

**Property Detail Report**

For Property Located At

RealQuest.com

**5578 WARRENSVILLE CENTER RD, MAPLE HEIGHTS OH 44137-3126****Owner Information:**

Owner Name: **MOXAHELALAND COMPANY LTD**  
 Mailing Address: **3201 ENTERPRISE PKWY STE 410, BEACHWOOD OH 44122-7329 C/O JOSEPH T GORMAN JOSEPH T GORMAN**  
 Phone Number: Vesting Codes: //

**Location Information:**

Legal Description: **O L 15 SOUTHGATE#4**  
 County: **CUYAHOGA, OH** APN: **783-08-003**  
 Census Tract / Block: **1711.02 / 2** Alternate APN:  
 Township-Range-Sect: **BEDFORD**  
 Legal Book/Page: **783-08 / 25-A3**  
 Legal Lot: **15** Tract #: **MAPLE HEIGHTS CITY**  
 Legal Block: **MAPLE HEIGHTS CITY**  
 Market Area: **25-A3** School District: **MAPLE HEIGHTS CITY**  
 Neighbor Code: **41083** Munic/Township: **MAPLE HEIGHTS**

**Owner Transfer Information:**

Recording/Sale Date: / Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

**Last Market Sale Information:**

Recording/Sale Date: **07/18/2002 / 07/15/2002** 1st Mtg Amount/Type: **\$388,000 / CONV**  
 Sale Price: **\$485,000** 1st Mtg Int. Rate/Type: **/ FIXED**  
 Sale Type: 1st Mtg Document #: **7180034**  
 Document #: **7180033** 2nd Mtg Amount/Type: **/**  
 Deed Type: **WARRANTY DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$94.21**  
 New Construction: Multi/Split Sale:  
 Title Company: **US TITLE AGCY INC**  
 Lender: **NATIONAL CTY BK**  
 Seller Name: **MAPLE HEIGHTS ECC ASSOCS LP**

**Prior Sale Information:**

Prior Rec/Sale Date: **01/06/1986 / 01/06/1986** Prior Lender:  
 Prior Sale Price: **\$200,000** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **GRANT DEED**

**Property Characteristics:**

Gross Area: <b>5,148</b>	Parking Type:	Construction:
Living Area: <b>5,148</b>	Garage Area:	Heat Type: <b>FORCED AIR</b>
Tot Adj Area: <b>5,148</b>	Garage Capacity:	Exterior wall: <b>BRICK</b>
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type: <b>DECK/TERRACE</b>
Bedrooms:	Finish Bsmnt Area:	Pool:
Bath(F/H): <b>/</b>	Basement Type:	Air Cond: <b>CENTRAL</b>
Year Built / Eff: <b>1986 /</b>	Roof Type: <b>FLAT</b>	Style:
Fireplace: <b>/</b>	Foundation: <b>CONCRETE</b>	Quality:
# of Stories: <b>1.00</b>	Roof Material: <b>COMPOSITION SHINGLE</b>	Condition: <b>AVERAGE</b>

Other Improvements:

**Site Information:**

Zoning: Acres: **0.79** County Use: **AUTO SALES/SERVICE**  
 Flood Zone: **C** Lot Area: **34,300** State Use: **AUTO SALES/SERVICE**  
 Flood Panel: **3901140002B** Lot Width/Depth: **140 x** Site Influence:  
 Flood Panel Date: **09/17/1980** Res/Comm Units: **/** Sewer Type: **PUBLIC SERVICE**  
 Land Use: **AUTO SALES** Water Type: **PUBLIC**

**Tax Information:**

Total Value: **\$169,750** Assessed Year: **2005** Property Tax: **\$13,145.86**

**2005 Tax Bill Summary**

**PAY BY E-CHECK**

**PAY BY CREDIT CARD**

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PARCEL ID 783-08-003 YEAR 2005 (pay in 2006)   
 PRIMARY OWNERS Moxahelaland Company, Ltd.  
 PROPERTY ADDRESS 5578 Warrensville Rd, Maple Hts, OH 44137  
 TAX BILL c/o Joseph T Gorman Moxahela Land Company,  
 MAILING ADDRESS 3201 Enterprise Pkwy #410 BEACHWOOD, OH 44122

