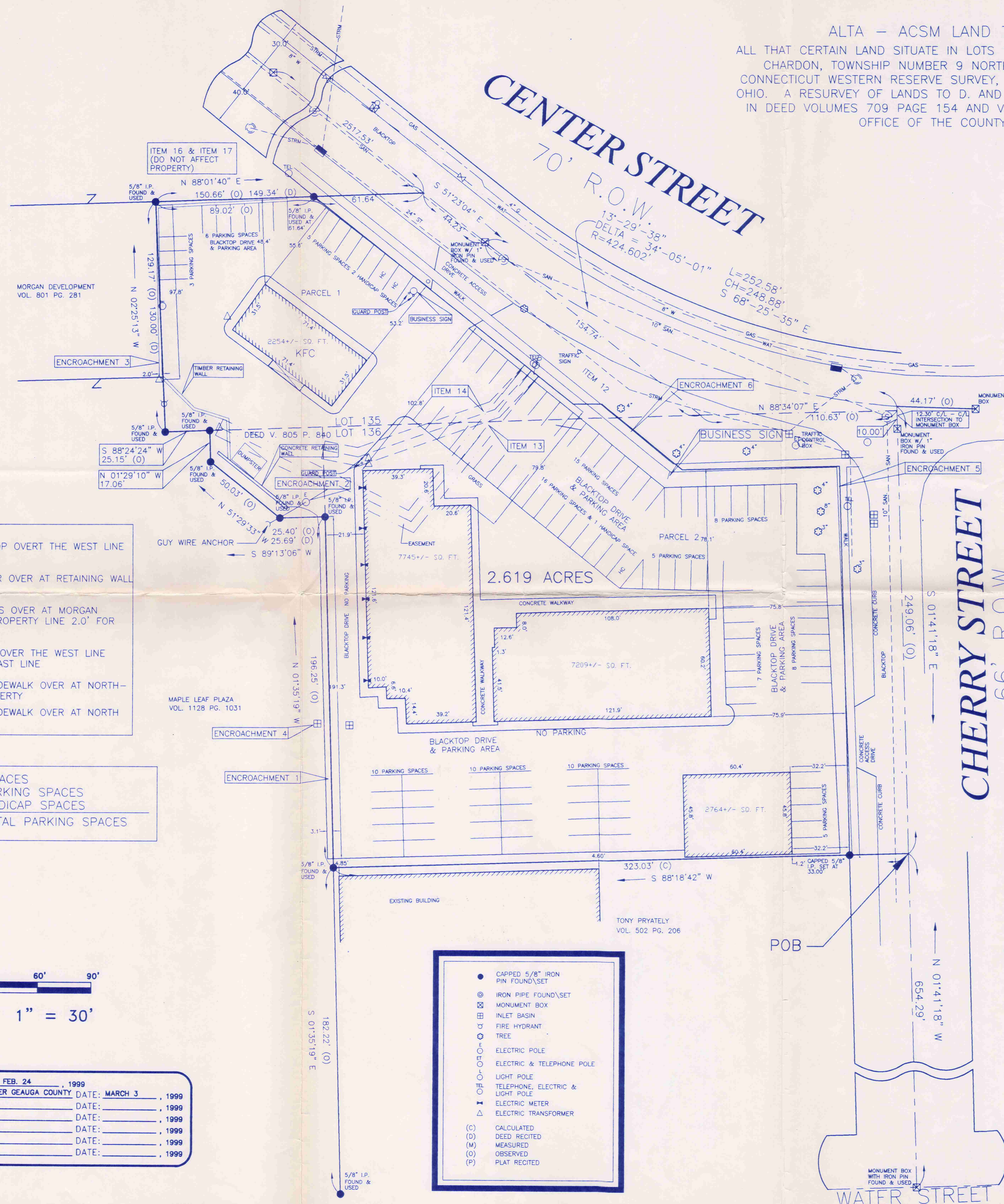


ALTA - ACSM LAND TITLE SURVEY
ALL THAT CERTAIN LAND SITUATE IN LOTS 135 - 136, IN THE VILLAGE OF CHARDON, TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAGA, STATE OF OHIO. A RESURVEY OF LANDS TO D. AND T. ENTERPRISES, AS RECORDED IN DEED VOLUMES 709 PAGE 154 AND VOLUME 805 PAGE 836 IN THE OFFICE OF THE COUNTY RECORDER.



