



55572498  
Pg: 1 of 4  
09/19/2008 03:52P  
DE 44.00

### LIMITED WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that **PILLAR INVESTMENTS, LLC**, an Ohio limited liability company ("Grantor"), for the consideration of \$10.00 received to its full satisfaction of **J&D HUDSON DRIVE, LLC**, an Ohio limited liability company ("Grantee"), whose tax mailing address is 29225 Chagrin Boulevard, Suite 350, Pepper Pike Ohio 44122, grants unto Grantee, with limited warranty covenants, the following described premises:

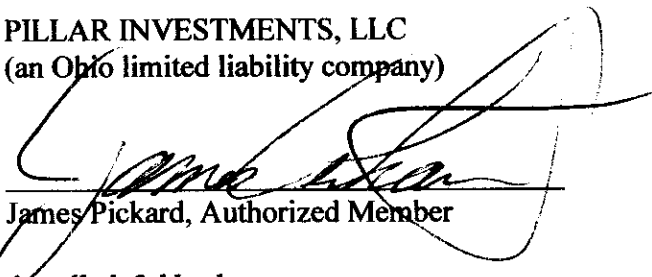
**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

**EXCEPTIONS TO THE WARRANTIES:** (a) Easement for Sanitary Sewer, filed for record February 3, 1958, in Volume 3509, Page 323, of the Summit County records, (b) Right-of-Way to POI Energy, Inc., filed for record October 27, 1978, in Volume 6177, Page 720 of the Summit County records, (c) Terms and conditions contained in an Appurtenant Easement Agreement by and between Crystaloid Technologies, Inc., a Delaware corporation and Tiperary, LLC, an Ohio limited liability company, filed for record July 15, 1998, in Reception No. 54165884, of the Summit County Records (d) zoning ordinances, (e) real estate taxes and assessments, both general and special for the year 2008 that are a lien, but not yet due and payable, and (f) those matters disclosed on the A.L.T.A. Survey prepared by Lawrence L. Butterworth of Greissing & Butterworth Surveyors, dated February 25, 2008 and revised September 5, 2008.

**TO HAVE AND TO HOLD** the above granted and bargained premises, with the appurtenances thereof, unto Grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, Grantor has executed this Deed, on September 11, 2008.

PILLAR INVESTMENTS, LLC  
(an Ohio limited liability company)

  
James Pickard, Authorized Member

*Remainder of page intentionally left blank.  
Acknowledgment appears on following page.*



08-0017  
Provident  
Tullis S. Farrow  
26301 Curtiss Wright Pkwy, Suite 210  
Richmond Heights, Ohio 44143

STATE OF OHIO :  
 : SS.  
Cuyahoga COUNTY :

BEFORE ME, a Notary Public in and for said County and State, personally appeared PILLAR INVESTMENTS, LLC, an Ohio limited liability company, by James Pickard, its authorized member, who acknowledged that he did sign the foregoing instrument by authority of the members of the limited liability company and that the same is the free act and deed of the company and the free act and deed of him personally and as such authorized Member.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on September 11<sup>th</sup>, 2008.



Michael Weiss  
Resident Cuyahoga County  
Notary Public, State of Ohio  
My Commission Expires: 02/16/11

[Signature]  
Notary Public

My Commission Expires: 02/16/2011

This instrument prepared by, and when recorded return to:

WAXMAN BLUMENTHAL LLC  
29225 Chagrin Boulevard  
Suite 350  
Cleveland, Ohio 44122

CAUsers\David Waxman\Documents\J&D Hudson Drive LLC\Closing Documents\LW Deed (09.10.08).doc

15894  
TRANSFERRED IN COMPLIANCE WITH  
SEC. 319.202 REV. CODE  
\$ 1,000.00 \$ 4600.00 FEE  
Consideration  
JOHN A. DONOFRIO By UB  
Fiscal Officer Deputy Fiscal Officer  
No. of pages 7

TRANSFERRED  
2008 SEP 19 PM 3:49  
JOHN A. DONOFRIO  
FISCAL OFFICER  
COUNTY OF SUMMIT



**SCHEDULE C  
LEGAL DESCRIPTION**

Commitment Number: 08-0017

The land referred to in this Commitment is described as follows:

Real property in the City of Hudson, County of Summit, State of Ohio, and is described as follows:

Parcel No. 1:

And known as being part of Original Lot No. 4, in said Township and being more fully described as follows:

Beginning at an iron pipe marking the intersection of the center line of Hudson Drive (60 feet wide) and the North line of Original Lot No. 5 in said Township;

Thence South 25 deg. 06' 00" West, along the center line of Hudson Drive, a distance of 995.64 feet to a found iron pipe and the true place of beginning of the parcel herein described;

1. Thence North 79 deg. 37' 19" West (passing over a found iron pipe 31.00 feet from said center line), a distance of 310.18 feet to a tagged iron pipe (No. 5916);
  2. Thence North 25 deg. 06' 00" East parallel to the center line of Hudson Drive, a distance of 400.94 feet to a tagged iron pipe (No. 5916) set in the South R/W of a proposed Road;
  3. Thence South 64 deg. 54' 00" East along the South R/W of said proposed road, a distance of 240.00 feet to a point of curvature of a curve bearing to the right;
  4. Thence Southeasterly along a curve bearing to the right (Delta = 90 deg. 00' 00", Radius = 30.00 feet) an arc distance of 47.12 feet;
  5. Thence South 64 deg. 54' 00" East, a distance of 30.00 feet to the center line of Hudson Drive;
  6. Thence South 25 deg. 06' 00" West, along the center line of Hudson Drive, a distance of 292.11 feet to the true place of beginning;
- Said parcel of land contains 2.4647 acres, more or less, but subject to all legal highways.

5282 Hudson Rd.,  
Hudson, Ohio 44236

PM: 30-03837; PPN: HU-00002-01-<sup>016</sup>~~006~~.000

Parcel No. 2:

Situated in the State of Ohio, County of Summit, City of Hudson formerly Township of Hudson.

And known as being part of original Township Lot 4 and being more completely described as follows:

Commencing at a No. 5 rebar 5916 marking the Northeast corner of original Township Lot 4;

1. Thence on an azimuth of 89 deg. 36' 15", a distance of 224.56 feet to the center line of Hudson Drive 60 feet w
2. Thence along the center line of Hudson Drive on an azimuth of 205 deg. 55' 30", a distance of 703.54 feet;

ALTA Commitment  
Schedule C Legal Description (1966)

(08-0017.PFD/08-0017/28)



**SCHEDULE C  
LEGAL DESCRIPTION**

Commitment Number: 08-0017

3. Thence on an azimuth of 295 deg. 55' 30", a distance of 30.00 feet, to the right-of-way of Hudson Drive.

The following two courses are along lands described in O.R. 846, Page 132, Summit County Records;

1. Thence along a curve bearing to the Northwest (radius 30.00 feet, delta 90 deg. 00' 01", tang. 30.00 feet, chord 42.43 feet, azimuth 340 deg. 55' 30") an arc distance of 47.12 feet, to No. 5 rebar 5916;
2. Thence on an azimuth of 295 deg. 55' 30", a distance of 240.00 feet, to a No. 5 rebar 5916 and the place of beginning for the parcel herein described;
- 1) Thence along the West line of land described in O.R. 846, Page 132, Summit County Records, on an azimuth of 205 deg. 54' 55", a distance of 400.92 feet to a No. 5 rebar tagged Connor;
- 2) Thence along the South line of land described in O.R. 2207, Page 1124 Summit County Records, on an azimuth of 281 deg. 12' 07", a distance of 41.36 feet to a No. 5 rebar 5916;
- 3) Thence on an azimuth of 25 deg. 54' 55", a distance of 411.44 feet to a No. 5 rebar 5916;
- 4) Thence on an azimuth of 115 deg. 55' 30", a distance of 40.00 feet to the place of beginning.

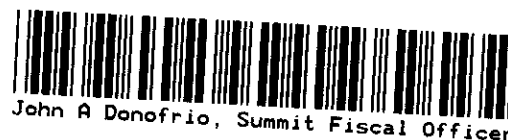
The above described parcel contains 0.3730 acres as surveyed as April, 1998 by Lawrence L. Butterworth, Registered Surveyor No. 5916.

Together with the appurtenant easement by and between Tiperary, LLC and Crystaloid Technologies, Inc., recorded in Reception No. 54165884 of the Summit County Records.

Vacant Lot Hudson Dr.,  
Hudson, Ohio 44236

PM: 30-09329; PPN: HU-00002-98-002.000

Description approved by Tax Maps  
Approval good for 60 days from  
9-19-08 HV/2



John A Donofrio, Summit Fiscal Officer

**55572498**  
Pg: 4 of 4  
09/19/2008 03:52P  
DE 44.00