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DECLARATION OF FEATURE AMENITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **GREEN LAND TRUST, LTD.**, an Ohio limited liability company, (hereinafter "Developer"), is the fee simple owner of certain real property known as and being Lot Number 2 in Spring Hill Phase One, situated in the City of Green, County of Summit and State of Ohio, as the same is recorded in Reception Number 55068101 of the Summit County Plat Records ("the Premises").

Developer does hereby declare and reserve unto Developer, its successors and assigns, including but not limited to the homeowner's association for Spring Hill, an easement over and on the portion of the Premises as described in Exhibit A attached hereto and made a part hereof (hereinafter the "Easement Property").

The Easement set forth in this Declaration includes the right of Developer and Developer's successors, assigns, and nominees to enter upon the Easement Property, by reasonable means of ingress and egress at appropriate points on the Premises, for any and all reasonable purposes necessary for the construction, maintenance, repair, demolition, and/or reconstruction of the sign monument located within the Easement Property.

The owner(s) of the Premises shall be obligated and agree to maintain the Easement Property and landscaping existing thereon in a manner aesthetically commensurate with Spring Hill, including but not limited to regular mowing and landscaping around the sign monument, and any other maintenance associated therewith. Notwithstanding the foregoing, Developer or the homeowner's association for Spring Hill shall be responsible for the repair and reconstruction of the sign monument built within the Easement Property.

Developer hereby acknowledges and agrees that this Declaration of Easement shall be binding upon and inure to the benefit of Developer and/or its successors and assigns forever, and shall be deemed to run with the land and shall be deemed to be reserved and reaffirmed in the deed from Developer to the subsequent owner of the Premises.

Miller Examining Service, Inc. ME
Caroline

John A. Donofrio, Summit Fiscal Officer
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2-7-07
TRANSFER NOT NECESSARY
John A. Donofrio, Fiscal Officer

2172
TRANSFER NOT NECESSARY
SEC. 319.202 REV. CODE COMPLIED WITH
[Signature]
Consideration _____
JOHN A. DONOFRIO By *[Signature]*
Fiscal Officer Deputy Fiscal Officer
No. of pages *5*

IN WITNESS WHEREOF, Developer has set its hand this 5th day of February, 2007.

GREEN LAND TRUST, LTD., an
Ohio limited liability company

By 
Robert J. DeHoff, Member

STATE OF OHIO, STARK COUNTY, SS:

Before me, a Notary Public in and for said County and State, personally appeared the above-named GREEN LAND TRUST, LTD., an Ohio limited liability company, by Robert J. DeHoff, Member, who acknowledged that he did sign the foregoing instrument on behalf of said partnership, and that the same is his free act and deed both personally and as said member.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at North Canton, Ohio, this 5th day of February, 2007.



JAMIE R. MINOR
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Under Section 147.03 ORC


Notary Public

This instrument prepared by:

Jamie R. Minor, Esq.
Winkhart & Rambacher
825 South Main Street
North Canton, OH 44720
Phone: (330) 433-6700
Fax: (330) 433-6701





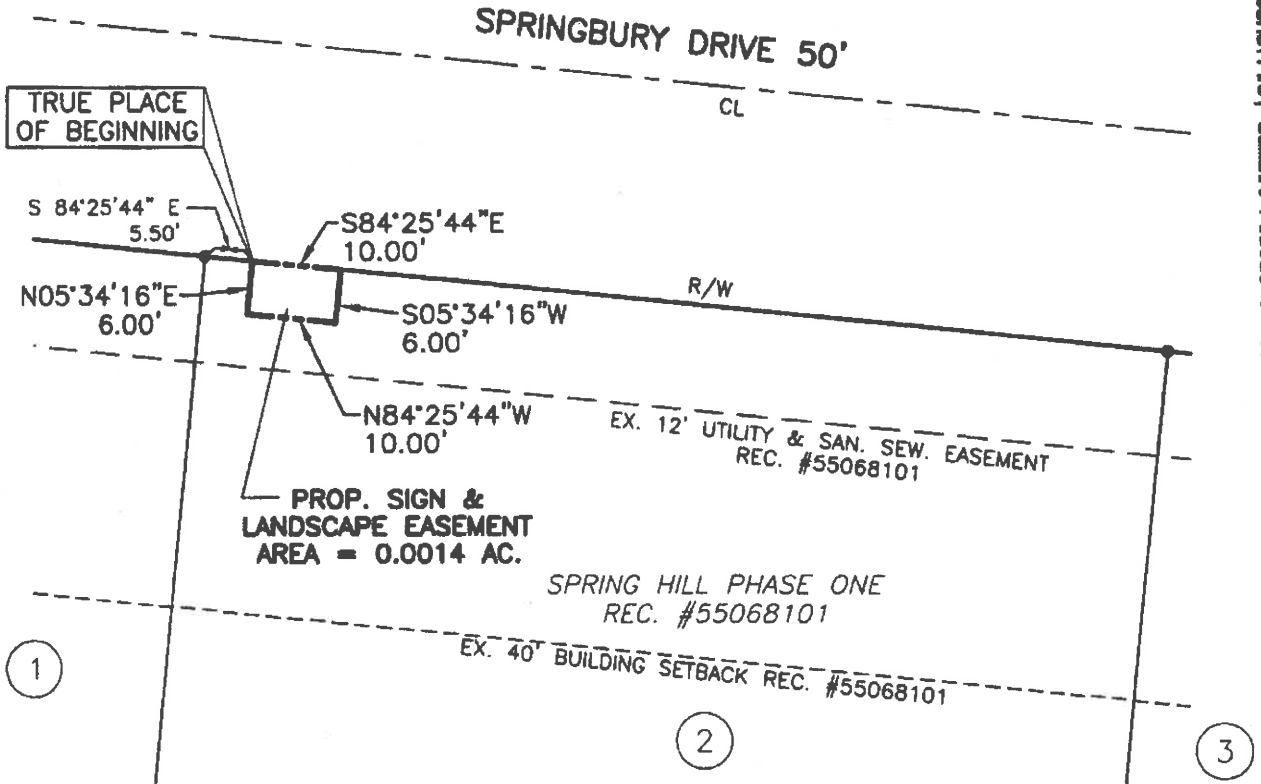
SITUATED IN THE
 CITY OF GREEN
 COUNTY OF SUMMIT
 STATE OF OHIO
 AND KNOWN AS BEING
 PART OF SECTION 9
 OF FORMER GREEN TOWNSHIP
 ALSO KNOWN AS BEING PART OF
 LOT 2 OF SPRING HILL PHASE ONE
 AS RECORDED IN RECEPTION NO. 55068101
 OF THE SUMMIT COUNTY RECORDS



SCALE: 1"=20'

LEGEND

- 5/8" CAPPED REBAR SET, (GBC DESIGN, INC.)



John A. Denerrio, Summit Fiscal Officer
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 \$2.00

EXHIBIT "A"
SPRING HILL PHASE ONE
 6' X 10' SIGN & LANDSCAPE EASEMENT
 LOT 2

PREPARED BY:
GBC DESIGN, INC.
 3378 W. Market St. Akron, OH 44333-3886
 Phone 330-836-0228 Fax 330-836-5782
 DATE: JAN., 2007
 PROJECT No. 320998E

GBC DESIGN, INC.

3378 West Market Street Akron, OH 44333-3386
Phone 330-836-0228 Fax 330-836-5782
E-mail gbc@gbcdesign.com

Sy Cymerman, A.I.A.
Gary R. Rouse, P.E., P.S.
John E. Walsh, P.E., P.S.

April 14, 2006
Revised October 13, 2006
Revised January 25, 2007

Legal Description
Spring Hill Phase One - Lot 2
Sign & Landscape Easement
0.0014 Acres

Situated in the City of Green, County of Summit, State of Ohio and known as being part of Section 9 of former Green Township, also known as being part of Lot 2 of Spring Hill Phase One as recorded in Reception #55068101 of the Summit County records and more fully described as follows:

Beginning at a 5/8" capped rebar (GBC Design, Inc.) found at the northwesterly corner of said Lot 2;

Thence S 84° 25' 44" E, along the northerly line of said Lot 2, a distance of 5.50 feet to a point, which is the True Place of Beginning for the easement herein described;

Thence continuing S 84° 25' 44" E, along a northerly line of said Lot 2, a distance of 10.00 feet to a point;

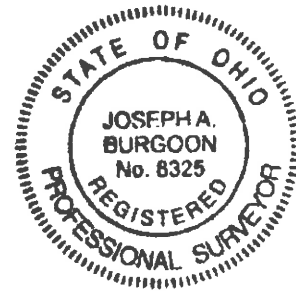
Thence S 05° 34' 16" W, along a line of new easement, a distance of 6.00 feet to a point;

Thence N 84° 25' 44" W, along a line of new easement, a distance of 10.00 feet to a point;

Thence N 05° 34' 16" E, along a line of new easement, a distance of 6.00 feet to the True Place of Beginning and containing 0.0014 Acres of land, more or less, as determined in January, 2007 by Joseph A. Burgoon, Registered Surveyor No. 8325, with GBC Design, Inc., but subject to all legal highways and any reservations, restrictions or easements of record.

28-14802 / GR00016A4002000


Joseph A. Burgoon - Reg. No. 8325



Description approved by:
Approved for Release

MWA/TNN 2-7-07



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EA 02.00

John A. Donofrio, Summit Fiscal Officer

Project: 32099 Spring Hill
Parcel Inverse

Thu January 25 11:24:03 2007

Parcel name: Lot 2 Landscape Ease

North: 7343.3745 East : 11715.0739
Line Course: S 84-25-44 E Length: 10.00
 North: 7342.4036 East : 11725.0266
Line Course: S 05-34-16 W Length: 6.00
 North: 7336.4320 East : 11724.4441
Line Course: N 84-25-44 W Length: 10.00
 North: 7337.4028 East : 11714.4914
Line Course: N 05-34-16 E Length: 6.00
 North: 7343.3745 East : 11715.0739

Perimeter: 32.00 Area: 60.0000 sq.ft. 0.0014 ac

Parcel name: Lot 41 Landscape Ease

North: 7393.1383 East : 11719.9280
Line Course: N 05-34-16 E Length: 6.00
 North: 7399.1100 East : 11720.5105
Line Course: S 84-25-44 E Length: 10.00
 North: 7398.1391 East : 11730.4633
Line Course: S 05-34-16 W Length: 6.00
 North: 7392.1675 East : 11729.8808
Line Course: N 84-25-44 W Length: 10.00
 North: 7393.1383 East : 11719.9280

Perimeter: 32.00 Area: 60.0000 sq.ft. 0.0014 ac

□



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John A Deneffrie, Summit Fiscal Officer