LEGAL DESCRIPTION
ALL THAT CERTAIN LANDS SITUATE IN LOTS 135 AND 136, IN THE VILLAGE OF CHARDON, TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAGA, STATE OF OHIO. A RESURVEY OF LANDS TO D. AND T. ENTERPRISES AS RECORDED IN DEED VOLUMES 709 PAGE 154, AND 805 PAGE 836 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED:
BEGINNING AT A POINT TO MARK THE NORTHEAST CORNER OF LANDS TO TONY PRYATELY AS RECORDED IN VOLUME 502 PAGE 206, IN THE CENTERLINE OF CHERRY AVENUE (66 FEET WIDE) SAID POINT BEING LOCATED FROM A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING THE CENTERLINE INTERSECTION OF THE EAST CENTERLINE OF WATER STREET, WITH SAID CHERRY AVENUE NORTH 01°-41'-18" WEST, 654.29 FEET.
THENCE, THE FOLLOWING (11) COURSES AND DISTANCES. SOUTH 88°-18'-42" WEST, (THRU A CAPPED 5/8" IRON PIN SET AT 33.00 FEET) ALONG THE NORTH LINE OF LANDS TO SAID TONY PRYATELY, A TOTAL DISTANCE OF 323.03 FEET TO A 5/8" IRON PIN FOUND TO MARK THE NORTHWEST CORNER OF LANDS TO SAID TONY PRYATELY, WITH AN EAST LINE OF LANDS TO MAPLE LEAF PLAZA AS RECORDED IN VOLUME 1128 PAGE 1031.
THENCE, NORTH 01°-35'-19" WEST, ALONG SAID EAST LINE OF MAPLE LEAF PLAZA, A DISTANCE OF 196.25 FEET TO A 5/8" IRON PIN FOUND TO MARK A NORTHEAST CORNER, AND THE FOLLOWING VARIOUS COURSES TRaversING THE NORTH PORTION OF LANDS TO SAID MAPLE LEAF PLAZA:
THENCE, SOUTH 89°-13'-06" WEST, A DISTANCE OF 25.40 FEET TO A 5/8" IRON PIN FOUND.
THENCE, NORTH 51°-29'-33" WEST, A DISTANCE OF 50.03 FEET TO A 5/8" IRON PIN FOUND.
THENCE, NORTH 01°-29'-10" WEST, A DISTANCE OF 17.06 FEET TO A 5/8" IRON PIN FOUND.
THENCE, SOUTH 88°-24'-24" WEST, A DISTANCE OF 25.15 FEET TO A 5/8" IRON PIN FOUND.
THENCE, NORTH 02°-25'-13" WEST, ALONG THE EAST LINE OF LANDS TO SAID MAPLE LEAF PLAZA, AND THE EAST LINE TO MORGAN DEVELOPMENT, AS RECORDED IN VOLUME 801 PAGE 281, A DISTANCE OF 129.17 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT IN A SOUTH LINE TO SAID MORGAN DEVELOPMENT.
THENCE, NORTH 88°-01'-40" EAST, (THRU A 5/8" IRON PIN FOUND AT 89.02 FEET) A TOTAL DISTANCE OF 150.66 FEET TO MARK A POINT IN THE CENTERLINE OF CENTER STREET (STATE ROUTE 44, 70 FEET IN WIDTH) AT THE NORTHEAST CORNER OF LANDS TO SAID MORGAN DEVELOPMENT.
THENCE, SOUTH 51°-23'-04" EAST, ALONG THE CENTERLINE OF CENTER STREET, A DISTANCE OF 44.23 FEET TO A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING A POINT OF CURVATURE IN SAID CENTERLINE.
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THENCE, SOUTH 01°-41'-18" EAST, (THRU A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY AT 12.30 FEET), ALONG THE CENTERLINE OF CHERRY AVENUE, A TOTAL DISTANCE OF 249.06 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 2.619 ACRES AS SURVEYED AND DESCRIBED IN FEBRUARY 1999, BY TIMOTHY E. STOCKER P.S. 7245 CRABBS' SURVEYING ORDER 2025. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF CHERRY AVENUE SOUTH 01°-41'-18" EAST, BETWEEN MONUMENTS FOUND IN CHERRY AVENUE.