<u>ASSESSED VALUES</u>		<u>MARKET VALUES</u>		<u>FLAGS</u>	
LAND VALUE	77,740.00	LAND VALUE	222,100	2.5% RED.	N
BUILDING VALUE	92,020.00	BUILDING VALUE	262,900	HOMESTEAD	N
TOTAL VALUE	169,760.00	TOTAL VALUE	485,000	FORECLOSURE	N
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
				PAYMENT PLAN	N
<u>HALF YEAR CHARGE AMOUNTS</u>		<u>RATES</u>			
GROSS TAX	8,411.61	FULL RATE	99.1		
LESS 920 RED	1,838.68	920 RED. RATE	.218588		
SUB TOTAL	6,572.93	EFFECTIVE RATE	77.437899	ESCROW	
10% RED. AMOUNT	0.00			ESCROW	N
2.5% RED. AMOUNT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	37.62	FIRST HALF DUE	1/19/06		
HALF YEAR NET TAXES	6,610.55	SECOND HALF DUE	7/13/06		

	<u>FULL YEAR CHARGES</u>	<u>PAYMENTS</u>	<u>FULL YEAR BALANCE</u>
TAX YEAR 2005/PAY 2006	13,221.10	6,609.16	6,611.94

CHARGE AND PAYMENT DETAIL Tax information is up to the hour - tell me more.

TAXSET	CHARGE TYPE	CHARGES	PAYMENTS	BALANCE
Maple Hts.	1ST HALF BAL	6,572.93	6,572.93	0.00
	2ND HALF BAL	6,572.93	0.00	6,572.93
C990007-Cuyahoga County (omitted tax)	1ST HALF BAL	1.39	0.00	1.39
	2ND HALF BAL	1.39	0.00	1.39
C100420-Sewer Maintenance	1ST HALF BAL	36.23	36.23	0.00
	2ND HALF BAL	36.23	0.00	36.23
TOTAL BALANCE		13,221.10	6,609.16	6,611.94

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 1219 Ontario Street  
 Cleveland, OH 44113  
 (216) 443-7400

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[DISCLAIMER](#)

CUYAHOGA COUNTY RECORDER  
PATRICK J. O'MALLEY  
DEED 07/18/2002 09:28:20 AM  
**200207180033**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MAPLE HEIGHTS E.C.C. ASSOCIATES LIMITED PARTNERSHIP, an Ohio limited partnership ("Grantor"), for valuable consideration paid, hereby grants, with general warranty covenants, to MOXAHELA LAND COMPANY, LTD., an Ohio limited liability company, whose tax mailing address is 3201 Enterprise Parkway, Suite 410 Beachwood, OH 44122, Attn: Joseph T. Gorman, the following described real property situated in the City of Maple Heights, County of Cuyahoga, and State of Ohio, as more particularly described on Exhibit "A" attached hereto and made a part hereof, and known as Permanent Parcel No. 783-08-003.

Subject to conditions, covenants, easements, limitations, reservations or restrictions of record, if any, zoning ordinances, if any, and real estate taxes and assessments, both general and special, which are a lien but not yet due and payable.

Prior Deed Reference: Vol. 86-6723, Page 35.

IN TESTIMONY WHEREOF, Grantor has executed this General Warranty Deed as of the 15 day of July, 2002.

GRANTOR:

MAPLE HEIGHTS E.C.C.  
ASSOCIATES LIMITED  
PARTNERSHIP

By: [Signature] its general partner

PARCEL NO. ✓  
CONVEYANCE IS IN COMPLIANCE WITH SEC. 319.202 O.R.C.

JUL 18 2002  
1940.00

17651-A  
[Stamp]

Frank Russo  
CUYAHOGA COUNTY AUDITOR

U. S. TITLE AGENCY, INC.  
214835

CUYAHOGA COUNTY RECORDER  
200207180033 PAGE 1 of 3

STATE OF OHIO )  
 ) SS.  
COUNTY OF Cuyahoga )

On July 15, 2002 before me, James Doyle, a notary public in and for said State, personally appeared Maple Heights E.C.C. Associates Limited Partnership, an Ohio limited partnership, by James Doyle, its general partner, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN TESTIMONY WHEREOF, I have set my hand and Notarial Seal on ~~November 15~~ <sup>July</sup> 15, 2002, at Cleveland, Ohio.

