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3
4 CITY OF CUYAHOGA FALLS, OHIO

5
6 RESOLUTION NO. // - 2012

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9 A RESOLUTION DECLARING THE NECESSITY OF AND
10 INTENTION TO APPROPRIATE CERTAIN INTERESTS IN
11 REAL PROPERTY NECESSARY FOR THE
12 IMPROVEMENT OF STATE ROAD BETWEEN GRAHAM
13 ROAD AND STEELS CORNERS ROAD, AND DECLARING
14 AN EMERGENCY.

15
16 WHEREAS, the City wishes to repair, improve and widen State Road between
17 Graham Road and Steels Corners Road, a road which shall be open to the public
18 without charge, and

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20 WHEREAS, this Council finds and determines that the acquisition of fee simple
21 title and temporary construction easements is a proper public use associated with
22 the improvement, as contemplated in Art. I, §19 of the Ohio Constitution,

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24 NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cuyahoga
25 Falls, County of Summit and State of Ohio, that:

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27 Section 1. This Council considers it necessary and hereby declares its
28 intention to appropriate, for public purposes, certain temporary and permanent
29 interests in real property necessary for the improvement of State Road between
30 Graham Road and Steels Corners Road, namely, the property described in the
31 Exhibit A(016 WD & T), which is on file with the Clerk of Council in Council File No.
32 _____ and incorporated as if fully rewritten herein.

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34 Section 2. This Council finds and determines that the acquisition of the
35 interests in real property as necessary to establish the mentioned public
36 improvement is a proper public use as contemplated in Art. I, §19 of the Ohio
37 Constitution.

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39 Section 3. The Mayor is hereby authorized to cause written notice of the
40 adoption of this resolution to be given to the owners, persons in possession, or
41 others having an interest of record in one or more of the properties described in the
42 Exhibits hereto. The notice shall be served and returned according to law.

43
44 Section 4. It is found and determined that all formal actions of this Council
45 concerning and relating to the adoption of this resolution were adopted in an open
46 meeting of this Council and that all deliberations of this Council and of any of its
47 committees that resulted in such formal action were in meetings open to the public,

48 in compliance with all legal requirements, to the extent applicable, including Chapter
49 107 of the Codified Ordinances.

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51 Section 5. This resolution is hereby declared to be an emergency measure
52 necessary for the preservation of the public peace, health, safety, convenience and
53 welfare of the City of Cuyahoga Falls and the inhabitants thereof, and provided it
54 received the affirmative vote of two-thirds of the members elected or appointed to
55 Council, it shall take effect and be in force immediately upon its passage and approval
56 by the Mayor; otherwise it shall take effect and be in force at the earliest period
57 allowed by law.

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60 Passed: 4-9-12

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68 Approved: 4/10/12

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3/26/12

O:\2012ords\appropriation reso3-State Road

Mark Shary
President of Council

Conleek J. Meacham
Clerk of Council

D. Robard
Mayor

EXHIBIT A

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Ver. Date 01/20/2011

PID 81605

**PARCEL 45-S
STATE ROAD IMPROVEMENTS
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 25, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by Richard L. Hurley & Keith E. Haag per Deed Volume 4987, Page 679 of the Summit County Records.

Being a parcel of land lying on the left side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at a point the existing westerly right of way line of State Road, said point being located 40.00 feet left of State Road centerline station 65+28.07, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence S 89° 30' 51" W a distance of 20.00 feet, to a point being located 60.00 feet left of State Road centerline station 65+28.07;
- 2.) Thence N 00° 29' 09" W a distance of 20.00 feet, to a point being located 60.00 feet left of State Road centerline station 65+48.07;
- 3.) Thence N 89° 30' 51" E a distance of 20.00 feet, to a point on the existing westerly right of way line of State Road and being located 40.00 feet left of State Road centerline station 65+48.07;
- 4.) Thence S 00° 29' 09" E along said westerly right of way line of State Road a distance of 20.00 feet to the **TRUE POINT OF BEGINNING**.

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The above described area is contained within Summit County Auditor's Permanent Parcel Number 3501097 and contains **0.009** acres of land, more or less.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

This description is based on a survey made by URS Corporation in April – July, 2008, under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011, by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

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Ver. Date 01/20/2011

PID 81605

**PARCEL 4-WD
STATE ROAD IMPROVEMENTS
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 27, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by Richard L. & Marita J. Seelinger Trustees per Official Record Book 580, Page 150 of the Summit County Records.

Being a parcel of land lying on the left side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING from a 1" iron pin found in a monument box on the existing centerline of right of way of State Road (variable right of way width) at Station 102+90.77 and its intersection with the center line of Graham Road (variable right of way width) at Station 10+00.43;

Thence 190.86 feet along the centerline of right of way of State Road along a curve to the left having a radius of 716.20 feet, a chord of 190.30 feet, and a chord bearing of N 14° 17' 25" W, to a point located at State Road centerline station 104+81.63;

Thence N 68° 04' 31" E along the centerline of right of way of State Road a distance of 2.08 feet, to a point at State Road centerline station 104+83.71 (back) and State Road centerline station 169+08.00 (ahead);

Thence N 21° 57' 34" W along the centerline of right of way of State Road a distance of 73.63 feet, to a point at State Road centerline station 169+81.63;

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Thence S 67° 58' 41" W along the centerline of right of way of State Road a distance of 11.06 feet, to a point at State Road centerline station 169+92.69 (back) and State Road centerline station 0+00.00 (ahead);

Thence N 21° 57' 34" W along the centerline of right of way of State Road a distance of 54.34 feet, to a point at State Road centerline station 0+054.34;

Thence 149.84 feet along the centerline of right of way of State Road along a curve to the left having a radius of 1909.86 feet, a chord of 149.80 feet, and a chord bearing of N 24° 12' 26" W, to a point located at State Road centerline station 2+04.18;