- ENCROACHMENTS
1 - SEE OUR BLACKTOP OVERT THE WEST LINE 3.1' FOR 191.3'
2 - SEE POLE ANCHOR OVER AT RETAINING WALL WEST SIDE OF LOT
3 - SEE OUR RAIL TIES OVER AT MORGAN DEVELOPMENTS EAST PROPERTY LINE 2.0' FOR 97.8'
4 - SEE INLET GRATE OVER THE WEST LINE AT 7620 ASSOCIATES EAST LINE
5 - SEE CONCRETE SIDEWALK OVER AT NORTH-EAST CORNER OF PROPERTY
6 - SEE CONCRETE SIDEWALK OVER AT NORTH PROPERTY LINE

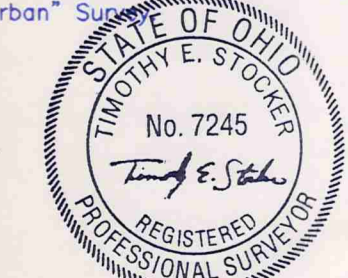
PARKING SPACES
108 PARKING SPACES
+ 3 HANDICAP SPACES
= 111 TOTAL PARKING SPACES

SCHEDULE "B"
ITEM 12 EASEMENT FROM WILLIAM N. CHAPMAN AND DOROTHY I. CHAPMAN, HUSBAND AND WIFE TO THE STATE OF OHIO, DATED MAY 6, 1964 AND RECORDED IN VOLUME 431, PAGE 831, GEAGA COUNTY RECORDS, COVERING PART OF PREMISES DESCRIBED ABOVE, APPEARS THE FOLLOWING:
DO HEREBY GRANT, BARGAIN, SELL, CONVEY AND RELEASE TO THE SAID GRANTEE, ITS SUCCESSOR AND ASSIGNS FURTHER, A PERPETUAL EASEMENT OF RIGHT OF WAY FOR PUBLIC HIGHWAY AND ROAD PURPOSES.
ITEM 13 UNDERGROUND EASEMENT FROM DEAN B. VAN OSTRAND, MARRIED TO JUNE J. VAN OSTRAND TO THE CLEVELAND ELECTRIC ILLUMINATING CO., DATED JUNE 1978, AND RECORDED IN VOLUME 823, PAGE 648, PERMANENT RIGHT OF WAY EASEMENT, (AFFECTS PROPERTY)
ITEM 14 UNDERGROUND EASEMENT FROM D & T ENTERPRISES TO THE CLEVELAND ELECTRIC ILLUMINATING CO., DATED NOVEMBER 29, 1989, AND RECORDED IN VOLUME 857, PAGE 864 OF GEAGA COUNTY RECORDS. (AFFECTS PROPERTY)
ITEM 16 EASEMENT IN THE DEED FROM ARTHUR D. WOLFGALE, JR., TRUSTEE, TO THE PEOPLES SAVINGS AND LOAN COMPANY, DATED JULY 10, 1975, AND RECORDED IN VOLUME 578, PAGE 241, GEAGA COUNTY RECORDS, AND RE-RECORDED IN VOLUME 578, PAGE 363 GEAGA COUNTY RECORDS. (DOES NOT AFFECT PROPERTY)
ITEM 17 EASEMENT IN THE DEED FROM ARTHUR D. WOLFGALE, JR., TRUSTEE, TO THE FIRST NATIONAL BANK OF BURTON, DATED JULY 15, 1975, AND RECORDED IN VOLUME 578, PAGE 368, GEAGA COUNTY RECORDS. (DOES NOT AFFECT PROPERTY)

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 2/5/99
OFFICE OF THE
GEAGA COUNTY ENGINEER

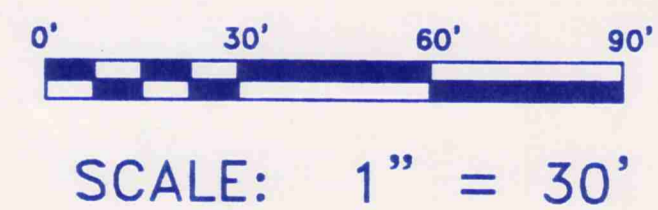
REPUBLIC BANK SURVEY CERTIFICATION:

The undersigned hereby certifies to Republic Bank, [and to additional parties if any] that this map or plat and the survey on which it was based were made (i) in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and ACSM in 1992, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 15 and 16 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey.
Date: MAR. 4, 1999
(Signed): [Signature] Registered Surveyor



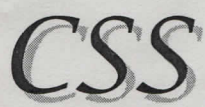
I further certify that this map or plat and the survey on which it was based meets the Minimum Standards for Boundary Surveys in the State of Ohio as set forth in Ohio Administrative Code, Chapter 4733-37; that this map or plat, the survey on which it was based, and the legal description shown hereon meets the requirements, if any, as established by the Geauga County Transfer and Conveyance Standards.

I also certify that the property shown on this map or plat abuts a publicly dedicated street and there is vehicular ingress and egress to and from the property; that the property description is the same property specifically described in Lawyers Title Insurance Company's Title Commitment No. 83327-E, dated February 3, 1999; that except as shown the premises does not serve any other adjoining property for drainage, ingress, egress or any other purpose; that if the property consists of two or more parcels that the parcels are contiguous and when taken together form one parcel without any gaps or gores; and that existing utilities (i.e., storm, sanitary, sewers, water, gas and electric) are available to the property.



DATE OF ORIGINAL: FEB. 24, 1999
REVISION: REVISIONS AS PER GEAGA COUNTY DATE: MARCH 3, 1999
REVISION: _____ DATE: _____, 1999
REVISION: _____ DATE: _____, 1999
REVISION: _____ DATE: _____, 1999
REVISION: _____ DATE: _____, 1999
REVISION: _____ DATE: _____, 1999

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:
U.S. SURVEYOR
CRABBS' SURVEYING SERVICE
10 WEST BURE STREET, SUITE 101
PAINEVILLE, OH 44077
1-800-488-3968
PROJECT ADDRESS: CENTER STREET CHARDON, OH
PROJECT NAME: ALTA/ACSM LAND TITLE SURVEY
PROJECT LOCATION: GEAGA COUNTY, OHIO
PREPARED FOR: LAWYERS TITLE INSURANCE COMPANY & REPUBLIC BANK, ITS SUCCESSORS AND/OR ASSIGNS
JOB NUMBER: 2025FLOT
COMMITMENT NO.: 83327-E



Crabbs' Surveying Service
10 West Erie Street, Suite 101
Painesville, Ohio 44077

ALL THAT CERTAIN LANDS SITUATE IN LOTS 135 AND 136, IN THE VILLAGE OF CHARDON, TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A RESURVEY OF LANDS TO D. AND T. ENTERPRISES AS RECORDED IN DEED VOLUMES 709 PAGE 154, AND 805 PAGE 836 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

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