Jodie Jotak  
Notary Public  
My commission expires: 8/24/02

This Instrument Prepared By:  
  
Charles Daroff, Esq.  
Hurtuk & Daroff Co., L.P.A.  
One Corporate Exchange  
25825 Science Park Drive, Suite 210  
Cleveland, Ohio 44122

E:\Moxahela\General\WarrantyDeed.wpd

## Exhibit A

### ADDRESS

5578 Warrensville Center Road  
Maple Heights, Ohio 44137  
Permanent Parcel No.(s) 783-08-003  
Order No 214835

### LEGAL DESCRIPTION

#### Parcel No. 1

Situated in the City of Maple Heights, County of Cuyahoga and State of Ohio, and known as being part of Original Bedford Township Lot No. 15 and being bounded and described as follows:

Beginning at a point of intersection of the Northerly right-of-way line of Rockside Road with the Southerly line of aforesaid Original Lot No. 15, said beginning point being North 89 degrees 26' 46" West, along said Southerly Original Lot Line, 143.235 feet from an iron monument at the Southeast corner of said Original Lot, being a point in the centerline of Warrensville Center Road;

thence North 89 degrees 26' 46" West, along the aforesaid Southerly line of Original Lot No. 15, a distance of 136.77 feet to a point therein;

thence due North 127.15 feet to a point;

thence South 89 degrees 26' 46" East 117.00 feet;

thence due North 45.00 feet to a point;

thence South 89 degrees 26' 46" East 103.00 feet to a point in the Westerly right of way line of Warrensville Center Road;

thence due South, along the aforesaid Westerly right-of-way line, 136.68 feet to a point of curvature at the Northerly end of a curved turnout between Warrensville Center Road right-of-way line and Rockside Road Northerly right-of-way line;

thence Southwesterly, along a curved line deflecting to the right of a distance of 44.57 feet to a point at the Southwesterly end of aforesaid curved turnout, being a point in the curved Northerly right-of-way line of Rockside Road, said curved line having a radius of 30.00 feet, a chord which bears South 42 degrees 33' 27" West, 40.58 feet;

thence Southwesterly, along the aforesaid curved Northerly right-of-way line of Rockside Road, deflecting to the left 55.99 feet to the place of beginning, said curved line having a radius of 3869.72 feet, a chord which bears South 85 degrees 06' 29" West, 55.99 feet, containing 0.7372 acres of land, be the same more or less, but subject to all legal highways.

#### Parcel No. 2

Together with a non exclusive easement for ingress and egress and parking as shown in the Reciprocal Easement Agreement recorded in Volume 86-2645, Page 66 of Cuyahoga County Records.

ROBERT KLAIBER P.E., P.S.  
Legal Description complies with  
Cuyahoga County Conveyance  
Standards and is approved for  
transfer:

  
Agent

JUL 18 2002

Date

CUYAHOGA COUNTY RECORDER  
200207190033 PAGE 3 of 3



### Real Property Information

- General Information
- Transfer History
- Land Record
- Residential Bldg. Sketch
- Taxes/ Cert. Values
- Search Page

**PARCEL ID** 783-08-003  
**OWNERS NAME** MOXAHELAND COMPANY, LTD.  
**ADDRESS** 05578 WARRENSVILLE RD  
**CITY** MAPLE HEIGHTS  
**ZIP** 44137

[Field Definitions](#)

#### Transfer History

[PREVIOUS](#)

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**Transfer Date:** 18-JUL-02    **AFN Number:** 200207180033    **Receipt:** 17651A  

Parcel	Deed Type	Vol / Page	Sales Amt	Convey. Fee	Convey. No	Multiple Sale / No. of Parcels
783-08-003	Warranty Deed	00000 / 0000	\$485,000	\$1,940		0 / 0

Grantee(s)  
 Moxahelaland Company, Ltd.