Thence S 63° 32' 43" W, 4.89 feet, perpendicular to the existing centerline of right of way of State Road, to the grantors southeast property corner, said point being 4.89 feet left of State Road centerline Station 204.18 and being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence N 89° 33' 00" W along the grantors southerly property line a distance of 32.24 feet, to a rebar set on the proposed westerly right of way line of State Road located 33.59 feet left of State Road centerline station 2+19.03;
- 2.) Thence N 28° 11' 46" W along the proposed westerly right of way line of State Road a distance of 166.29 feet, to a rebar set on the grantors northerly property line located 30.00 feet left of State Road centerline station 3+88.02;
- 3.) Thence S 89° 31' 38" E along the grantors northerly property line a distance of 34.98 feet, to the grantors northeast property corner located 0.37 feet left of State Road centerline station 3+69.37;
- 4.) Thence S 27° 21' 43" E along the grantors easterly property line a distance of 164.98 feet, to the **TRUE POINT OF BEGINNING**;

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3502070 and contains a gross take of **0.113 acres** more or less, including **0.093 acres** in the present road occupied.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

All rebars set are 5/8" diameter x 30" long with plastic "URS Corp" I.D. cap.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011, by Dan Stankavich P.S. No. 7122.

Dan Stankavich, P.S. 7122

Date

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Ver. Date 01/20/2011

PID 81605

**PARCEL 4-T
STATE ROAD IMPROVEMENTS
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM DRIVEWAY CONSTRUCTION AND GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 27, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by Richard L. & Marita J. Seelinger Trustees per Official Record Book 580, Page 150 of the Summit County Records.

Being a parcel of land lying on the left side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at a point on the grantors southerly property line and proposed westerly right of way line of State Road, said point being located 33.59 feet left of State Road centerline station 2+19.03, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence N 89° 33' 00" W along said southerly property line a distance of 13.52 feet, to a point on said line being located 45.59 feet left of State Road centerline station 2+25.39;
- 2.) Thence N 25° 47' 52" W a distance of 39.70 feet, to a point being located 44.27 feet left of State Road centerline station 2+66.03;
- 3.) Thence N 49° 08' 36" W a distance of 76.23 feet, to a point being located 70.00 feet left of State Road centerline station 3+40.00;
- 4.) Thence N 31° 24' 20" W a distance of 71.74 feet, to a point on the grantors northerly property line being located 70.00 feet left of State Road centerline station 4+13.20;
- 5.) Thence S 89° 31' 38" E along said northerly property line a distance of 47.27 feet, to a point on the proposed westerly right of way line of State Road being located 30.00 feet left of State Road centerline station 3+88.02;

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6.) Thence S 28° 11' 46" E along said westerly right of way line of State Road a distance of 166.29 feet, to the **TRUE POINT OF BEGINNING**.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3502070 and contains **0.104 acres** of land, more or less.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011, by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

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LPA RX 887 T

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Ver. Date 01/20/2011

PID 81605

**PARCEL 7-T
STATE ROAD IMPROVEMENTS
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM DRIVEWAY CONSTRUCTION AND GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 27, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by Marita J. Seelinger, Trustee per R.N. 54238293 of the Summit County Records.

Being a parcel of land lying on the left side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at a point on the grantors southerly property corner and existing westerly right of way line of State Road, said point being located 33.01 feet left of State Road centerline station 5+97.25, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence S 76° 34' 22" W along said southerly property line a distance of 17.81 feet, to a point located 50.21 feet left of State Road centerline station 6+01.77;
- 2.) Thence N 25° 02' 14" W a distance of 145.15 feet to a point on the westerly right of way line of State Road, being located 47.07 feet left of State Road centerline station 7+43.31;
- 3.) Thence S 31° 43' 34" E along said westerly right of way line of State Road a distance of 149.76 feet, to a point on the grantors southerly property line and the **TRUE POINT OF BEGINNING**.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3501826 and contains **0.029 acres** of land, more or less.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

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This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011, by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

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LPA RX 851 WD

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Ver. Date 01/20/2011

PID 81605

**PARCEL 15-WD
STATE ROAD IMPROVEMENTS
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 26, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by Emidio & Sons Inc. per R.N. 55473994 of the Summit County Records.

Being a parcel of land lying on the left side of the centerline of Right of Way of Bath Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING from a 2" iron pin found in a monument box at the southeast corner of the original Northampton Township Lot 26, said monument also being on the existing centerline of right of way of Bath Road (right of way width varies), at Station 34+90.50;

Thence S 87° 43' 56" W along the southerly line of the original Northampton Township Lot 26 a distance of 487.20 feet to the grantors southeast property corner located on the existing centerline of right of way of State Road at station 21+86.95 and its intersection with the southerly line of the original Northampton Township Lot 26 and being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

1.) Thence S 87° 43' 56" W along the grantors southerly property line and southerly line of the original Northampton Township Lot 26 a distance of 207.08 feet, to the grantors southwest property corner located 13.20 feet left of Bath Road centerline station 27+96.41;

