

FIRST AMENDED DECLARATION OF EASEMENTS

THIS FIRST AMENDED DECLARATION OF EASEMENTS (this "First Amendment") is made this _____ day of _____, 2014, by THE CAMBRIDGE COMPANY, LLC, an Ohio limited liability company ("Cambridge"), having an address at 220 North Main Street, Hudson, Ohio 44236.

R E C I T A L S:

- A. Cambridge is the record owner of two parcels known as 65 South Main Street, Hudson, Ohio (permanent parcel No. 3203769) ("Parcel A") and 85 South Main Street, Hudson, Ohio (Permanent Parcel No. 3203772) ("Parcel B") (collectively referred to herein as the "Property");
- B. To comply with the City of Hudson Land Development Code (the "LDC") and the City Planning Commission's prior approval of Cambridge's site plan for parking on Parcel A and Parcel B, on July 23, 2008, Cambridge recorded a Declaration of Easements ("Original Declaration") in the Summit County records at AFN 55559302 which created shared ingress/egress, driveway and parking easements for the benefit of Parcel A and Parcel B; and
- C. Cambridge desires to construct a new building on a portion of Parcel A to be known as 75 South Main Street, Hudson, Ohio; and
- D. On July 14, 2014, the City Planning Commission approved a site plan for the construction of a new building at 75 South Main Street with the condition that the Original Declaration be amended to relocate the ingress/egress, driveway and parking easements granted in the Original Declaration due to the new building project; and
- E. Paragraph 3(e) of the Original Declaration requires that any relocation of the easements be accomplished by Cambridge and the City through the recording of appropriate documents, specifically this First Amendment.
- F. Through this First Amendment, Cambridge has agreed to relocate certain easements for ingress/egress/driveway and parking for the benefit of Parcel A and

Parcel B in order to comply with the LDC and to meet the City Planning Commission's conditions of the site plan approval for the new building.

NOW, THEREFORE, for the purposes stated herein, Cambridge hereby amends the Original Declaration and declares as follows:

1. Paragraph 1, "Ingress/Egress, Driveway and Parking Easements," of the Original Declaration is hereby amended to read as follows:

(a) Parcel A Easement Area. Cambridge hereby grants and declares to exist, for the benefit of Parcel B, a nonexclusive, perpetual right and easement (i) to provide ingress/egress, both pedestrian and vehicular, for free and uninterrupted passage between Parcel A and B, and State Route 91 into, upon, over and across those portions of Parcel A shown on Exhibit B, dated August 4, 2014, attached hereto and made a part hereof (the "Parcel A Easement Area"), and (ii) for the use of parking spaces within the Parcel A Easement Area.

(b) Parcel B Easement Area. Cambridge hereby grants and declares to exist, for the benefit of Parcel A, a nonexclusive, perpetual right and easement (i) to provide ingress/egress, both pedestrian and vehicular, for free and uninterrupted passage between Parcel A and B, and State Route 91 into, upon, over and across those portions of Parcel B shown on Exhibit B, dated August 4, 2014, attached hereto and made a part hereof the "Parcel B Easement Area"; the Parcel A Easement Area and the Parcel B Easement Area are individually referred to as an "Easement Area" and collectively the ("Easement Areas"), and (ii) for the use of the parking spaces within the Parcel B Easement Area.

* * *

2. Terms not defined in this First Amendment have the same meanings ascribed to them in the Original Declaration.

3. All provisions hereto shall be deemed to be covenants running with the land and to be binding upon all present and future owners. Except to the extent herein above amended, the Original Declaration shall remain in full force and effect.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, Cambridge has executed and delivered this First Amendment to Declaration of Easements this 13 day of AUG, 2014.

THE CAMBRIDGE COMPANY, LLC

By: Duane R. Hills

Print Name: DUANE R. HILLS

Its: _____

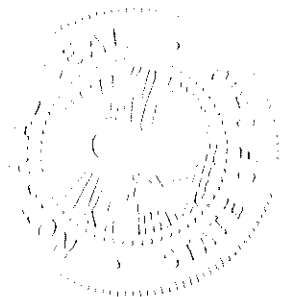
STATE OF OHIO)
) ss:
COUNTY OF Summit)

Before me, a Notary Public in and for said County and State, personally appeared Duane R. Hills, the duly authorized Agent of The Cambridge Company, LLC who acknowledged that s/he did execute the foregoing and that the same was his/her free act and deed and the duly authorized and free act and deed of The Cambridge Company, LLC.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 13th day of AUGUST, 2014.

Jeffrey A. Prochnow
Notary Public

Jeffrey A. Prochnow
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 03/14/2015



The City of Hudson executes this First Amendment to the Declaration of Easements to acknowledge that the parking easements established by this First Amendment satisfy the LDC requirements and a condition of the City Planning Commission's site plan approval for the construction of a new building at 75 South Main Street.