Grantor(s)  
 Maple Hts Ecc Associates

CUYAHOGA COUNTY ASSUMES NO LIABILITY FOR DAMAGES AS A RESULT OF ERRORS, OMISSIONS OR DISCREPANCIES CONTAINED IN THESE PAGES.  
 PROSPECTIVE PURCHASERS SHOULD CONSULT A REAL ESTATE ATTORNEY AND PURCHASE A TITLE INSURANCE POLICY PRIOR TO THE SALE.  
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**Property Detail Report**

For Property Located At

RealQuest.com

**1995 ROCKSIDE RD, MAPLE HEIGHTS OH 44137-3147****Owner Information:**

Owner Name: **MOXAHELA LAND COMPANY LTD**  
 Mailing Address: **1995 ROCKSIDE RD, MAPLE HEIGHTS OH 44137-3147 C012**  
 Phone Number: Vesting Codes: //

**Location Information:**

Legal Description:  
 County: **CUYAHOGA, OH** APN: **811-07-021**  
 Census Tract / Block: **1712.04 / 2** Alternate APN:  
 Township-Range-Sect: Subdivision:  
 Legal Book/Page: Map Reference: **811-07 /**  
 Legal Lot: Tract #:  
 Legal Block: School District: **BEDFORD CITY**  
 Market Area: Munic/Township:  
 Neighbor Code: **41056**

**Owner Transfer Information:**

Recording/Sale Date: / Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

**Last Market Sale Information:**

Recording/Sale Date: **11/29/2004 / 11/24/2004** 1st Mtg Amount/Type: /  
 Sale Price: **\$170,000** 1st Mtg Int. Rate/Type: /  
 Sale Type: 1st Mtg Document #:  
 Document #: **11291030** 2nd Mtg Amount/Type: /  
 Deed Type: **WARRANTY DEED** 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company: **US TITLE AGCY INC**  
 Lender:  
 Seller Name: **AZZI GHASSAN**

**Prior Sale Information:**

Prior Rec/Sale Date: / Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: Prior 1st Mtg Rate/Type: /  
 Prior Deed Type:

**Property Characteristics:**

Gross Area:	Parking Type:	Construction:
Living Area:	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms:	Finish Bsmnt Area:	Pool:
Bath(F/H): /	Basement Type:	Air Cond:
Year Built / Eff: /	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements:		

**Site Information:**

Zoning:	Acres: <b>0.42</b>	County Use: <b>FOOD SVC W/COUNTER</b>
Flood Zone:	Lot Area: <b>18,295</b>	State Use: <b>FOOD SVC W/COUNTER</b>
Flood Panel:	Lot Width/Depth: <b>480 x 86</b>	Site Influence:
Flood Panel Date:	Res/Comm Units: /	Sewer Type: <b>PUBLIC SERVICE</b>
Land Use: <b>RESTAURANT BUILDING</b>		Water Type: <b>PUBLIC</b>

**Tax Information:**

Total Value: <b>\$8,015</b>	Assessed Year: <b>2005</b>	Property Tax: <b>\$307.12</b>
Land Value: <b>\$8,015</b>	Improve %:	Tax Area: <b>630</b>
Improvement Value:	Tax Year: <b>2005</b>	Tax Exemption:

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that GHASSAN AZZI, a married individual ("Grantor"), for valuable consideration paid, hereby grants, with general warranty covenants, to MOXAHELA LAND COMPANY, LTD., an Ohio limited liability company, whose tax mailing address is 19950 Rockside Road, Maple Heights, OH 44137, Attn: Joseph Gorman, Jr., the following described real property situated in the City of Bedford, County of Cuyahoga, and State of Ohio, as more particularly described on Exhibit "A" attached hereto and made a part hereof, and known as Permanent Parcel No. 811-07-021.

Subject to conditions, covenants, easements, limitations, reservations or restrictions of record, if any, zoning ordinances, if any, and real estate taxes and assessments, both general and special, which are a lien but not yet due and payable.

Prior Deed Reference: Instrument No. Volume 96-03044, Page 53.

JOYCE GEDEON, the spouse of Grantor, hereby executes this deed as to the release of her dower rights in the property conveyed hereunder.

IN TESTIMONY WHEREOF, Grantor has executed this General Warranty Deed as of the 24 day of November, 2004.