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- 2.) Thence N 01° 21' 31" W along the grantors westerly property line a distance of 16.82 feet, to a rebar set on the existing northerly right of way line of Bath Road located 30.00 feet left of Bath Road centerline station 27+97.08;
- 3.) Thence N 86° 21' 26" E along the existing northerly right of way line of Bath Road a distance of 126.55 feet, to a rebar set on the proposed westerly right of way line of State Road located 82.03 feet left of State Road centerline station 21+76.55;
- 4.) Thence 55.72 feet along the proposed westerly right of way line of State Road along a curve to the left having a radius of 50.00 feet, a chord of 52.88 feet, and a chord bearing of N 54° 25' 55" E, to a rebar set on the existing westerly right of way line of State Road located 51.73 feet left of State Road centerline station 22+18.42;
- 5.) Thence N 22° 30' 26" E along the existing westerly right of way line of State Road a distance of 82.38 feet, to a rebar set, said rebar located 50.00 feet left of State Road centerline station 22+98.65;
- 6.) Thence S 67° 29' 34" E along the existing westerly right of way line of State Road a distance of 10.00 feet, to a rebar set, said rebar located 40.00 feet left of State Road centerline station 22+98.65;
- 7.) Thence N 22° 30' 26" E along the existing westerly right of way line of State Road a distance of 160.58 feet, to a rebar set on the grantors northerly property line and located 40.00 feet left of State Road centerline station 24+59.23;
- 8.) Thence N 86° 41' 13" E along the grantors northerly property line a distance of 44.44 feet, to the grantors northeast property corner located at State Road centerline station 24+78.59;
- 9.) Thence S 22° 30' 26" W along the centerline of right of way of State Road a distance of 179.93 feet, to located at State Road centerline station 22+98.65;
- 10.) Thence 111.70 feet along the centerline of right of way of State Road along a curve to the left having a radius of 1909.86 feet, a chord of 111.68 feet, and a chord bearing of S 20° 49' 54" W, to the **TRUE POINT OF BEGINNING**.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3501798 and contains a gross take of **0.372 acres** more or less, including **0.368 acres** in the present road occupied.

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The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

All rebars set are 5/8" diameter x 30" long with plastic "URS Corp" I.D. cap.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011, by Dan Stankavich P.S. No. 7122.

Dan Stankavich, P.S. 7122

Date

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Ver. Date 01/20/2011

PID 81605

**PARCEL 15-T1
STATE ROAD IMPROVEMENTS
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM DRIVEWAY CONSTRUCTION AND GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 26, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by Emidio & Sons Inc. per R.N. 55473994 of the Summit County Records.

Being a parcel of land lying on the left side of the centerline of Right of Way of Bath Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at a point on the existing northerly right of way line of Bath Road, said point being located 30.00 feet left of Bath Road centerline station 28+20.00, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence N 03° 38' 34" W a distance of 18.00 feet, to a point located 48.00 feet left of Bath Road centerline station 28+20.00;
- 2.) Thence N 86° 18' 33" E a distance of 122.49 feet, to a point located 48.10 feet left of Bath Road centerline station 29+42.49;
- 3.) Thence N 49° 29' 16" E a distance of 41.92 feet, to a point on the existing westerly right of way line of State Road located 51.09 feet left of State Road centerline station 22+35.00;
- 4.) Thence S 22° 30' 26" W along said existing westerly right of way line of State Road a distance of 17.03 feet, to a rebar set on the proposed westerly right of way line of State Road located 51.73 feet left of State Road centerline station 22+18.42;
- 5.) Thence 55.72 feet along the proposed westerly right of way line of State Road along a curve to the right having a radius of 50.00 feet, a chord of 52.88 feet, and a chord bearing of S 54° 25' 55" W, to a rebar set on the existing northerly right of way line of Bath Road located 30.00 feet left of Bath Road centerline station 29+23.63;

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6.) Thence S 86° 21' 26" W along said existing northerly right of way line of Bath Road a distance of 103.63 feet, to the **TRUE POINT OF BEGINNING**.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3501798 and contains **0.060 acres** of land, more or less.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011 by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

EXHIBIT A

LPA RX 887 T

Ver. Date 01/20/2011

**PARCEL 15-T2
STATE ROAD IMPROVEMENTS
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM DRIVEWAY CONSTRUCTION AND GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 26, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by Emidio & Sons Inc. per R.N. 55473994 of the Summit County Records.

Being a parcel of land lying on the left side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at a point on the grantors northerly property line and existing westerly right of way line of State Road, said point being located 40.00 feet left of State Road centerline station 24+59.23, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence S 22° 30' 26" W along said westerly right of way line of State Road a distance of 160.58 feet, to a point located 40.00 feet left of State Road centerline station 22+98.65;
- 2.) Thence N 67° 29' 34" W along said westerly right of way line of State Road a distance of 10.00 feet, to a point located 50.00 feet left of State Road centerline station 22+98.65;
- 3.) Thence N 22° 30' 26" E a distance of 76.35 feet, to a point located 50.00 feet left of State Road centerline station 23+75.00;
- 4.) Thence N 29° 16' 39" E a distance of 84.82 feet, to a point on the grantors northerly property line and the **TRUE POINT OF BEGINNING**.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3501798 and contains **0.027 acres** of land, more or less.

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The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011 by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

EXHIBIT A

LPA RX 871 SH

Ver. Date 01/20/2011

PID 81605

PARCEL 25-SH
STATE ROAD IMPROVEMENTS
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Cuyahoga Falls, Summit County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the City of Cuyahoga Falls and the City of Akron, State of Ohio, County of Summit, and being part of the original Northampton Township Lot 16 and Lot 26, T. 3N, R. 11W, being also part of Block A of the Dales Subdivision Number 1 per Plat Cabinet I, Slide 849-853 of the Summit County Records, being part of a parcel of land now or formerly owned by United States Postal Service per R.N. 54188841 of the Summit County Records.