CITY OF HUDSON, OHIO

By: _____
Jane Howington, City Manger

Date: _____

STATE OF OHIO)
) ss:
COUNTY OF SUMMIT)

Before me, a Notary Public in and for said County and State, personally appeared Jane Howington, the duly authorized City Manager of the City of Hudson, Ohio, who acknowledged that she did execute the foregoing and that the same was her free act and deed and the duly authorized and free act and deed of The City of Hudson, Ohio.

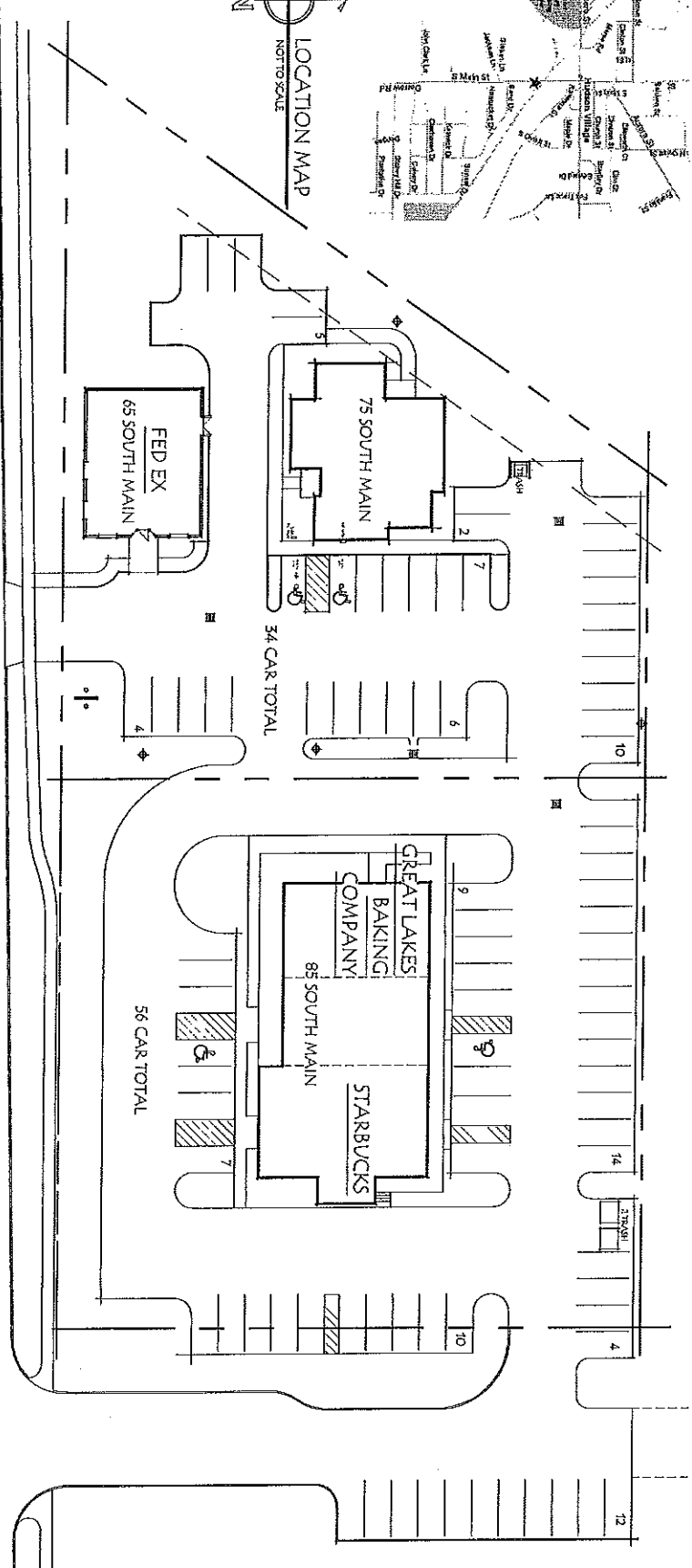
IN TESTIMONY WHEREOF, I have hereunto set my hand this _____ day of _____, 2014.

Notary Public

Approved as to form:

R. Todd Hunt, Solicitor

This Instrument Prepared By:
Walter | Haverfield LLP
The Tower at Erieview
1301 East Ninth Street Suite 3500
Cleveland, Ohio 44114
(216)781-1212



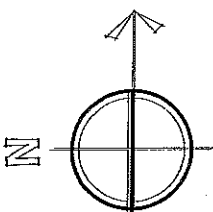
S. MAIN STREET (S.R. 91)

THE CAMBRIDGE COMPANY

DVANE R. HILLS
220 N. MAIN STREET
330.608.5422 cell

TOTAL PARKING

85 S. MAIN - 56 CARS
65, 75 S. MAIN - 34 CARS
TOTAL - 90 CARS



SITE PLAN EXHIBIT 'B'

NOT TO SCALE
65, 75, 85 SOUTH MAIN
4 AUGUST 2014