GRANTOR:

  
GHASSAN AZZI, individually

  
JOYCE GEDEON, individually

CUYAHOGA COUNTY RECORDER  
200411291030 PAGE 1 of 3

Permanent Parcel #: 811-07-021

Type Instrument: Warranty Deed	Date: 11/29/2004 2:34:00 PM
Tax District #: 3030	Tax List Year: 2004
Grantor: GHASSAN AZZI	Land Use Code: 5799
Grantee: MOXAHELA LAND COMPANY, I	Land Value: 0
Balance Assumed: \$ 0.00	Building Value: 0
Total Consideration: \$ 170,000.00	Total Value: 0
Conv. Fee Paid: \$ 680.00	Arms Length Sale: YES
Transfer Fee Paid: \$ 0.50	Rcpt: I-11292004-2
Fee Paid by: U.S. Title Agency	Inst #: 129405
Exempt Code:	Check #:

  
FRANK RUSSO  
CUYAHOGA COUNTY AUDITOR

U S TITLE AGENCY, INC.  
238935

**2005 Tax Bill Summary**

**PAY BY E-CHECK**

**PAY BY CREDIT CARD**

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PARCEL ID 811-07-021 YEAR 2005 (pay in 2006) ▾  
 PRIMARY OWNERS MOXAHELA LAND COMPANY, LTD`  
 PROPERTY ADDRESS ROCKSIDE Rd, Bedford City, OH  
 TAX BILL MOXAHELA LAND CO LTD,  
 MAILING ADDRESS 19950 ROCKSIDE Rd, BEDFORD, OH 44146

<u>ASSESSED VALUES</u>		<u>MARKET VALUES</u>		<u>FLAGS</u>	
LAND VALUE	59,500.00	LAND VALUE	170,000	2.5% RED.	N
BUILDING VALUE	0.00	BUILDING VALUE	0	HOMESTEAD	N
TOTAL VALUE	59,500.00	TOTAL VALUE	170,000	FORECLOSURE	N
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
				PAYMENT PLAN	N
<u>HALF YEAR CHARGE AMOUNTS</u>		<u>RATES</u>			
GROSS TAX	2,989.88	FULL RATE	100.5		
LESS 920 RED	711.41	920 RED. RATE	.237939		
SUB TOTAL	2,278.47	EFFECTIVE RATE	76.587146	<u>ESCROW</u>	
10% RED. AMOUNT	0.00			ESCROW	N
2.5% RED. AMOUNT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	0.49	FIRST HALF DUE	1/19/06		
HALF YEAR NET TAXES	2,278.96	SECOND HALF DUE	7/13/06		

	<u>FULL YEAR CHARGES</u>	<u>PAYMENTS</u>	<u>FULL YEAR BALANCE</u>
TAX YEAR 2005/PAY 2006	5,214.94	964.14	4,250.80

CHARGE AND PAYMENT DETAIL Tax Information is up to the hour - tell me more.

TAXSET	CHARGE TYPE	CHARGES	PAYMENTS	BALANCE
<b>Bedford</b>	DELQ BAL	657.02	657.02	0.00
	1ST HALF BAL	2,278.47	307.12	1,971.35
	2ND HALF BAL	2,278.47	0.00	2,278.47
<b>C990007-Cuyahoga County (omitted tax)</b>	1ST HALF BAL	0.49	0.00	0.49
	2ND HALF BAL	0.49	0.00	0.49
<b>TOTAL BALANCE</b>		<b>5,214.94</b>	<b>964.14</b>	<b>4,250.80</b>

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 1219 Ontario Street  
 Cleveland, OH 44113  
 (216) 443-7400  
DISCLAIMER

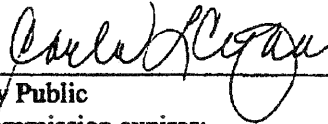
[Technical Difficulties?](#)



STATE OF OHIO )  
 ) SS  
COUNTY OF CUYAHOGA )

Before me, a Notary Public in and for said County and State, personally appeared Ghassan Azzi and Joyce Gedeon, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same was their free act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal on November 14, 2004, at Mayfield Hts, Ohio.

