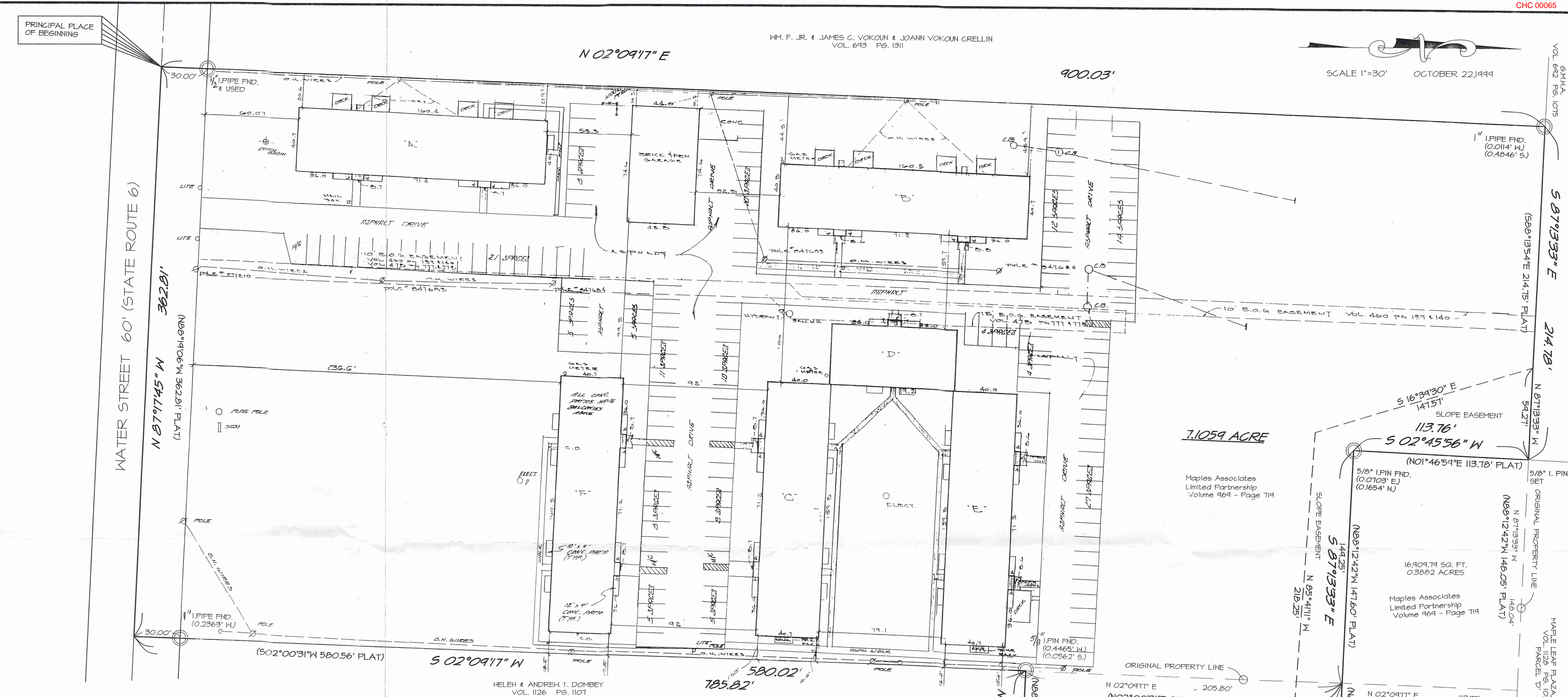


WM. F. JR. & JAMES C. VOKOUN & JOANN VOKOUN CRELLIN
VOL. 643 PG. 1311

SCALE 1"=30' OCTOBER 22, 1999

PRINCIPAL PLACE OF BEGINNING



LEGAL DESCRIPTION for: RESIDUAL PARCEL

Situated in the Village of Chardon, County of Geauga and State of Ohio and known as being a part of Lot #186 within said Village.