Being a parcel of land lying on the right side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at a point at the northwest corner of Block A of the Dales Subdivision Number 1 per Plat Cabinet I, Slide 849-853 of the Summit County Records, said point being the Grantor's northwest corner, on the existing west line of Lot 16, and on the existing centerline of right of way of State Road, said point being located at State Road centerline station 42+23.38, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

1.) Thence N 89°21' 52" E, 30.00 feet, to a point on the existing easterly right of way line of State Road, said point located 30.00 feet right of State Road centerline station 42+23.38;

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- 2.) Thence S 00°38'04" E, 241.78 feet, along the existing east right of way of State Road, to a pin set at an angle point, said pin located 30.00 feet right of State Road centerline station 38+81.60;
- 3.) Thence N 89°21'56" E, 10.00 feet, along the existing east right of way of State Road, to a pin set at an angle point, said pin located 40.00 feet right of State Road centerline station 38+81.60;
- 4.) Thence 51.14 feet, along the existing east right of way line of State Road and along the arc of a curve to the right having a radius of 2331.83 feet, and a chord which bears S 00°00'22" E, 51.14 feet, to a pin set at a proposed angle point in the existing east right of way line of State Road, said pin located 40.00 feet right of State Road centerline station 38+40.00;
- 5.) Thence S 89°22'40" E, 10.00 feet, along the proposed east right of way of State Road, to a pin set at an angle point, said pin located 50.00 feet right of State Road centerline station 38+40.00;
- 6.) Thence 207.16 feet, along the proposed east right of way line of State Road and along the arc of a curve to the right having a radius of 2341.83 feet, and a chord which bears S 03°09'23" W, 207.09 feet, to a pin set at a proposed angle point in the proposed east right of way line of State Road, said pin located 50.00 feet right of State Road centerline station 36+37.26;
- 7.) Thence S 89°20'42" W, 35.75 feet, along the proposed east right of way line of State Road, and passing over an iron pin set at 10.06 feet on the existing east right of way line of State Road, to an angle point in the Grantor's line, said point also being on the west line of Lot 16 and at the northeast corner of a parcel of land, now or formerly owned by the Trustees of Northampton Township per Deed Vol. 4941, Page 131 of the Summit County Records, said point located 14.48 feet right of State Road centerline station 36+33.33;
- 8.) Thence S 00°38'04" E, 214.50 feet, along the west line of Lot 16 and the west line of the aforementioned Trustee parcel, and passing over a pin set on the existing east right of way line of State Road at 170.78 feet, to a pin set on the Grantor's southerly line and the south line of Block A, said pin also being on the existing northerly right of way line of Hunter Parkway, said pin located 48.20 feet right of State Road centerline station 34+24.28;
- 9.) Thence S 89°20'42" W, 49.24 feet, and extending into Lot 26, along the Grantor's southerly line, the south line of Block A, and the northerly right of way line of Hunter Parkway extended, to a point at the Grantor's southwest corner and the southwest corner of Block A, said point located on the centerline of State Road centerline at station 34+14.32;

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10.) Thence 475.93 feet, along the existing centerline of right of way line of State Road, the Grantor's west line, the west line of Block A, and along the arc of a curve to the left having a radius of 2291.83 feet, and a chord which bears N 05°18'53" E, 475.09 feet, to a point of tangency on existing east right of way line of State Road, said point located at State Road centerline station 38+90.26 and on the existing west line of Lot 16;

11.) Thence N 00°38'04" W, 241.78 feet, along the existing centerline of right of way line of State Road, the Grantor's west line, the west line of Block A, and the west line of Lot 16, to the **TRUE POINT OF BEGINNING** and containing **0.600 acres of land**, more or less, of which **0.548 acres** of land, more or less, are present road occupied.

The above described area is contained within Summit County Auditor's Permanent Parcel Numbers 3504386, of which 0.177 acres of land, more or less, are contained in Lot 26 and 0.423 acres of land, more or less, are contained in Lot 16.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

All rebars set are 5/8" diameter x 30" long with plastic "URS Corp" I.D. cap.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011, by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

EXHIBIT A

LPA RX 887 T

Ver. Date 01/20/2011

PID 81605

**PARCEL 25-T1
STATE ROAD IMPROVEMENTS
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM DRIVEWAY CONSTRUCTION AND GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 16, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by United States Postal Service per R.N. 54188841 of the Summit County Records.

Being a parcel of land lying on the right side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at a point on the grantors southerly property line and proposed easterly right of way line of State Road, said point being located 50.00 feet right of State Road centerline station 36+37.26, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence 207.16 feet along said easterly right of way line of State Road along a curve to the left having a radius of 2,341.83 feet, a chord of 207.09 feet, and a chord bearing of N 03° 09' 23" E, to a point located 50.00 feet right of State Road centerline station 38+40.00;
- 2.) Thence S 89° 22' 40" E a distance of 25.00 feet, to a point located 75.00 feet right of State Road centerline station 38+40.00;
- 3.) Thence S 08° 40' 33" E a distance of 68.35 feet, to a point located 87.00 feet right of State Road centerline station 37+75.00;
- 4.) Thence S 18° 34' 59" W a distance of 146.58 feet, to a point on the grantors southerly property line and the **TRUE POINT OF BEGINNING**.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3504386 and contains **0.105 acres** of land, more or less.

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The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011 by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

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Ver. Date 01/20/2011

PID 81605

**PARCEL 25-T2
STATE ROAD IMPROVEMENTS
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM DRIVEWAY CONSTRUCTION AND GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 16, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by United States Postal Service per R.N. 54188841 of the Summit County Records.

Being a parcel of land lying on the right side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at the grantors northwest property corner and a point on the existing easterly right of way line of State Road, said point being located 30.00 feet right of State Road centerline station 42+23.38, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence N 89° 21' 52" E along the grantors northerly property line a distance of 10.00 feet, to a point located 40.00 feet right of State Road centerline station 42+23.38;
- 2.) Thence S 00° 38' 04" E a distance of 47.04 feet, to a point located 40.00 feet right of State Road centerline station 41+76.33;
- 3.) Thence N 89° 21' 56" E a distance of 7.00 feet, to a point located 47.00 feet right of State Road centerline station 41+76.33;
- 4.) Thence S 00° 38' 04" E a distance of 60.00 feet, to a point located 47.00 feet right of State Road centerline station 41+16.33;
- 5.) Thence S 89° 21' 56" W a distance of 7.00 feet, to a point located 40.00 feet right of State Road centerline station 41+16.33;