  
\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

CARLA L. CIFRA, Notary Public  
State of Ohio - Cuyahoga County  
My Commission Expires Feb. 25, 2008

This Instrument Prepared By:

Charles Daroff, Esq.  
Hurtuk & Daroff Co., L.P.A.  
Parkland Terrace  
6120 Parkland Drive, Suite 100  
Cleveland, Ohio 44124

J:\Mozalch\General\WarrantyDeed.doc

CUYAHOGA COUNTY RECORDER  
200411291030 PAGE 2 of 3

## Exhibit A

### ADDRESS

19900 Rockside Road  
Bedford, Ohio 44146  
Permanent Parcel No.(s) 811-07-021  
Order No 238935

### LEGAL DESCRIPTION

Situated in the City of Bedford, County of Cuyahoga and State of Ohio, and known as being Parcel B2 on the Topographic Survey and Parcel Split for Terminal Management Incorporated of part of Original Bedford Township Lot No. 25 as shown by the recorded plat in Volume 223 of Maps, Page 2 of Cuyahoga County Records, bounded and described as follows:

Beginning in the centerline of Warrensville Center Road at its intersection with the northerly line of said Original Lot No. 25;

Thence South  $89^{\circ} 52' 39''$  West along the northerly line of said Lot No. 25 a distance of 143.23 feet to a point in the northerly right-of-way line of Rockside Road, said point being the Principal Place of Beginning;


Thence continuing South  $89^{\circ} 52' 39''$  West, along the northerly line of said Lot No. 25, a distance of 471.85 to a point;

Thence South  $0^{\circ} 31' 36''$  East, a distance of 86.04 feet to a point in the northerly line of Rockside Road;

Thence northerly along the arc of a curve deflecting to the right and having a radius is 2804.02 feet, whose chord bears North  $77^{\circ} 50' 46''$  East and has a length of 288.35 feet and an arc length of 288.48 feet to a point of compound curvature;

Thence continuing northerly along the arc of a curve deflecting to the right and having a radius of 3869.72 feet, whose chord bears North  $82^{\circ} 04' 28''$  East and has a length of 191.00 feet and an arc length of 191.02 feet to a point in the northerly line of Original Lot No. 25, said point being the principal place of beginning and containing .3995 acres. Be the same more or less but subject to all legal highways as calculated and described by Paul A. Frank and Associates Inc., engineering and planning associates.

ROBERT KLAIBER P.E., P.S.  
Legal Description complies with  
Cuyahoga County Conveyance  
Standards and is approved for  
transfer:

  
NOV 29 2004  
Agent

CUYAHOGA COUNTY RECORDER  
200411291030 PAGE 3 of 3



### Real Property Information

- General Information
- Transfer History
- Land Record
- Residential Bldg. Sketch
- Taxes/ Cert. Values
- Search Page

**PARCEL ID** 811-07-021  
**OWNERS NAME** MOXAHELA LAND COMPANY, LTD.  
**ADDRESS** ROCKSIDE RD  
**CITY** BEDFORD  
**ZIP** 44146

[Field Definitions](#)

#### Transfer History

[PREVIOUS](#)

Page 1 of 2

**Transfer Date:** 29-NOV-04    **AFN Number:** 200411291030    **Receipt:**  

Parcel	Deed Type	Vol / Page	Sales Amt	Convey. Fee	Convey. No	Multiple Sale / No. of Parcels
811-07-021	Warranty Deed	/	\$170,000	\$680	40726	0 / 1

**Grantee(s)**  
 MOXAHELA LAND COMPANY, LTD.

**Grantor(s)**  
 Listed With

**2005 Tax Bill Summary**

**PAY BY E-CHECK**

**PAY BY CREDIT CARD**

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PARCEL ID 783-08-037 YEAR 2005 (pay in 2006)   
 PRIMARY OWNERS Honey Baked Ham Co.  
 PROPERTY ADDRESS Wartercrest Ave, Maple Hts, OH 44137  
 TAX BILL Honey Baked Ham Co.,  
 MAILING ADDRESS 5570 warrensville center CLEVELAND, OH 44102