Beginning in the centerline of Water Street (60 feet wide) a.k.a. U.S. Route 6 at its intersection with the Southeastern corner of land now or formerly conveyed to William & James Vokoun & Joann Vokoun Crellin by deed recorded in Volume 643, Page 1311 of Geauga County Record of Deeds, said point being the Principal Place of Beginning of the premises herein intended to be described;

Course I Thence North 02°09'17" East along the Eastern line of said Vokoun's land, passing through a 1/2" iron pipe found at 30.00' feet, a total distance of 900.03' feet to a point in the Northern line of said Lot #186 and the Southern line of land now or formerly conveyed to 6MHA, by deed recorded in Volume 642, Page 1075 of Geauga County Record of Deeds, (witnessed by a 1" iron pipe found at 0.014' west and 0.4846' south);

Course II Thence South 87°13'33" East along said lot line and the Southern line of 6MHA's land, a distance of 214.78' feet to a 5/8" iron pin set, said point being the Southeastern corner of said 6MHA's land, said point also being the Southeastern corner of land now or formerly conveyed to Maple Leaf Plaza, L.L.C. (Parcel D) by deed recorded in Volume 1126, Page 1101 of Geauga County Record of Deeds;

Course III Thence South 02°45'56" West a distance of 113.76' feet to a 5/8" iron pin (found at 0.2103' east and 0.1654' north);

Course IV Thence South 87°13'33" East, a distance 149.25' feet to a point, in the west line of Maple Leaf Plaza, Volume 1235, Page 1006 of Geauga County Record of Deeds;

Course V Thence North 02°09'17" West along the Eastern line of Maple Leaf Plaza by deed recorded in Volume 1235, Page 1006 of Geauga County Record of Deeds, and of H. & A. Dombey's land by deed recorded in Volume 1235, Page 1007 of Geauga County Record of Deeds, passing a 1" iron pipe, (found 0.2363' west) at 755.82' feet, a total distance of 755.82' feet to a point in the above said centerline of Water Street;

Course VI Thence North 87°17'45" West along said centerline, a distance of 362.81' feet to the Principal Place of Beginning and containing 1.059 acres of land as calculated and described by William D. Landeg, P.S. No. 4544 from Deed of Record Volume 464, Page 719 of Geauga County Record of Deeds and a field survey and Lot Split/Consolidation Plat performed by William R. Gray & Associates, Inc. and dated May 4, 1994, signed by Terrence G. Denson, P.S. No. 6662, be the same, more or less, but subject to all legal highways;

Boas of Bearings in the centerline of Water Street (60 feet wide), North 87°17'45" West as shown on the above mentioned Lot Split/Consolidation Plat by William R. Gray & Associates, Inc. and dated May 4, 1994.

LEGAL DESCRIPTION for: PARCEL TO BE RELEASED to: MAPLE LEAF PLAZA L.L.C.

Situated in the Village of Chardon, County of Geauga and State of Ohio and known as being a part of Lot #186 within said Village.

Beginning in the centerline of Water Street (60 feet wide) a.k.a. U.S. Route 6 at its intersection with the Southeastern corner of land now or formerly conveyed to William & James Vokoun & Joann Vokoun Crellin by deed recorded in Volume 643, Page 1311 of Geauga County Record of Deeds;

Thence North 02°09'17" East along the Eastern line of said Vokoun's land, passing through a 1/2" iron pipe found at 30.00' feet, a total distance of 900.03' feet to a point in the Northern line of said Lot #186 and the Southern line of land now or formerly conveyed to 6MHA, by deed recorded in Volume 642, Page 1075 of Geauga County Record of Deeds, (witnessed by a 1" iron pipe found at 0.014' west and 0.4846' south);

Thence South 87°13'33" East along said lot line and the Southern line of 6MHA's land, a distance of 214.78' feet to a 5/8" iron pin set, said point being the Southeastern corner of said 6MHA's land, said point also being the Southeastern corner of land now or formerly conveyed to Maple Leaf Plaza, L.L.C. (Parcel D) by deed recorded in Volume 1126, Page 1101 of Geauga County Record of Deeds, intended to be described;

Course I Thence North 02°45'56" West, a distance of 113.76' feet to a 5/8" iron pin (found at 0.2103' east and 0.1654' north);