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- 6.) Thence S 00° 38' 04" E a distance of 134.73 feet, to a point located 40.00 feet right of State Road centerline station 38+81.60;
- 7.) Thence S 89° 21' 56" W a distance of 10.00 feet, to a point on the easterly right of way line of State Road located 30.00 feet right of State Road centerline station 38+81.60;
- 8.) Thence N 00° 38' 04" W along said easterly right of way line of State Road a distance of 241.78 feet, to the grantors northwest property corner and the **TRUE POINT OF BEGINNING**.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3504386 and contains **0.065 acres** of land, more or less.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011 by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

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Ver. Date 8/24/2011

PID 81605

**PARCEL 25-U
STATE ROAD IMPROVEMENTS
PERPETUAL AERIAL UTILITY EASEMENT
IN THE NAME AND FOR THE USE OF THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

The exclusive right to install and maintain overhead utilities over and along the Grantor's property, beginning at a point 25.0 feet (twenty five feet) above the final constructed east edge of a concrete walk along the east side of State Road per City of Cuyahoga Falls roadway improvement plan designated as "State Road Improvements" on file with the City of Cuyahoga Falls. The Aerial Utility Easement is described as follows:

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 16, T. 3N, R. 11W, being part of Block A per the Dales Development, Phase I, as recorded in Plat Cabinet I, Slides 849-854 of the Summit County Records, and being part of a parcel of land now or formerly owned by United States Postal Service per R.N. 54188841 of the Summit County Records.

Being a parcel of land lying on the right side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at the grantors northwest property corner and a point on the existing easterly right of way line of State Road, said point being located 30.00 feet right of State Road centerline station 42+23.38, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence N 89° 21' 52" E, 6.00 feet, along the grantors northerly property line, to a point located 36.00 feet right of State Road centerline station 42+23.38;
- 2.) Thence S 00° 38' 04" E, 241.78 feet, through the Grantor's parcel, to an angle point on the existing east right of way line of State Road, said point located 36.00 feet right of State Road centerline station 39+81.60;
- 3.) Thence N 89° 21' 56" E, 6.00 feet, along the existing east right of way line of State Road and a southern line of the Grantor, to a point located 30.00 feet right of State Road centerline station 39+81.60;

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4.) Thence N 00° 38' 04" W, 241.78 feet, along the existing east right of way line of State Road and the west line of the Grantor, to the point of beginning.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3504386 and contains 0.033 acres of land, more or less.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on August 24, 2011 by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

EXHIBIT A

LPA RX 877 S

Rev. 06/09

Ver. Date 01/20/2011

PID 81605

PARCEL 54-S
STATE ROAD IMPROVEMENTS
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 14, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by GO-JO Industries, Inc. per R.N. 55438485 of the Summit County Records.

Being a parcel of land lying on the right side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at a point on easterly right of way line of State Road, said point being located 30.00 feet right of State Road centerline station 82+91.33, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence N 00° 39' 16" W along said easterly right of way line of State Road a distance of 18.67 feet, to a point located 30.00 feet right of State Road centerline station 83+10.00;
- 2.) Thence N 89° 20' 44" E a distance of 15.00 feet, to a point located 45.00 feet right of State Road centerline station 83+10.00;
- 3.) Thence S 00° 39' 16" E a distance of 18.67 feet, to a point located 45.00 feet right of State Road centerline station 82+91.33;
- 4.) Thence S 89° 20' 44" W a distance of 15.00 feet, to a point on the easterly right of way line of State Road and the **TRUE POINT OF BEGINNING**.

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The above described area is contained within Summit County Auditor's Permanent Parcel Number 3506281 and contains **0.006 acres** of land, more or less.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

This description is based on a survey made by URS Corporation in April-July, 2008, under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011, by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

EXHIBIT A

LPA RX 887 T

Ver. Date 01/20/2011

**PARCEL 54-T1
STATE ROAD IMPROVEMENTS
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 14, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by GO-JO Industries, Inc. per R.N. 55438485 of the Summit County Records.

Being a parcel of land lying on the right side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at a point on the grantors southerly property line and the easterly right of way line of State Road, said point being located 30.00 feet right of State Road centerline station 81+73.42, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence N 00° 39' 16" W along said easterly right of way line of State Road a distance of 117.91 feet, to a point located 30.00 feet right of State Road centerline station 82+91.33;
- 2.) Thence N 89° 20' 44" E a distance of 15.00 feet, to a point located 45.00 feet right of State Road centerline station 82+91.33;
- 3.) Thence S 00° 39' 16" E a distance of 118.10 feet, to a point on the grantors southerly property line located 45.00 feet right of State Road centerline station 81+73.18;
- 4.) Thence N 89° 57' 31" W along said southerly property line a distance of 15.00 feet, to a point on the easterly right of way line of State Road and the **TRUE POINT OF BEGINNING**.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3506281 and contains **0.041 acres** of land, more or less.

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The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011 by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

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Ver. Date 01/20/2011

PID 81605

**PARCEL 54-T2
STATE ROAD IMPROVEMENTS
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
DRIVEWAY CONSTRUCTION AND GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 14, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by GO-JO Industries, Inc. per R.N. 55438485 of the Summit County Records.

Being a parcel of land lying on the right side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at a point on the grantors northerly property line and the easterly right of way line of State Road, said point being located 30.00 feet right of State Road centerline station 87+11.98, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence S 89° 59' 55" E along said northerly property line a distance of 13.00 feet, to a point located 43.00 feet right of State Road centerline station 87+11.83;
- 2.) Thence S 00° 56' 23" E a distance of 401.84 feet, to a point located 45.00 feet right of State Road centerline station 83+10.00;
- 3.) Thence S 89° 20' 44" W a distance of 15.00 feet, to a point on the easterly right of way line on State Road located 30.00 feet right of State Road centerline station 83+10.00;
- 4.) Thence N 00° 39' 16" W along said easterly right of way line of State Road a distance of 401.98 feet, to a point on the grantors northerly property line and the **TRUE POINT OF BEGINNING**.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3506281 and contains **0.129 acres** of land, more or less.

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The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011 by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

EXHIBIT A

LPA RX 851 WD

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Ver. Date 01/20/2011

PID 81605

**PARCEL 58-WD
STATE ROAD IMPROVEMENTS
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 14, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by Mohammad I. Khan per Official Record Book 567, Page 356 of the Summit County Records.

Being a parcel of land lying on the right side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING from a 3/4" iron pin found in a monument box at the northwest corner of the original Northampton Township Lot 14, said monument also being on the existing centerline of right of way of State Road (variable right of way width) at Station 104+89.85 and its intersection with the center line of Steels Corners Road (variable right of way width) at Station 100+00.00;

Thence S 00° 39' 16" E along the center line of State Road and the westerly line of the original Northampton Township Lot 14 a distance of 1547.96 feet to the grantors northwest property corner and the existing centerline of right of way of State Road at Station 89+41.89 and its intersection with the center line of Valencia Drive at Station 90+00.00 and being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

1.) Thence N 89° 20' 09" E along the grantors northerly property line and the existing centerline of right of way of Valencia Drive a distance of 49.99 feet, to a point located at Valencia Drive centerline station 90+49.99;

2.) Thence S 00° 39' 51" E along the grantors easterly property line a distance of 30.00 feet, to a rebar set on the proposed easterly right of way line of State Road located 50.00 feet right of State Road centerline station 89+11.90;

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- 3.) Thence 31.47 feet along said proposed easterly right of way line of State Road along a curve to the left having a radius of 20.00 feet, a chord of 28.32 feet, and a chord bearing of S 44° 15' 34" W, to a rebar set on the existing easterly right of way line of State Road located 30.00 feet right of State Road centerline station 88+91.84;
- 4.) Thence S 00° 39' 16" E along said easterly right of way line of State Road a distance of 179.86 feet, to a point on the grantors southerly property line located 30.00 feet right of State Road centerline station 87+11.98;
- 5.) Thence N 89°-59' 55" W along the grantors southerly property line a distance of 30.00 feet, to the grantors southwest property corner, a point on the westerly line of the original Northampton Township Lot 14 and the existing centerline of right of way of State Road located at centerline station 87+12.33;
- 6.) Thence N 00° 39' 16" W along the grantors westerly property line, the centerline of right of way of State Road and the westerly line of the original Northampton Township Lot 14 a distance of 229.56 feet, to the grantors northwest property corner and the **TRUE POINT OF BEGINNING**.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3502296 and contains a gross take of **0.174 acres** more or less, including **0.172 acres** in the present road occupied.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

All rebars set are 5/8" diameter x 30" long with plastic "URS Corp" I.D. cap.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011, by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

EXHIBIT A

LPA RX 887 T

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Ver. Date 01/20/2011

PID 81605

**PARCEL 58-T
STATE ROAD IMPROVEMENTS
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM DRIVEWAY CONSTRUCTION AND GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 14, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by Mohammad I. Khan per Official Record Book 567, Page 356 of the Summit County Records.

Being a parcel of land lying on the right side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at a point on the grantors southerly property line and the easterly right of way line of State Road, said point being located 30.00 feet right of State Road centerline station 87+11.98, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence N 00° 39' 16" W along said easterly right of way line of State Road a distance of 179.86 feet, to a point located 30.00 feet right of State Road centerline station 88+91.84;
- 2.) Thence 24.32 feet along said easterly right of way line of State Road along a curve to the right having a radius of 20.00 feet, a chord of 22.85 feet, and a chord bearing of N 34° 01' 06" E, to a point located 43.00 feet right of State Road centerline station 89+10.63;
- 3.) Thence S 00° 39' 18" E a distance of 198.80 feet, to a point on the grantors southerly property line located 43.00 feet right of State Road centerline station 87+11.83;
- 4.) Thence N 89° 59' 55" W along said southerly property line a distance of 13.00 feet, to a point on the easterly right of way line of State Road and the **TRUE POINT OF BEGINNING**.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3502296 and contains **0.058 acres** of land, more or less.

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The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011 by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

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Ver. Date 01/20/2011

PID 81605

**PARCEL 73-WD
STATE ROAD IMPROVEMENTS
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 14, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by Thomas E. Watson & Ola B. Watson per Official Record Book 101, Page 477 of the Summit County Records.

Being a parcel of land lying on the right side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING from a ¾" iron pin found in a monument box at the northwest corner of the original Northampton Township Lot 14, said monument also being on the existing centerline of right of way of State Road (variable right of way width) at Station 104+89.85 and its intersection with the center line of Steels Corners Road (variable right of way width) at Station 100+00.00;

Thence S 00° 39' 16" E along the center line of State Road and the westerly line of the original Northampton Township Lot 14 a distance of 297.80 feet to the grantors northwest property corner at Station 101+92.05 and being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

1.) Thence N 89° 20' 44" E along the grantors northerly property line a distance of 45.00 feet, to a rebar set on the proposed easterly right of way line of State Road located 45.00 feet right of State Road centerline station 101+92.05;

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- 2.) Thence S 00° 39' 16" E along the proposed easterly right of way line of State Road a distance of 238.33 feet, to a rebar set on the grantors southerly property line located 45.00 feet right of State Road centerline station 99+53.72;
- 3.) Thence S 89° 20' 44" W along said southerly property line a distance of 45.00 feet, to the grantors southwest property corner, a point on the westerly line of the original Northampton Township Lot 14 and the existing centerline of right of way of State Road located at centerline station 99+53.72;
- 4.) Thence N 00° 39' 16" W along the grantors westerly property line, the centerline of right of way of State Road and the westerly line of the original Northampton Township Lot 14 a distance of 238.33 feet, to the grantors northwest property corner and the **TRUE POINT OF BEGINNING**.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3504169 and contains a gross take of **0.246 acres** more or less, including **0.219 acres** in the present road occupied.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

All rebars set are 5/8" diameter x 30" long with plastic "URS Corp" I.D. cap.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011, by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

Budget Muffler

EXHIBIT A

Parcel 73 BS

As part of Parcel 73, a sign will be removed that belongs to the tenant Budget Muffler and is valued at \$7,486.00.

EXHIBIT A

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**PARCEL 73-T
STATE ROAD IMPROVEMENTS
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM DRIVEWAY CONSTRUCTION AND GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 14, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by Thomas E. Watson & Ola B. Watson per Original Record Book 101, Page 477 of the Summit County Records.

Being a parcel of land lying on the right side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at a point on the grantors southerly property line and the proposed easterly right of way line of State Road, said point being located 45.00 feet right of State Road centerline station 99+53.72, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence N 00° 39' 16" W along said proposed easterly right of way line of State Road a distance of 238.33 feet, to a point on the grantors northerly property line located 45.00 feet right of State Road centerline station 101+92.05;
- 2.) Thence N 89° 20' 44" E along said northerly property line a distance of 5.00 feet, to a point located 50.00 feet right of State Road centerline station 101+92.05;
- 3.) Thence S 00° 39' 16" E a distance of 50.72 feet, to a point located 50.00 feet right of State Road centerline station 101+41.33;
- 4.) Thence S 72° 13' 10" E a distance of 15.81 feet, to a point located 65.00 feet right of State Road centerline station 101+36.33;
- 5.) Thence S 00° 39' 16" E a distance of 15.00 feet, to a point located 65.00 feet right of State Road centerline station 101+21.33;

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- 6.) Thence S 70° 54' 38" W a distance of 15.81 feet, to a point located 50.00 feet right of State Road centerline station 101+16.33;
- 7.) Thence S 00° 39' 16" E a distance of 60.00 feet, to a point located 50.00 feet right of State Road centerline station 100+56.33;
- 8.) Thence S 64° 05' 22" E a distance of 11.18 feet, to a point located 60.00 feet right of State Road centerline station 100+51.33;
- 9.) Thence S 00° 39' 16" E a distance of 30.00 feet, to a point located 60.00 feet right of State Road centerline station 100+21.33;
- 10.) Thence S 62° 46' 50" W a distance of 11.18 feet, to a point located 50.00 feet right of State Road centerline station 100+16.33;
- 11.) Thence S 00° 39' 16" E a distance of 62.62 feet, to a point on the grantors southerly property line located 50.00 feet right of State Road centerline station 99+53.72;
- 12.) Thence S 89° 20' 44" W along said southerly property line a distance of 5.00 feet, to a point on the proposed easterly right of way line of State Road and the **TRUE POINT OF BEGINNING**.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3504169 and contains **0.042 acres** of land, more or less.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011 by Dan Stankavich P.S. No. 7122.

Dan Stankavich, P.S. 7122

Date

EXHIBIT A

LPA RX 851 WD

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Ver. Date 01/20/2011

PID 81605

**PARCEL 75-WD
STATE ROAD IMPROVEMENTS
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 14, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by Cars CNI-2 L.P., A Delaware Limited Partnership per R.N. 55748435 of the Summit County Records.

Being a parcel of land lying on the right side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING from a 3/4" iron pin found in a monument box at the northwest corner of the original Northampton Township Lot 14, said monument also being on the existing centerline of right of way of State Road (variable right of way width) at Station 104+89.85 and its intersection with the center line of Steels Corners Road (variable right of way width) at Station 100+00.00;

Thence S 00° 39' 16" E along the center line of State Road and the westerly line of the original Northampton Township Lot 14 a distance of 200.20 feet to the grantors northwest property corner at Station 102+89.65 and being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

1.) Thence N 88° 59' 35" E along the grantors northerly property line a distance of 45.00 feet, to a rebar set on the proposed easterly right of way line of State Road located 45.00 feet right of State Road centerline station 102+89.92;

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- 2.) Thence S 00° 39' 16" E along the proposed easterly right of way line of State Road a distance of 97.87 feet, to a rebar set on the grantors southerly property line located 45.00 feet right of State Road centerline station 101+92.05;
- 3.) Thence S 89° 20' 44" W along said southerly property line a distance of 45.00 feet, to the grantors southwest property corner, a point on the westerly line of the original Northampton Township Lot 14 and the existing centerline of right of way of State Road located at centerline station 101+92.05;
- 4.) Thence N 00° 39' 16" W along the grantors westerly property line, the centerline of right of way of State Road and the westerly line of the original Northampton Township Lot 14 a distance of 97.60 feet, to the grantors northwest property corner and the **TRUE POINT OF BEGINNING**.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3501847 and contains a gross take of **0.101 acres** more or less, including **0.067 acres** in the present road occupied.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

All rebars set are 5/8" diameter x 30" long with plastic "URS Corp" I.D. cap.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011, by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

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PID 81605

**PARCEL 75-T1
STATE ROAD IMPROVEMENTS
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM DRIVEWAY CONSTRUCTION AND GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 14, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by Cars CNI-2 L.P., A Delaware Limited Partnership per R.N. 55748435 of the Summit County Records.

Being a parcel of land lying on the right side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at a point on the grantors southerly property line and the proposed easterly right of way line of State Road, said point being located 45.00 feet right of State Road centerline station 101+92.05, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence N 00° 39' 16" W along said proposed easterly right of way line of State Road a distance of 97.87 feet, to a point on the grantors northerly property line located 45.00 feet right of State Road centerline station 102+89.92;
- 2.) Thence N 88° 59' 35" E along said northerly property line a distance of 5.00 feet, to a point located 50.00 feet right of State Road centerline station 102+89.96;
- 3.) Thence S 00° 39' 16" E a distance of 97.90 feet, to a point on the grantors southerly property line located 50.00 feet right of State Road centerline station 101+92.05;
- 4.) Thence S 89° 20' 44" W along said southerly property line a distance of 5.00 feet, to a point on the proposed easterly right of way line of State Road and the **TRUE POINT OF BEGINNING**.

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The above described area is contained within Summit County Auditor's Permanent Parcel Number 3501847 and contains **0.011 acres** of land, more or less.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011 by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

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Ver. Date 01/20/2011

PID 81605

**PARCEL 75-T2
STATE ROAD IMPROVEMENTS
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM DRIVEWAY CONSTRUCTION AND GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 14, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by Cars CNI-2 L.P., A Delaware Limited Partnership per R.N. 55748435 of the Summit County Records.

Being a parcel of land lying on the right side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at a point on the grantors westerly property line and the existing southerly right of way line of Steels Corners Road, said point being located 30.00 feet right of Steels Corners Road centerline station 101+55.09, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence N 88° 59' 35" E, 44.91 feet, along the existing southerly right of way line of Steels Corners Road, to a point located 30.00 feet right of Steels Corners Road centerline station 102+00.00;
- 2.) Thence S 25° 33' 30" W, 11.18 feet, to a point located 40.00 feet right of State Road centerline station 101+95.00;
- 3.) Thence S 88° 59' 35" W, 39.88 feet, to a point on the Grantor's westerly property line, said point being 40.00 feet right of State Road centerline station 101+55.12;
- 4.) Thence N 01° 10' 25" W, 10.00 feet, along said westerly property line, to the **TRUE POINT OF BEGINNING**.

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The above described area is contained within Summit County Auditor's Permanent Parcel Number 3501846 and contains **0.010** acres of land, more or less.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011 by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

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Ver. Date 01/20/2011

PID 81605

**PARCEL 81-WD
STATE ROAD IMPROVEMENTS
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 23, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by Pet Guard Clinic Properties, LTD. per R.N. 55539771 of the Summit County Records.

Being a parcel of land lying on the left side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING from a ¾" iron pin found in a monument box at the southeast corner of the original Northampton Township Lot 23, said monument also being on the existing centerline of right of way of State Road (variable right of way width) at Station 104+89.85 and its intersection with the center line of Steels Corners Road (variable right of way width) at Station 100+00.00;

Thence N 01° 07' 56" W along the centerline of State Road and easterly line of the original Northampton Township Lot 23 a distance of 180.00 feet to the grantors southeast property corner at Station 106+69.85 and being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

1.) Thence S 88° 52' 03" W along the grantors southerly property line a distance of 45.00 feet, to a rebar set on the proposed westerly right of way line of State Road located 45.00 feet left of State Road centerline station 106+69.85;

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- 2.) Thence N 01° 07' 56" W along said proposed westerly right of way line of State Road a distance of 101.70 feet, to a rebar set on the grantors northerly property line located 45.00 feet left of State Road centerline station 107+71.54;
- 3.) Thence N 88° 52' 03" E along said northerly property line a distance of 45.00 feet, to the grantors northeast property corner, a point on the easterly line of the original Northampton Township Lot 23 and the existing centerline of State Road located at centerline station 107+71.54;
- 4.) Thence S 01° 07' 56" E along the grantors easterly property line, existing centerline of right of way of State Road and the easterly line of the original Northampton Township Lot 23 a distance of 101.70 feet, to the grantors southeast property corner and the **TRUE POINT OF BEGINNING**.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 3500750 and contains a gross take of **0.105 acres** more or less, including **0.093 acres** in the present road occupied.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

All rebars set are 5/8" diameter x 30" long with plastic "URS Corp" I.D. cap.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011, by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date

EXHIBIT A

LPA RX 887 T

Rev. 07/09

Ver. Date 01/20/2011

PID 81605

**PARCEL 81-T
STATE ROAD IMPROVEMENTS
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM PARKING LOT CONSTRUCTION AND GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF CUYAHOGA FALLS, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Cuyahoga Falls and being part of the original Northampton Township Lot 23, T. 3N, R. 11W, and being part of a parcel of land now or formerly owned by Pet Guard Clinic Properties, LTD. per R.N. 55539771 of the Summit County Records.

Being a parcel of land lying on the left side of the centerline of Right of Way of State Road per plat of survey made by the URS Corporation for the City of Cuyahoga Falls and recorded as Image Number _____ of the Summit County Records.

BEGINNING at a point on the grantors southerly property line and the proposed westerly right of way line of State Road, said point being located 45.00 feet left of State Road centerline station 106+69.85, said point also being the **TRUE POINT OF BEGINNING** for the following parcel of land herein described;

- 1.) Thence S 88° 52' 03" W along said southerly property line a distance of 15.00 feet, to a point located 60.00 feet left of State Road centerline station 106+69.85;
- 2.) Thence N 01° 07' 56" W a distance of 101.70 feet, to a point on the grantors northerly property line located 60.00 feet left of State Road centerline station 107+71.54;
- 3.) Thence N 88° 52' 03" E along said northerly property line a distance of 15.00 feet, to a point on the proposed westerly right of way line of State Road located 45.00 feet left of State Road centerline station 107+71.54;
- 4.) Thence S 01° 07' 56" E along said proposed westerly right of way line of State Road a distance of 101.70 feet, to a point on the grantors southerly property line and the **TRUE POINT OF BEGINNING**.

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The above described area is contained within Summit County Auditor's Permanent Parcel Number 3500750 and contains **0.035 acres** of land, more or less.

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD83.

This description is based on a survey made by URS Corporation in April-July 2008 under the direction and supervision of Dan Stankavich P.S. No. 7122 and was prepared and reviewed on January 20, 2011 by Dan Stankavich P.S No. 7122.

Dan Stankavich, P.S. 7122

Date