<u>ASSESSED VALUES</u>		<u>MARKET VALUES</u>		<u>FLAGS</u>	
LAND VALUE	40,640.00	LAND VALUE	116,100	2.5% RED.	N
BUILDING VALUE	0.00	BUILDING VALUE	0	HOMESTEAD	N
TOTAL VALUE	40,640.00	TOTAL VALUE	116,100	FORECLOSURE	N
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
				PAYMENT PLAN	N
<u>HALF YEAR CHARGE AMOUNTS</u>		<u>RATES</u>			
GROSS TAX	2,013.71	FULL RATE	99.1		
LESS 920 RED	440.17	920 RED. RATE	.218588		
SUB TOTAL	1,573.54	EFFECTIVE RATE	77.437899	ESCROW	
10% RED. AMOUNT	0.00			ESCROW	N
2.5% RED. AMOUNT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	26.66	FIRST HALF DUE	1/19/06		
HALF YEAR NET TAXES	1,600.20	SECOND HALF DUE	7/13/06		

	<u>FULL YEAR CHARGES</u>	<u>PAYMENTS</u>	<u>FULL YEAR BALANCE</u>
TAX YEAR 2005/PAY 2006	3,200.39	3,199.72	0.67

CHARGE AND PAYMENT DETAIL Tax Information is up to the hour - tell me more.

<u>TAXSET</u>	<u>CHARGE TYPE</u>	<u>CHARGES</u>	<u>PAYMENTS</u>	<u>BALANCE</u>
Maple Hts.	1ST HALF BAL	1,573.54	1,573.54	0.00
	2ND HALF BAL	1,573.54	1,573.54	0.00
C990007-Cuyahoga County (omitted tax)	1ST HALF BAL	0.34	0.00	0.34
	2ND HALF BAL	0.33	0.00	0.33
C100420-Sewer Maintenance	1ST HALF BAL	26.32	26.32	0.00
	2ND HALF BAL	26.32	26.32	0.00
TOTAL BALANCE		3,200.39	3,199.72	0.67

© Cuyahoga County Treasurer's Office  
 1219 Ontario Street  
 Cleveland, OH 44113  
 (216) 443-7400

[Technical Difficulties?](#)



[DISCLAIMER](#)



**Exhibit A**

**ADDRESS**

Parcel 2 Watercrest Avenue  
Maple Heights, Ohio 44137  
Permanent Parcel No.(s) 783-08-037 L/W 783-08-038 <sup>split</sup> (out of)  
Order No 225023

**LEGAL DESCRIPTION**

Situated in the City of Maple Heights, County of Cuyahoga and State of Ohio, and known as being Parcel 2 in the Boundary Survey and Lot Split prepared for Honey Baked Ham Company as shown by the recorded plat in Volume 322, Page 49 of Cuyahoga County Records.

CUYAHOGA COUNTY RECORDER  
200304080948 PAGE 2 of 2

ROBERT KLAIBER P.E., P.S.  
Legal Description complies with  
Cuyahoga County Conveyance  
standards and is approved for  
transfer

APR 08 2003

Agent



**Real Property Information**

- General Information
- Transfer History
- Land Record
- Residential Bldg. Sketch
- Taxes/ Cert. Values
- Search Page

**PARCEL ID** 783-08-037  
**OWNERS NAME** MOXAHELA LAND COMPANY, LTD.  
**ADDRESS** 00000 WARTERCREST AVE  
**CITY** MAPLE HEIGHTS  
**ZIP** 44137

[Field Definitions](#)

**Transfer History**

[PREVIOUS](#)

Page 1 of 3

**Transfer Date:** 08-APR-03      **AFN Number:** 200304080949

**Receipt:**

Parcel	Deed Type	Vol / Page	Sales Amt	Convey. Fee	Convey. No	Multiple Sale / No. of Parcels
783-08-037	Warranty Deed	/	\$120,165	\$120.20	8756A	0 / 2

Grantee(s)

Moxahela Land Company, Ltd.

Grantor(s)

Dean, Sonya B.

CUYAHOGA COUNTY ASSUMES NO LIABILITY FOR DAMAGES AS A RESULT OF ERRORS, OMISSIONS OR DISCREPANCIES CONTAINED IN THESE PAGES.  
 PROSPECTIVE PURCHASERS SHOULD CONSULT A REAL ESTATE ATTORNEY AND PURCHASE A TITLE INSURANCE POLICY PRIOR TO THE SALE.  
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