

WARRANTY DEED—No.



54079221

Page: 1 of 4

11/20/1997 11:17RAILS LAW PRINT COMPANY

James B. McCarthy

DE

22.00

# Know all Men by these Presents

**That**, W C Development, LLC, an Ohio Limited Liability Company

, the Grantor ,  
who claim title by or through instrument , recorded in Volume , Page , County  
Recorder's Office, for the consideration of --Ten and other valuable consideration----- Dollars (\$10.00 )  
received to its full satisfaction of Hudson Community Chapel

, the Grantee ,  
whose TAX MAILING ADDRESS will be 46 Ravenna St., Hudson, OH 44236  
do

**Grant**, unto the said Grantee , its  
heirs and assigns, the following described premises, situated in the Township of  
Hudson , County of Summit and State of Ohio:  
See Attached for Legal Description

part of:

30-07723

HU-00006-01-010.002

**BUCKEYE  
RESERVE TITLE**

TRANSFERRED IN COMPLIANCE WITH  
SEC. 319.202 REV. CODE

Consideration \$400,000.00 FEE \$16,000.00  
JAMES B. MCCARTHY BY J.B. McCarthy  
County Auditor Deputy Auditor

TRANSFERRED  
97 NOV 20 AM 11:03  
JAMES B. MCCARTHY  
SUMMIT COUNTY AUDITOR

be the same more or less, but subject to all legal highways.

BUCKEYE RESERVE TITLE AGENCY

ORDER NO. 2K6814

40/6 11-20-97 047

Description Approved By  
TAX MAP DEPARTMENT

**To Have and to Hold** the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee its successors ~~heirs~~ and assigns forever.

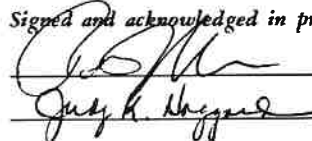
And the said Grantor, W C Development, LLC, do for itself and its successors ~~heirs~~, executors and administrators, covenant with the said Grantee its successors ~~heirs~~ and assigns, that at and until the enrolling of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except for: (i) a certain Easement for Highway Purposes, dated August 7, 1962, granted by Hudson Estates, Inc., to State of Ohio, filed for record December 4, 1962, in Volume 4133, Page 465, Summit County Records, (ii) a certain Oil and Gas Lease, dated March 12, 1981, between Hudson Estates, Inc., and Schrimsher Oil & Gas Exploration, filed for record March 23, 1981, in Volume 6475, Page 166, Summit County Records, subject to a release of surface rights to be recorded prior to the Closing, and (iii) real estate taxes and assessments not yet due and payable. ~~And that it~~ **Warrant and Defend** said premises, with the appurtenances thereunto belonging, to the said Grantee its successors ~~heirs~~ and assigns, against all lawful claims and demands whatsoever except as above stated.

And for valuable consideration

release and forever quit-claim unto the said Grantee ~~all~~ right and expectancy of ~~Power~~ in the above described premises. do hereby remise, heirs and assigns,

**In Witness Whereof** we have hereunto set our hands, the 11 day of NOV, in the year of our Lord one thousand nine hundred and ninety-seven

Signed and acknowledged in presence of

  
John J. Carse

W C Development, LLC  
By Colony Square of Hudson  
Investment Group, Ltd.

By   
John J. Carse Member

State of Ohio

Summit County, ss

Before me, a notary public, in and for said County, personally

appeared the above named

W C Development, LLC by Colony Square of  
Hudson Investment Group, Ltd. by John J.  
Carse - Member

who acknowledged that he did sign the foregoing  
instrument, and that the same is his free act and deed.

**In Testimony Whereof**, I have hereunto set my hand and

official seal, at Fairlawn, OH this

day of A. D. 19 97

This instrument prepared by  
Patrick J. Wack, Attorney at Law  
41 Merz Blvd., Fairlawn, OH 44333

  
Notary Public

PATRICK J. WACK, Attorney-At-Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
\$2147.03 F.L.C.

**Warranty Deed**

W C Development, LLC

TO

Hudson Community Chapel

Transferred

19

COUNTY AUDITOR

State of Ohio

County of

Received for Record on the

day of 19

at o'clock M. 19

and Recorded

Deed Book

Page

COUNTY RECORDER

Recorder's Fee \$

W.C. DEVELOPMENT  
REMAINDER PARCEL  
LEGAL DESCRIPTION

Situated in the City of Hudson, County of Summit, State of Ohio, and known as being part of original Hudson Township Lot No. 31, further bonded and described as follows:

Beginning on the centerline of Streetsboro Road, S.R. 303, at the northwest corner of the West Bridge Crossing, Phase I subdivision, as recorded in Cabinet H, slides 845 thru 849 of Summit County Records;

Thence along the westerly line of said West Bridge Crossing, Phase I, the following 7 courses:

S 00°19'37" E, 346.75 feet to a 5/8" iron pin found and passing over a 5/8" iron pin found at 68.80 feet;

S 07°14'07" W, 369.22 feet to a 5/8" iron pin found;

S 17°18'23" W, 252.52 feet to a 5/8" iron pin found;

Northwesterly 18.05 feet along the arc of a curve deflecting to the right having a radius of 25.00 feet, delta of 41°22'03" and a chord of 17.66 feet that bears N 52°00'35" W to a 5/8" iron pin set;

Northwesterly 53.48 feet along the arc of a curve deflecting to the left having a radius of 330.00 feet, delta of 09°17'06" and a chord of 53.42 feet that bears N 35°58'07" W to a 5/8" iron pin set;

S 49°23'20" W, 239.44 feet to a 5/8" iron pin found;

S 28°39'10" E, 158.86 feet to a 5/8" iron pin found on the north line of West Bridge Crossing, Phase II as recorded in Cabinet N, Slides 396 thru 399 of Summit County Records;



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11/28/1997 11:17A

APPROVED

*Suzanne D. Helms* 11/01/8/1997  
Acting CITY MANAGER DATE  
*Suzanne D. Helms*

*David S. McElroy* Nov. 18, 1997  
CITY ENGINEER



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Thence S 60°34'30" W along the north line of said West Bridge Crossing, Phase II, 302.70 feet to a 5/8" iron pin found;

Thence S 78°12'26" W along the north line of said West Bridge Crossing, Phase II, 104.11 feet to a 5/8" iron pin set;

Thence N 57°39'20" W, 67.99 feet to a 5/8" iron pin set on the west line of Sublot 51 in the said West Bridge Crossing, Phase II;

Thence N 24°00'50" W along the west line of said Sublot No. 51, 29.09 feet to a 5/8" iron pin found at the northeast corner thereof;

Thence S 81°43'45" W along the north line of said Sublot No. 51, 1.50 feet;

Thence N 26°25'05" W, 65.94 feet to a 5/8" iron pin found;

Thence N 00°55'00" W, 267.64 feet to a 5/8" iron pin found;

Thence N 15°10'22" W, 142.22 feet to a 5/8" iron pin found;

Thence N 45°43'20" E, 447.74 feet to a 5/8" iron pin found;

Thence N 00°19'37" W, 473.39 feet to the centerline of Streetsboro Road and passing over a 5/8" iron pin found at 400.00 feet;

Thence northeasterly 90.05 feet along the arc of a curve deflecting to the right, having a radius of 12171.88 feet, delta of 0°25'26" and a chord of 90.05 feet that bears N 83°18'01" E to a monument found;

Thence N 83°30'43" E, along the centerline of Streetsboro Road, 372.79 feet to the Place of beginning, and containing 14.568 acres of land but subject to all legal highways, easements, and restrictions of record as determined by Robert J. Warner, P.S., No. 6931 for Environmental Design Group in November, 1997.



54079222

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11/20/1997 11:17A LS LAW PRINT COMPANY

WARRANTY DEED--No. 06

James B. McCarthy

DE

22.00

# Know all Men by these Presents

**That**, Colony Square of Hudson Investment Group, Ltd., an Ohio  
Limited Liability Company

, the Grantor ,

who claim title by or through instrument , recorded in Volume , Page , County

Recorder's Office, for the consideration of --Ten and other valuable consideration--

----- Dollars (\$10.00 )

received to its full satisfaction of Hudson Community Chapel

, the Grantee ,

whose TAX MAILING ADDRESS will be 46 Ravenna St., Hudson, OH 44236

do

**Grant**, unto the said Grantee , its  
heirs and assigns, the following described premises, situated in the Township of  
Hudson , County of Summit and State of Ohio:

See Attached for Legal Description

30-09095

HU-00006-95-002.000

TRANSFERRED IN COMPLIANCE WITH  
SEC. 319.202 REV. CODE

\$ 550,000.00 \$ 2,000.00 FEE  
Consideration  
JAMES B. MCCARTHY  
County Auditor By Deputy Auditor

TRANSFERRED  
97 NOV 20 AM 11:05  
JAMES B. MCCARTHY  
SUMMIT COUNTY AUDITOR

**BUCKEYE  
RESERVE TITLE**

BUCKEYE RESERVE TITLE AGENCY

ORDER NO. 086813

be the same more or less, but subject to all legal highways.

Description Approved By  
TAX MAP DEPARTMENT

11-20-97 07

40/6

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11/20/1997 11:17A  
22.00  
James B. McCarthy DE

**To Have and to Hold** the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, its successors ~~heirs~~ and assigns forever.

And the said Grantor, Colony Square of Hudson Investment Group, Ltd. do for itself and its successors ~~heirs~~, executors and administrators, covenant with the said Grantee its successors ~~heirs~~ and assigns, that at and until the ensembling of these presents, it is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except for: (i) a certain Easement for Highway Purposes, dated August 7, 1962, granted by Hudson Estates, Inc., to State of Ohio, filed for record December 4, 1962, in Volume 4133, Page 465, Summit County Records, (ii) a certain Oil and Gas Lease, dated March 12, 1981, between Hudson Estates, Inc., and Schrimsher Oil & Gas Exploration, filed for record March 23, 1981, in Volume 6475, Page 166, Summit County Records, subject to a release of surface rights to be recorded prior to the Closing, and (iii) real estate taxes and assessments not yet due and payable on said premises, with the appurtenances thereunto belonging, to the said Grantee, its successors ~~heirs~~ and assigns, against all lawful claims and demands whatsoever except as above stated.

And for valuable consideration

do hereby remise, release and forever quit-claim unto the said Grantee, its successors ~~heirs~~ and assigns, all right and expectancy of **Dower** in the above described premises.

In Witness Whereof we have hereunto set our hands, the // day of July, in the year of our Lord one thousand nine hundred and ninety-seven

Signed and acknowledged in presence of

[Signature]  
John J. Carse

Colony Square of Hudson Investment Group, Ltd.

By [Signature]  
John J. Carse - Member

State of Ohio

Summit

County, ss

Before me, a notary public, in and for said County, personally appeared the above named Colony Square of Hudson Investment Group, Ltd. by John J. Carse its Member

who acknowledged that he did sign the foregoing instrument, and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Fairlawn, OH this day of July A. D. 19 97

This instrument prepared by  
Patrick J. Wack  
Attorney at Law  
41 Merz Blvd.  
Fairlawn, OH 44333

PATRICK J. WACK, Notary Public  
Notary Public - State of Ohio  
My commission has no expiration date  
Sec. 14703 R.C.

**Warranty Deed**

Colony Square of Hudson Investment Group, Ltd.

TO

Hudson Community Chapel

Transferred 19

COUNTY AUDITOR

State of Ohio

County of Summit  
Received for Record on the

day of July 19 97

at 10 o'clock AM

and Recorded 19 in

Deed Book Page

COUNTY RECORDER

Recorder's Fee \$

WESTBRIDGE CROSSING

PARCEL A

JANUARY 23, 1991

Situated in the Township of Hudson, County of Summit and State of Ohio and known as being part of Original Lots 31 and 41 in said Hudson Township and more fully described as follows:

Beginning at the centerline intersection of Terex Road (C.H. 509) and Streetsboro Road (S.R. 303);

THENCE North 81 degrees 04 minutes 38 seconds East a distance of 189.403 feet along the centerline of said Streetsboro Road to a monument found and used;

THENCE North 80 degrees 38 minutes 07 seconds East a distance of 102.043 feet continuing along the centerline of said Streetsboro Road to a monument found and used. Said monument being a point of curvature;

THENCE along a curve to the right having a radius of 12171.883 feet, a central angle of 002 degrees 27 minutes 10 seconds, an arc length of 521.067 feet, and a chord which bears North 81 degrees 51 minutes 42 seconds East to a point; *chord length 521.022*

THENCE South 00 degrees 19 minutes 37 seconds East a distance of 473.399 feet to an iron pin set;

THENCE South 45 degrees 43 minutes 20 seconds West a distance of 447.748 feet to an iron pin set;

THENCE South 89 degrees 40 minutes 23 seconds West a distance of 400.000 feet to an iron pin set on the easterly right of way line of said Terex Road;

THENCE North 00 degrees 55 minutes 00 seconds West a distance of 42.310 feet along the said easterly right of way line of Terex Road to an iron pin set;

THENCE North 01 degrees 56 minutes 45 seconds East a distance of 100.120 feet along the said easterly right of way line of Terex Road to an iron pin set;

THENCE North 00 degrees 55 minutes 00 seconds West a distance of 433.230 feet along the said easterly right of way line of Terex Road to an iron pin set at a point of curvature;

THENCE along a curve to the right having a radius of 50.000 feet, a central angle of 081 degrees 33 minutes 20 seconds, an arc length of



71.171 feet, and a chord which bears North 39 degrees 51 minutes 40 seconds East to an iron pin set at the point of tangency;

THENCE North 80 degrees 13 minutes 08 seconds East a distance of 122.430 feet to an iron pin set;

THENCE North 09 degrees 46 minutes 52 seconds West a distance of 3.550 feet to a point on the southerly line of said Streetsboro Road;

THENCE South 83 degrees 57 minutes 41 seconds West a distance of 287.350 feet to a point;

THENCE North 85 degrees 20 minutes 32 seconds West a distance of 32.028 feet to a point;

THENCE North 00 degrees 55 minutes 00 seconds West a distance of 36.402 feet to a point on the centerline of said Streetsboro Road;

THENCE North 82 degrees 33 minutes 17 seconds East a distance of 75.490 feet to the POINT OF BEGINNING, and containing 485564 square feet or 11.1470 acres of land, more or less.

This description is based on a survey made by Nicholas A. Spagnuolo, Registered Surveyor No. 5304, in January, 1989.

*cord length 65.312*



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