Course II Thence South 87°13'33" East, a distance 149.25' feet to a point, in the west line of Maple Leaf Plaza, Volume 1235, Page 1006 of Geauga County Record of Deeds;

Course III Thence North 02°09'17" West along the Eastern line of said Maple Leaf Plaza, L.L.C.'s land, a distance of 113.71' feet to a point;

Course IV Thence North 87°13'33" West along the Southern line of Maple Leaf Plaza, L.L.C.'s land, a distance of 149.24' feet to the Principal Place of Beginning and containing 0.3866 acres of land as calculated and described by William D. Landeg, P.S. No. 4544 from Deed of Record Volume 464, Page 719 of Geauga County Record of Deeds and a field survey and Lot Split/Consolidation Plat performed by William R. Gray & Associates, Inc. and dated May 4, 1994, signed by Terrence G. Denson, P.S. No. 6662, be the same, more or less, but subject to all legal highways;

Boas of Bearings in the centerline of Water Street (60 feet wide), North 87°17'45" West as shown on the above mentioned Lot Split/Consolidation Plat by William R. Gray & Associates, Inc. and dated May 4, 1994.

LEGAL DESCRIPTION for: PARCEL TO BE ADDED to: MAPLES ASSOCIATES LIMITED PARTNERSHIP

Situated in the Village of Chardon, County of Geauga and State of Ohio and known as being a part of Lot #186 within said Village.

Beginning in the centerline of Water Street (60 feet wide) a.k.a. U.S. Route 6 at its intersection with the Southeastern corner of land now or formerly conveyed to William & James Vokoun & Joann Vokoun Crellin by deed recorded in Volume 643, Page 1311 of Geauga County Record of Deeds;

Thence North 02°09'17" East along the Eastern line of said Vokoun's land, passing through a 1/2" iron pipe found at 30.00' feet, a total distance of 900.03' feet to a point in the Northern line of said Lot #186 and the Southern line of land now or formerly conveyed to 6MHA, by deed recorded in Volume 642, Page 1075 of Geauga County Record of Deeds, (witnessed by a 1" iron pipe found at 0.014' west and 0.4846' south);

Thence South 87°13'33" East along said lot line and the Southern line of 6MHA's land, a distance of 214.78' feet to a 5/8" iron pin set, said point being the Southeastern corner of said 6MHA's land, said point also being the Southeastern corner of land now or formerly conveyed to Maple Leaf Plaza, L.L.C. (Parcel D) by deed recorded in Volume 1126, Page 1101 of Geauga County Record of Deeds;

Thence South 02°45'56" West a distance of 113.76' feet to a 5/8" iron pin (found at 0.2103' east and 0.1654' north);

Thence South 87°13'33" East, a distance of 231.11' feet to a 5/8" iron pin set, said point being the Principal Place of Beginning of the premises herein intended to be described;

Course I Thence South 02°09'17" West containing along said Eastern line of said Maple Leaf Plaza, L.L.C.'s land, a distance of 205.70' feet to a 5/8" iron pin, (found 0.2046' west and 0.0323' south), said point also being in the Northern line of land now or formerly conveyed to Helen & Andre T. Dombey by deed recorded in Volume 1126, Page 1107 of Geauga County Record of Deeds;

Course II Thence North 87°17'45" West along said Northern line of Dombey's land, a distance of 81.86' feet to a point;

Course III Thence North 02°09'17" East along the Eastern line of above Maples Associates land by deed recorded in Volume 1601, Page 719 of Geauga County Record of Deeds, a distance of 205.80' feet to a point;

Course IV Thence South 87°13'33" East a distance of 81.86' feet to the Principal Place of Beginning and containing 0.3866 acres of land as calculated and described by William D. Landeg, P.S. No. 4544 from Deed of Record Volume 464, Page 719 of Geauga County Record of Deeds and a field survey and Lot Split/Consolidation Plat performed by William R. Gray & Associates, Inc. and dated May 4, 1994, signed by Terrence G. Denson, P.S. No. 6662, be the same, more or less, but subject to all legal highways;

Boas of Bearings in the centerline of Water Street (60 feet wide), North 87°17'45" West as shown on the above mentioned Lot Split/Consolidation Plat by William R. Gray & Associates, Inc. and dated May 4, 1994.

CERTIFICATION

The undersigned hereby certifies to Federal Home Loan Mortgage Corporation, its successors and/or assigns, First Lakes Financial Group Limited Partnership, Freddie Mac, Commonwealth Land Title Insurance Company, Maples Associates Limited Partnership, on Ohio Limited Partnership and Maple Leaf Plaza, L.L.C., an Ohio Limited Liability Company that an ALTA treatment survey was made of the premises shown hereon, the legal description of the property as set forth herein, and the location of all improvements, encroachments, fences, easements, roadways, right-of-way and setback lines which are either visible or of record in Geauga County (according to Commitment for Title Insurance Number 99-0088) by Common Health Land Title Insurance Company.

I, the survey (the "survey") to which this certificate is attached, prepared by the undersigned, a Professional Registered Engineer and Registered Land Surveyor in the state of Ohio, entitled "Maple Leaf Plaza, L.L.C.", has actually made by instrument survey upon the ground;

II) The survey and the information, courses and distances shown therein, including without limitation, all setback and yard lines, are correct;

III) The size and location of buildings, structures and improvements are as shown;

IV) Solid buildings structures and improvements constitute all of the improvements on said premises and all are within the boundary lines of the property;

V) There are no violations of zoning ordinances, restrictions or other rules and regulations of which we are aware with reference to the location of said buildings, structures and improvements;

VI) Based upon a careful physical inspection of the premises, there are no easements or rights-of-way over, encroachments by improvements located on adjacent property onto, or uses affecting the property or easement areas existing for the benefit of land adjacent to the property other than those shown and depicted on the survey;

VII) There are no encroachments by any of the improvements located on said premises onto adjacent property or onto easement areas of others, other than as shown and depicted on the survey;

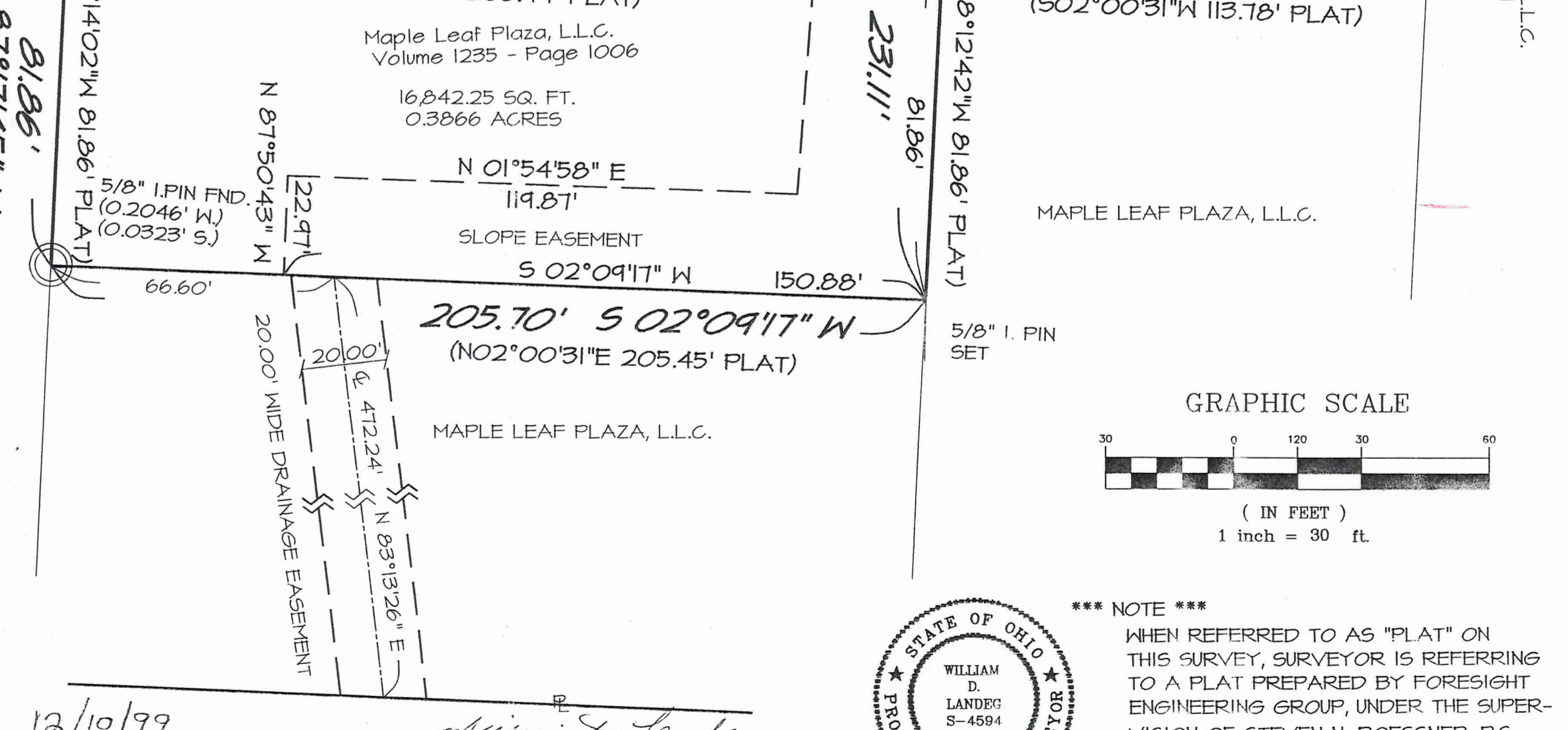
VIII) All utility services required for the operation of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and adjoining private lands;

IX) The premises have direct access to Water Street, a dedicated public way;

X) The survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage;

XI) By graphic plotting only this property is in Zone C of the Flood Insurance Rate Map, Community Parcel No. 0005-C, which bears an effective date of January 4, 1989 and is not in a Special Flood Hazard Area. By telephone call dated November 1, 1988 to the National Flood Insurance Program (1-800-678-6620) we have learned this community does not currently participate in the program. No field surveying was performed to determine this zone and an evaluation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency;

This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1985.



LAKE, INC.
ENGINEERS & SURVEYORS
30601 BUCKLE AVENUE HICKLIFE, OHIO 44012
PHONE: (440) 585-2100 FAX: (440) 585-5122

Rev. No.	Description	Date	By	CHK'D.
1	APPROVED PER R.C. 315.251	12/10/99	William D. Landeg	William D. Landeg
2	OFFICE OF THE GEAGA COUNTY ENGINEER			

MAPLES ASSOCIATES LIMITED PARTNERSHIP
HYDE-PARK APARTMENTS
WATER STREET, CHARDON VILLAGE

Drawn By: D.Abbott
Filename: 99-129\99-129
Checked By:
Approved By:
Date: OCTOBER 21, 1999

Scale:
1"=30'
1"=7'
Sheet No. 1B Of 1

Z:\P\9\99-129\99-129.dwg 09-14-15 14:15:14 1999

621-66

LEGAL DESCRIPTION for: PARCEL TO BE RELEASED to:
MAPLE LEAF PLAZA L.L.C.

Situated in the Village of Chardon, County of Geauga and State of Ohio and known as being a part of Lot #136 within said Village;

Beginning in the centerline of Water Street (60 feet wide) a.k.a. U.S. Route 6 at its intersection with the Southeasterly corner of land now or formerly conveyed to William & James Vokoun & Joann Vokoun Crellin by deed recorded in Volume 693, Page 1311 of Geauga County Record of deeds.

Thence North $02^{\circ}09'17''$ East along the Easterly line of said Vokoun's land, passing through a 1/2" Iron pipe found at 30.00 feet, a total distance of 900.03 feet to a point in the Northerly line of said Lot #136 and the Southerly line of land now or formerly conveyed to G.M.H.A. by deed recorded in Volume 692, Page 1075 of Geauga County Record of Deeds; (witnessed by a 1" Iron pipe found at 0.0114' west and 0.4846' south)

Thence South $87^{\circ}13'33''$ East along said lot line and the Southerly line of G.M.H.A.'s land, a distance of 214.78 feet to a 5/8" iron pin set, said point being the Southeasterly corner of said G.M.H.A.'s land, said point also being at the Southwesterly corner of lands now or formerly conveyed to Maple Leaf Plaza, L.L.C. (Parcel D) by deed recorded in Volume 1128, Page 1031, said point being the Principal Place of Beginning of the premises herein intended to be described;

Course I Thence South $02^{\circ}45'56''$ West a distance of 113.76 feet to a 5/8" Iron pin (found at 0.0703' east and 0.1654' north).

Course II Thence South $87^{\circ}13'33''$ East, a distance 149.25 feet to a point, in the west line of of Maple Leaf Plaza, Volume 1235, Page 1006 of Geauga County Record of Deeds.

Course III Thence North $02^{\circ}09'17''$ East along said Westerly line of said Maple Leaf Plaza, L.L.C.'s land, a distance of 113.77 feet to a point;

Course IV Thence North $87^{\circ}13'33''$ West along the Southerly line of Maple Leaf Plaza, L.L.C.'s land, a distance of 148.04 feet to the Principal Place of Beginning and containing 0.3882 acres of land as calculated and described by William D. Landeg P.S. No. 4594 from Deed of Record Volume 969, Page 719 of Geauga County Record of Deeds and a field survey and Lot Split/Consolidation Plat performed by William R. Gray & Associates, Inc. and dated May 4, 1999, signed by Terrence G. Gerson, P.S. No. 6662, be the same, more or less, but subject to all legal highways.

Basis of Bearings is the centerline of Water Street (60 feet wide), North $87^{\circ}17'45''$ West as shown on the above mentioned Lot Split/Consolidation Plat by William R. Gray & Associates, Inc. and dated May 4, 1999.

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

9K 12/13/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION for: PARCEL TO BE ADDED to: MAPLES ASSOCIATES LIMITED PARTNERSHIP

Situated in the Village of Chardon, County of Geauga and State of Ohio and known as being a part of Lot #136 within said Village;

Beginning in the centerline of Water Street (60 feet wide) a.k.a. U.S. Route 6 at its intersection with the Southeasterly corner of land now or formerly conveyed to William & James Vokoun & Joann Vokoun Crellin by deed recorded in Volume 693, Page 1311 of Geauga County Record of deeds.

Thence North $02^{\circ}09'17''$ East along the Easterly line of said Vokoun's land, passing through a 1/2" iron pipe found at 30.00 feet, a total distance of 900.03 feet to a point in the Northerly line of said Lot #136 and the Southerly line of land now or formerly conveyed to G.M.H.A. by deed recorded in Volume 692, Page 1075 of Geauga County Record of Deeds; (witnessed by a 1" iron pipe found at 0.0114' west and 0.4846' south)

Thence South $87^{\circ}13'33''$ East along said lot line and the Southerly line of G.M.H.A.'s land, a distance of 214.78 feet to a 5/8" iron pin set, said point being the Southeasterly corner of said G.M.H.A.'s land, said point also being at the Southwesterly corner of lands now or formerly conveyed to Maple Leaf Plaza, L.L.C. (Parcel D) by deed recorded in Volume 1128, Page 1031.

Thence South $02^{\circ}45'56''$ West a distance of 113.76 feet to 5/8" iron pin (found 0.0703' east and 0.1654' north)

Thence South $87^{\circ}13'33''$ East a distance of 231.11 feet to a 5/8" iron pin set, said point being the Principal Place of Beginning of the premises herein intended to be described;

Course I Thence South $02^{\circ}09'17''$ West continuing along said Westerly line of said Maple Leaf Plaza, L.L.C.'s land, a distance of 205.70 feet to a 5/8" iron pin, (found 0.2046' west and 0.0323' south), said point also being in the Northerly line of land now or formerly conveyed to Helen & Andrew T. Dombey by deed recorded in Volume 1126, Page 1107 of Geauga County Record of Deeds;

Course II Thence North $87^{\circ}17'45''$ West along said Northerly line of Dombey's land, a distance of 81.86 feet to a 5/8" iron pin (found 0.4465' west and 0.0562' south), and the Northwesterly corner of said Dombey's land;

Course III Thence North $02^{\circ}09'17''$ East along the Easterly line of above Maples Associates land by deed recorded in Volume 969, Page 719 of Geauga County Record of Deeds, a distance of 205.80 feet to a point;

Course IV Thence South $87^{\circ}13'33''$ East a distance of 81.86 feet to the Principal Place of Beginning and containing 0.3866 acres of land as calculated and described by William D. Landeg P.S. No. 4594 from Deed of Record Volume 1235, Page 1006 of Geauga County Record of Deeds and a field survey and Lot Split/Consolidation Plat performed by William R. Gray & Associates, Inc. and dated May 4, 1999, signed by Terrence G. Gerson, P.S. No. 6662, be the same, more or less, but subject to all legal highways.

Basis of Bearings is the centerline of Water Street (60 feet wide), North $87^{\circ}17'45''$ West as shown on the above mentioned Lot Split/Consolidation Plat by William R. Gray & Associates, Inc. and dated May 4, 1999.

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

JK (Revised) 12/13/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION for: RESIDUAL PARCEL

Situated in the Village of Chardon, County of Geauga and State of Ohio and known as being a part of Lot #136 within said Village;

Beginning in the centerline of Water Street (60 feet wide) a.k.a. U.S. Route 6 at its intersection with the southeasterly corner of land now or formerly conveyed to William & James Vokoun & Joann Vokoun Crellin by deed recorded in Volume 693, Page 1311 of Geauga County Record of Deeds, said point being the Principal Place of Beginning of the premises herein intended to be described;

Course I Thence North $02^{\circ}09'17''$ East along the Easterly line of said Vokoun's land, passing through a 1/2" iron pipe found at 30.00 feet, a total distance of 900.03 feet to a point in the northerly line of said Lot #136 and the southerly line of land now or formerly conveyed to G.M.H.A. by deed recorded in Volume 692, Page 1075 of Geauga County Record of Deeds; (witnessed by a 1" iron pipe found at 0.0114' west and 0.4846' south)

Course II Thence South $87^{\circ}13'33''$ East along said lot line and the southerly line of G.M.H.A.'s land, a distance of 214.78 feet to a 5/8" iron pin set, said point being the southeasterly corner of said G.M.H.A.'s land, said point also being in the southwesterly corner of lands now or formerly conveyed to Maple Leaf Plaza, L.L.C. (Parcel D) by deed recorded in Volume 1128, Page 1031;

Course III Thence South $02^{\circ}45'56''$ West a distance of 113.76 feet to a 5/8" iron pin (found at 0.0703' east and 0.1654' north).

Course IV Thence South $87^{\circ}13'33''$ East, a distance 149.25 feet to a point, in the west line of Maple Leaf Plaza, Volume 1235, Page 1006 of Geauga County Record of Deeds.

Course V Thence South $02^{\circ}09'17''$ West along the westerly line of Maple Leaf Plaza by deed recorded in Volume 1235, Page 1006 of Geauga County Record of Deeds, and of H. & A. Dombey's land by deed recorded in Volume 1126, Page 1107 of Geauga County Record of Deeds, passing a 1" iron pipe, (found 0.2363' west) at 755.82 feet, a total distance of 785.82 feet to a point in the above said centerline of Water Street;

Course VI Thence North $87^{\circ}17'45''$ West along said centerline, a distance of 362.81 feet to the Principal Place of Beginning and containing 7.1059 acres of land as calculated and described by William D. Landeg P.S. No. 4594 from Deed of Record Volume 969, Page 719 of Geauga County Record of Deeds and a field survey and Lot Split/Consolidation Plat performed by William R. Gray & Associates, Inc. and dated May 4, 1999, signed by Terrence G. Gerson, P.S. No. 6662, be the same, more or less, but subject to all legal highways.

Basis of Bearings is the centerline of Water Street (60 feet wide), North $87^{\circ}17'45''$ West as shown on the above mentioned Lot Split/Consolidation Plat by William R. Gray & Associates, Inc. and dated May 4, 1999.

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

JK

12/13/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER