

LEGAL DESCRIPTION OF RECORD

Ohio Title Corporation, N.E. Agency, Inc.
Commitment No. C06-708, Effective September 29, 2006

Situated in the Village of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 136 in Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a southwesterly corner of land now or formerly owned by Andrew T. & Helen Dombey by Deed recorded in Volume 1126, Page 1107 of The Geauga County Records of Deeds, said point also being on the centerline of Water Street (60');
Course I Thence North 02° 00' 31" East along an easterly line of land of land now or formerly owned by Maples Associates Limited Partnership by Deed recorded in Volume 969, Page 719 of The Geauga County Records of Deeds, and a westerly line of land of said Andrew T. & Helen Dombey, to a 5/8 inch iron rebar found capped "Fleet" at a distance of 580.56 feet, said rebar also being a northwesterly corner of land of said Andrew T. & Helen Dombey, passing through a 5/8 inch iron rebar set at a distance of 30.00 feet;

Course II Thence South 88° 14' 02" East along the northerly line of land of said Andrew T. & Helen Dombey to a 5/8 inch iron rebar set at a distance of 81.86 feet;

Course III Thence North 02° 00' 31" East along an easterly line of land now or formerly owned by Maple Leaf Plaza LLC on Ohio LTD Liability Co., by Deed recorded in Volume 1235, Page 1006 of the Geauga County Records of Deeds, a distance of 205.45 to a 5/8 inch iron rebar set;

Course IV Thence North 88° 12' 42" West a distance of 229.46 feet to a 5/8 inch iron rebar found capped "Fleet", passing through a 5/8 inch iron rebar found capped "Fleet" at a distance of 81.86 feet;

Course V Thence North 01°46' 59" East along a westerly line of land of said Maple Leaf Plaza LLC, a distance of 113.78 feet to a 1 inch iron pinch pipe found at a southwesterly corner of land now or formerly owned by Maple Leaf Plaza LLC by Deed recorded in Volume 1128, Page 1031 of the Geauga County Records of Deeds;

Course VI Thence North 88° 13' 54" West along a southerly line of land now or formerly owned by Geauga Metropolitan Housing Authority by Deed recorded in Volume 692, Page 1075 of The Geauga County Records of Deeds a distance of 214.75 feet to a 1 inch iron pinch pipe found, said pinch pipe also being a northeasterly corner of land now or formerly owned by Wm. F. Jr. & James C. - Vokoun & Joann Vokoun Crellin by Deed recorded in Volume 693, Page 1311 of The Geauga County Records of Deeds;

Course VII Thence South 02° 00' 31" West along an easterly line of land of said Wm. F. Jr. & James C. Vokoun & Joann Vokoun Crellin a distance of 900.43 feet to a point on the centerline of said Water Street, passing through a 1/2 inch iron pinch pipe found at a distance of 870.43 feet;

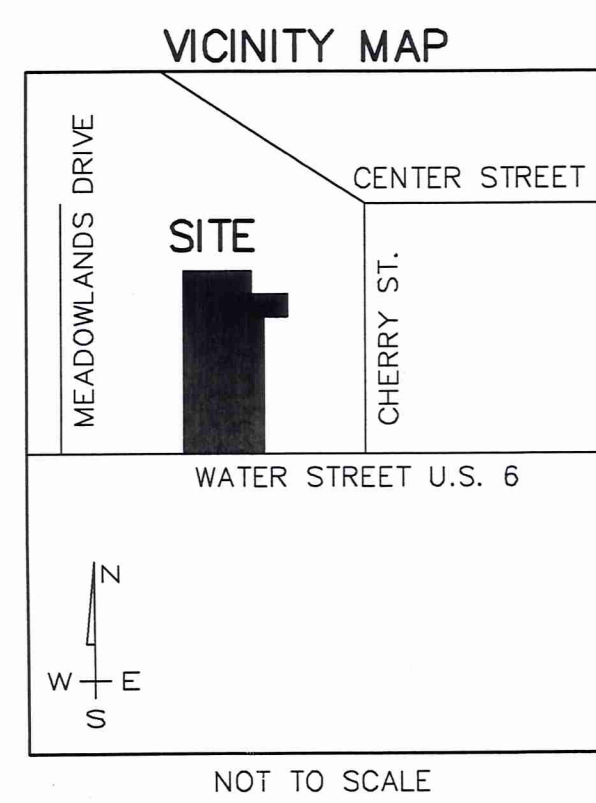
Course VIII Thence South 88° 19' 06" East along the centerline of said Water Street a distance of 362.81 feet to the place of beginning and containing 7.4971 Acres of land as surveyed and described by Foresight Engineering Group, Inc., under the supervision of Steven N. Roessner, P.S. #7070. All 5/8-inch iron rebar set are 30 inches long capped "Foresight Engineering Group". The prior instrument reference is Volume 969, Page 719 of the Geauga County Records of Deeds County Records of Deeds.

SCHEDULE B, SECTION II ITEMS

Table of Exceptions
Ohio Title Corporation, N.E. Agency, Inc.
Commitment No. C06-708, Effective September 29, 2006

Schedule B, Section II

- 8. 10' Right of Way to The East Ohio Gas Company, filed for record April 19, 1985 recorded in Volume 460, Page 139 of Geauga County Records, as shown hereon.
- 9. 10' & 15' Pipe Line Right of Way to The East Ohio Gas Company, filed for record July 6, 1967 recorded in Volume 478, Page 777 of Geauga County Records, as shown hereon.
- 10. Laundry Room Lease dated May 7, 1990, filed for record May 29, 1990, recorded in Volume 852, Page 341 of Geauga County Records is not a survey matter and is not shown hereon.
- 11. Subordination and Non-Disturbance Agreement, filed for record March 6, 1997, recorded in Volume 1094, Page 610 of Geauga County Records, easement is blanket in nature therefore cannot be plotted.
- 12. Slope Easement Agreement, filed December 15, 1999 and recorded in Volume 1273, Page 159 of Geauga County Records, as shown hereon.
- 13. 20' Drainage Easement, filed for record December 1999, recorded in Volume 1273, Page 172 of Geauga County Records, as shown hereon.



SURVEYOR'S LEGAL DESCRIPTION

Situated in the City of Chardon, County of Geauga, State of Ohio and known as being a part of Lot 136 in Township 9, Range VIII of the Connecticut Western Reserve and being further bounded and described as follows:

Beginning at a 5/8" iron pin in a monument found on the centerline of Meadowlands Drive (70 feet wide), North 01°41'25" East, 30.00 feet from the intersection of the centerline of Water Street (U.S. Route 6)(60 feet wide);

Thence South 88°19'06" East along the centerline of Water Street (U.S. Route 6), 1094.96 feet to the southeasterly corner of land conveyed to James C. Vokoun et. al. by deed dated October 13, 2005 and recorded in Volume 1777, Page 79 of Geauga County Recorder's Office and being the PRINCIPAL PLACE OF BEGINNING of the premises described herein;

Thence North 01°09'25" East along the easterly line of land conveyed to James C. Vokoun et. al. and passing through a 5/8" iron pin found and used at 30.00 feet on the northerly right-of-way of Water Street (U.S. Route 6), an overall distance of 900.43 feet to a 5/8" iron pin set on the southerly line of land conveyed to Geauga Metropolitan Housing Authority by deed dated December 23, 1982 and recorded in Volume 692, Page 1075 of Geauga County Recorder's Office;

Thence South 88°14'48" East along the southerly line of land conveyed to Geauga Metropolitan Housing Authority, 214.75 feet to a 5/8" iron pin set on the westerly line of land conveyed to GP Carrollton 4200 LLC 53% and GP Mills LLC 47% by deed dated February 18, 2003 and recorded in Volume 1580, Page 12 of Geauga County Recorder's Office;

Thence South 00°55'00" West along the westerly line of land conveyed to GP Carrollton 4200 LLC 53% and GP Mills LLC 47%, 113.78 feet to a 5/8" iron pin set at the southwest corner of said GP Carrollton 4200 LLC 53% and GP Mills LLC 47%;

Thence South 88°01'15" East continuing along a southerly line of land conveyed to GP Carrollton 4200 LLC 53% and GP Mills LLC 47%, 229.46 feet to a 5/8" iron pin set on the northwesterly corner of another parcel owned by GP Carrollton 4200 LLC 53% and GP Mills LLC 47% (P.P.N. 10-165517) (Volume 1580, Page 12 of Geauga County Recorder's Office);

Thence South 01°09'25" West continuing along a westerly line of land conveyed to GP Carrollton 4200 LLC 53% and GP Mills LLC 47%, 205.45 feet to a 5/8" iron pin found and used at a point on a northerly line of land conveyed to Andrew Thomas Dombey, Patricia Marie Dombey being the Dombey Family Trust by deed dated July 5, 2001 and recorded in Volume 1382, Page 197 of Geauga County Recorder's Office;

Thence North 87°44'54" West continuing along the northerly line of land conveyed to Andrew Thomas Dombey, Patricia Marie Dombey being the Dombey Family Trust, 81.86 feet to a 5/8" iron pin found (0.75 feet south, 0.34 feet west) therein at the northwesterly corner thereof;

Thence South 01° 09' 25" West along a westerly line of land conveyed to Andrew Thomas Dombey, Patricia Marie Dombey being the Dombey Family Trust, passing through a 1" iron pipe found (0.09 feet south, 0.10 feet west) at 550.56 feet on the northerly right-of-way of aforesaid Water Street (U.S. Route 6), an overall distance of 580.56 feet to the centerline of Water Street (U.S. Route 6);

Thence North 88°19'06" West along the centerline of Water Street (U.S. Route 6), 362.81 feet to the PRINCIPAL PLACE OF BEGINNING and containing 7.4963 acres of land, of which 0.2499 acres are within the right of way of Water Street (U.S. Route 6), as surveyed and described by Edward B. Dudley, P.S. No. 6747 of The Riverstone Company in October of 2006, be the same more or less, but subject to all legal highways, reservations, restrictions, and easements of record.

Note: The above described land is the same as described in Ohio Title Corporation, N.E. Agency, Inc. Commitment No. C06-708, Effective September 29, 2006 and there are not gaps, gores or overlaps.

UTILITY PROVIDERS

- Reference No. 0928-008-122-00
Date: September 28, 2006
- Ohio Utility Protection Service (OUPS)
Company Id No. 6283
1-800-362-2764
webmaster@ohioonecall.org
- TIME WARNER CABLE
7757 Auburn Road, Suite B
Painesville, Ohio 44077
Office 440-354-0030
(Received Fax 9-29-06)
- ORWELL NATURAL Plans Not Received
WINDSTREAM WEST Received
- DOMINION EAST OHIO GAS
1201 East 55th Street
Cleveland, Ohio 44103
Phone: (877) 542-2630
- THE CITY OF CHARDON
111 Water St.
Chardon, OH 44024 Plans Not Received
(440) 286-2600 ph
(440) 286-2658 fax
- (CE) THE ILLUMINATING COMPANY
6896 Miller Road, Suite 101
Brecksville, Ohio 44141
Phone: 1-800-589-9800
(Received 10-25-2006)

UTILITY NOTE

"The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities."

The Location of Utilities are drawn using a combination of field measurements and record information. The location of buried lines are approximate & I cannot guarantee their actual locations.

- Special Note:
- There is a 16" Water Line within the Right-of-way and is not shown hereon due to lack of records from the City of Chardon.
 - There are Sanitary Manholes on site but, there is no record of how Sanitary lines connect to Sanitary Line within Right-of-Way.
 - Gas Lines shown with information provided by Dominion East Ohio Gas plans and Observations in field.
 - Underground Electric lines not shown due to lack of information.

ENCROACHMENTS AND/OR VIOLATIONS

V1 Parking Spaces Violation of current zoning code.

BASIS OF BEARINGS

The centerline of Water Street (U.S. Route 6) as South 88°19'06" East recorded in Maples Associates Limited Partnership by deed dated December 15, 1999 and recorded in Volume 1273, Page 117 of Geauga County Recorder's Office and Maple Leaf Plaza Survey performed by Steven N. Roessner, P.S. 7070 of Foresight Engineering Group on June of 1999.

DEED OF REFERENCE

Land conveyed to Maples Associates Limited Partnership by deed dated December 15, 1999 and recorded in Volume 1273, Page 117 of Geauga County Recorder's Office.

PROPERTY AREA

Calculated			Record
Total	7.4963 Acres	326,537 Sq.Ft.	7.4971 Acres
Within R/W	0.2499 Acres	10,885 Sq.Ft.	
Net	7.2464 Acres	315,652 Sq.Ft.	

FLOOD NOTE

By Graphic Plotting only, this property is situated in Zone "C", a minimum flood zone as shown on the Federal Flood Map Community Panel No. 390191-0005C, Effective: January 04, 1985 and is not in a Special Flood Hazard Area.

Website <http://store.msc.fema.gov>

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. APPROXIMATE LOCATION FROM FEMA FLOOD MAPS.

SURVEY'S OF REFERENCE

- ALTA/ACSM Survey performed by William D. Landeg, P.S. 4594 of Lake, Inc. in October of 1999.
- Plat Volume 34, Page 114
- Maple Leaf Plaza Survey performed by Steven N. Roessner, P.S. 7070 of Foresight Engineering Group on June of 1999. Parcel No. 11.
- Center Six Development Volume 18, Page 118

ZONING INFORMATION AND NOTES

CITY OF CHARDON
Planning & Zoning Administrator - John Sheehan
111 Water St.
Chardon, OH 44024
(440) 286-2600 ph
(440) 286-2658 fax

GENERAL DESCRIPTION
R4- Residential - High Density
C3- Commercial - Highway and General Business

ADJACENT PROPERTY ZONING DISTRICT
R3- Residential Medium Density
PUD- Planned Urban Development
C1- Commercial - Restrictive business

USES PERMITTED 1129.07
R4- Single Family, Two Family, Multiple Family Dwellings

MINIMUM LOT AREA 1123.01
Single Family- 11,000 sq.ft.
Two Family- 7,500 sq.ft.
Multiple Family- none

HEIGHT RESTRICTIONS 1123.01
35 feet

SETBACK REQUIREMENTS 1123.01
Front- 40 feet
Side- 8 feet minimum 20 feet total
Rear- 30 feet

PARKING REQUIREMENTS 1125.01
2 Per Each Dwelling
88 Total Units
176 feet required

OBSERVED
60 feet
10.5' West P/L 15.8' East P/L
340.1 feet and 226.2 feet

OBSERVED
Regular 139
H/C 005
Garage 16
Total 160

SURVEYOR'S NOTES

- All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"
- No observable evidence of recent construction.
- No observable evidence of site being used as a waste dump or sanitary landfill.
- No observable evidence of cemeteries or burial grounds.

ALTA / ACSM LAND TITLE SURVEY

OF
"MAPLE RIDGE APARTMENTS"
564 WATER STREET
CITY OF CHARDON
COUNTY OF GAUGA
STATE OF OHIO
FOR
SP CHARDON, LLC
MAPLES ASSOCIATION LIMITED PARTNERSHIP
COLUMN FINANCIAL, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
OHIO TITLE CORPORATION, N.E. AGENCY, INC.

SURVEYOR'S CERTIFICATION

This survey is made for the benefit of: SP Chardon, LLC, an Ohio limited liability company Title Company: First American Title Insurance Company and Ohio Title Corporation, N.E. Agency, Inc.
Lender: Column Financial, Inc., a Delaware corporation, and its successors and assigns. Owner: Maples Association Limited Partnership

The undersigned, Edward B. Dudley, Professional Land Surveyor No. 6747 does hereby certify to the aforesaid parties, as of the date set forth below that I have made a careful survey of a tract of land described as follows:

- This is to certify that this map or plat and the survey on which it is based were made in accordance with all applicable laws regulating surveying in the State of Ohio and 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), 7(c), 8, 9, 10, 11(a), 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the 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.
- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the subject property; there are no visible encroachments on the subject property or upon adjacent land abutting subject property except as shown hereon; and there are no party walls.
- The subject property is the same as the property described in that certain Title Commitment No. C06-708 issued by Ohio Title Corporation, N.E. Agency, Inc. with an effective date of September 29, 2006 and that all covenants, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the subject property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- The subject property does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency. (To the extent that only a portion of the subject property lies within a Special Flood Hazard Area: The Special Flood Hazard Area is delineated with shading or otherwise clearly marked to show the areas included within the Special Flood Hazard Area.) The subject property is located within an area having a Zone Designation of "C" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0005C, with a date of identification of 01/04/1985, for Community No. 390191, in Geauga County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which the subject property is situated. The address of the subject property is 564 Water Street.
- The subject property has direct access to Water Street (S.R. 6), a dedicated public street or highway. The widths of all adjacent rights-of way are indicated by perpendicular arrows on the survey drawing to confirm that the subject property is tied to same.
- The total number of striped parking spaces on the subject property is 160, including 5 designated handicap spaces and 16 garage spaces.

EDWARD B. DUDLEY, III P.S. No. 6747
October 27, 2006
Date

DRAWN BY BDK 09-30-2006
APPROVED EBD 10-16-2006

REVISIONS
10-27-06 Winstead Changes
County Changes

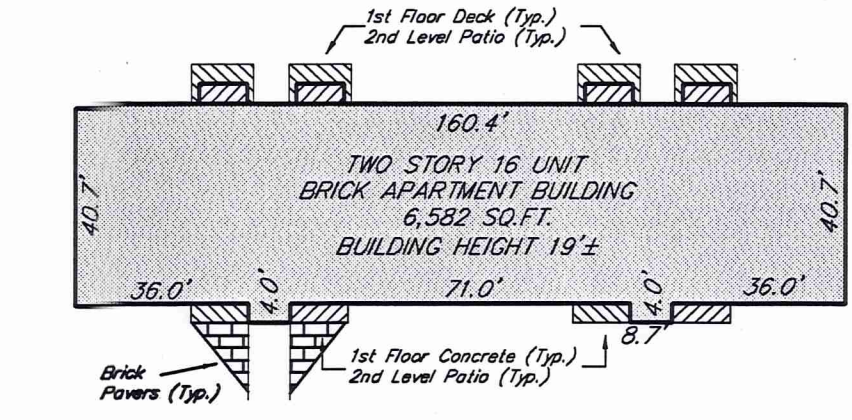
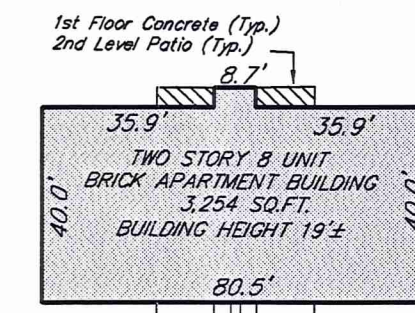
RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
2618 NORTH WARELAND BOULEVARD
CLEVELAND - OHIO - 44120
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

06-337 , PAGE 1 OF 2

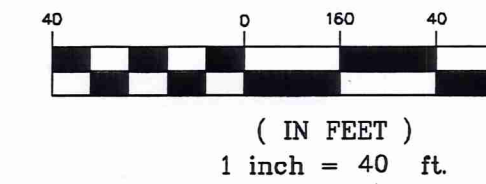
ALTA / ACSM LAND TITLE SURVEY

OF
"MAPLE RIDGE APARTMENTS"
564 WATER STREET
CITY OF CHARDON
COUNTY OF GEauga
STATE OF OHIO

P.P.N. 10-154800
James C. Yokoun, et. al.
October 13, 2005
Volume 1777, Page 79

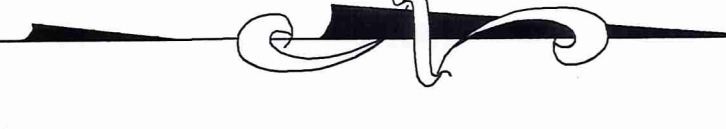


TYPICAL BUILDING DETAIL

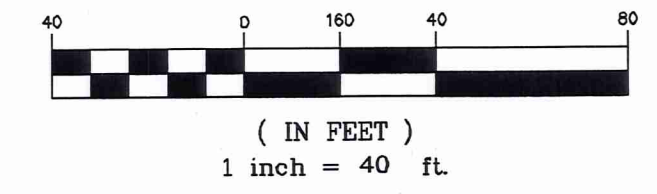


LEGEND

⊠	Monument Box Found	⊠	Utility Marker
○	Empty Monument Box Found	⊠	Hydrant
⊠	Iron Pin or Pipe Found	⊠	Stand Pipe
⊠	5/8" Iron Pin Set	⊠	Water Service Valve
⊠	Drill Hole Set / Found	⊠	Water Valve
⊠	Gas Meter	⊠	Water Meter
⊠	Gas Manhole	⊠	Water Manhole
⊠	Gas Valve / Shut Off	⊠	Sanitary Manhole
⊠	Light Pole	⊠	Clean Out
⊠	Guy Anchor & Line	⊠	Unknown Manhole
⊠	Flag Pole	⊠	Storm Manhole
⊠	Electric Meter	⊠	Catch Basin
⊠	Electric Manhole	⊠	Yard Basin
⊠	Electric Box	⊠	Curb Inlet
⊠	A/C Unit	⊠	Trench Drain
⊠	Telephone Box / Manhole	⊠	Traffic Flow
⊠	Cable Box / Manhole	⊠	Sign Post
⊠	Traffic Control Box	⊠	Ballard
⊠	Exception / Easement No.	⊠	Handicap Parking
⊠	Encroachment / Violations	⊠	Test Bore
⊠	Tree	⊠	Monitoring Well
⊠		⊠	Centerline
⊠		⊠	Property Line

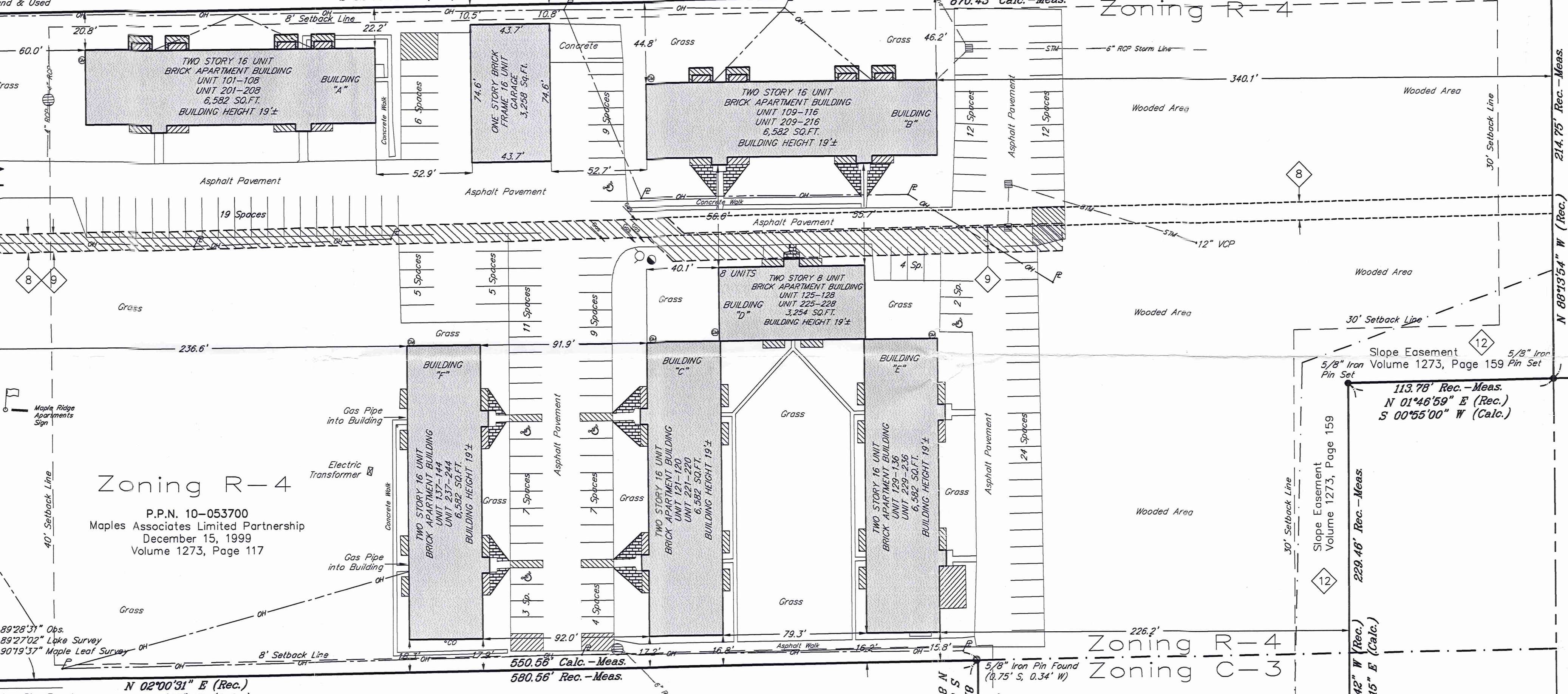


GRAPHIC SCALE



WATER STREET 60'
(U.S. ROUTE 6)
A PUBLIC RIGHT-OF-WAY

MEADOWLANDS DRIVE 70'
(A PUBLIC RIGHT-OF-WAY)
CENTER SIX DEVELOPMENT PUD
PLAT VOLUME 18, PAGE 118-119



P.P.N. 10-053700
Maples Associates Limited Partnership
December 15, 1999
Volume 1273, Page 117

P.P.N. 10-042100
Andrew Thomas Dombey
Patricia Marie Dombey
Dombey Family Trust
July 5th, 2001
Volume 1382, Page 197

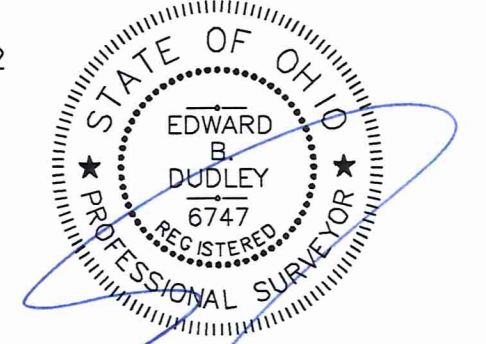
P.P.N. 10-165517
GP Carrollton 4200 LLC 53%
GP Mills LLC 47%
February 18, 2003
Volume 1580, Page 12

P.P.N. 10-164779
GP Carrollton 4200 LLC 53%
GP Mills LLC 47%
February 18, 2003
Volume 1580, Page 12

PROPERTY AREA

	Calculated		Record
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CHERRY STREET
A PUBLIC RIGHT-OF-WAY



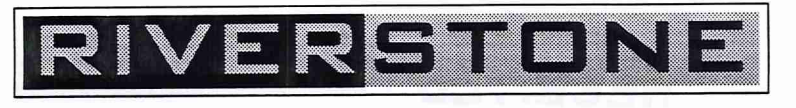
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P.S. No. 6747
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LAND SURVEYING - ENGINEERING - DESIGN
2618 NORTH MORELAND BOULEVARD
CLEVELAND - OHIO - 44120
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

"Maple Ridge Apartments"
564 Water Street
City of Chardon, Ohio
P.P.N. 10-053700

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Note: The above described land is the same as described in Ohio Title Corporation, N.E. Agency, Inc. Commitment No. C06-708, Effective September 29, 2006 and there are not gaps, gores or overlaps.

All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"

BASIS OF BEARINGS: The centerline of Water Street (U.S. Route 6) as South 88°19'06" East recorded in Maples Associates Limited Partnership by deed dated December 15, 1999 and recorded in Volume 1273, Page 117 of Geauga County Recorder's Office and Maple Leaf Plaza Survey performed by Steven N. Roessner, P.S. 7070 of Foresight Engineering Group on June of 1999.

DEED OF REFERENCE: Land conveyed to Maples Associates Limited Partnership by deed dated December 15, 1999 and recorded in Volume 1273, Page 117 of Geauga County Recorder's Office.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. 11/20/06
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER