

5/14

QUITCLAIM DEED

City of Hudson, Ohio, an Ohio municipal corporation, for valuable consideration paid, grants to Reveille II LLC, whose tax mailing address is 7671 Hudson Park Drive, Hudson, Ohio 44236, two (2) contiguous parcels of real property located on Atterbury Boulevard known as Parcel "A", legally described on Exhibit "A" attached hereto and by this reference made a part hereof, and Parcel "B" legally described on Exhibit "B", attached hereto and by this reference made a part hereof. For convenient reference, both of said Parcels are depicted on the survey attached hereto as Exhibit "C" and by this reference made a part hereof.

The real property described above is conveyed subject to the following reservation of an option to repurchase, covenants, conditions and restrictions.

The City of Hudson reserves the option to repurchase said Parcel "A" as said Parcel "A" may be needed by the City of Hudson in the future for construction of a new public street and sidewalk(s). The repurchase price shall be the sum of Sixty-One Thousand Six Hundred Seventy-One Dollars and Ten Cents (\$61,671.10). The City of Hudson shall not be required to pay any additional amount for any improvements installed by said grantee or its successors or assigns on said Parcel "A". By acceptance of the title to the real property, Reveille II LLC and its successors and assigns, shall automatically be deemed to agree (i) not to construct any permanent improvements on said Parcel "A" that would impede the City of Hudson's ability to construct a future public roadway or sidewalks on said Parcel "A" and (ii) upon notification by the City of Hudson, to promptly re-convey said Parcel "A," free and clear of all encumbrances to the City of Hudson. To the extent the price paid by the City of Hudson is less than fair market value of Parcel "A", grantor and grantee intend that the then owner of Parcel "A" may treat the excess as a charitable contribution to the City of Hudson as permitted by the provisions of the Internal Revenue Code then in effect, at no expense to the City of Hudson, and the City of Hudson shall assume no obligation therefor.

The terms of the City of Hudson's right to purchase set forth herein (a) shall inure to the benefit of and be binding upon grantor and its successors and assigns and shall inure to the benefit of and be binding upon grantee and its successors-in-interest in and to the real property, and (b) shall run with the land and every part thereof.

If any right reserved in or obligation or liability imposed by this Deed would, but for this paragraph, violate the rule against perpetuities, such right, obligation or liability shall terminate one day prior to the expiration of twenty-one (21) years after the death of the last survivor of the descendants of George W. Bush, President of the United States of America, and William Clinton, former President of the United States of America, who are living on the date of this Deed.

Permanent Parcel No.: Split from ~~32-03833~~
Street Address: Vacant land, Atterbury Boulevard, Hudson, Ohio
Prior instrument Reference: Reception No. 54878330.



Witness my hand this 2ND day of ~~April~~ ^{MAY}, 2008.

CITY OF HUDSON, OHIO, an Ohio municipal corporation

By: _____


Anthony J. Bales
City Manager



ACKNOWLEDGMENT

STATE OF OHIO)
)
COUNTY OF SUMMIT)

Before me, a Notary Public in and for said County and State, personally appeared Anthony J. Bales, the City Manager for the City of Hudson, Ohio, who acknowledged that he did sign the foregoing instrument and that the same is his free and voluntary act and deed and the free and voluntary act and deed of said City of Hudson, Ohio.

In testimony whereof, I have set my hand at Hudson, Ohio, on ^{May 2} April 2, 2008.

ELIZABETH SHEETER, Notary Public
STATE OF OHIO
Resident Summit County
My Commission Expires May 20, 2009

Elizabeth Sheeter

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Dean S. Hoover, Esq.
Hoover & Gialluca
11 Atterbury Boulevard, Suite 4
Hudson, Ohio 44236

AFTER RECORDING RETURN TO:
HG Title Services
11 Atterbury Boulevard, Suite 4
Hudson, Ohio 44236



**LEGAL DESCRIPTION
OF
PROPOSED PARCEL "A"**

Situated in the City of Hudson, County of Summit and State of Ohio and known as being Sublot 65A in the Lake Forest Subdivision of part of the Original Hudson Township Lot No. 55, Township 4 North, Range 10 West, as shown by the plat recorded in Plat Book 38, Page 49-63 of Summit County Map Records and further bounded and described as follows:

Beginning at a 5/8" iron pin monument found at the intersection of the centerlines of Streetsboro Road (State Route 303) (formerly Peninsula Road) (70 feet wide) and Lennox Road (60 feet wide) and being the southwesterly corner of Original Township Lot No. 55;

Thence North 89°51'00" East along the centerline of Streetsboro Road and the southerly line of Original Township Lot No. 55, 1268.31 feet to the intersection of the centerlines of Atterbury Boulevard (width varies) and Streetsboro Road;

Thence North 44°06'00" West along the centerline of Atterbury Boulevard, 490.17 feet to a point;

Thence North 45°54'00" East, 30.00 feet to a 5/8" x 30" iron pin set at the southeasterly corner of Sublot No. 65A in the Lake Forest Subdivision as recorded in Plat Book 38, Page 49-63 of Summit County Map Records and on the easterly right of way of Atterbury Boulevard and being the **PRINCIPAL PLACE OF BEGINNING** of the premises herein described;

Thence North 44°06'00" West along the easterly right of way of Atterbury Boulevard, 49.85 feet to a 5/8" x 30" iron pin set at the southwesterly corner of Sublot No. 65A;

Thence North 45°54'00" East along the northerly line of Sublot No. 65A, 167.06 feet to a 5/8" x 30" iron pin set in the westerly right of way of the Norfolk Southern Railroad Company (formerly Cleveland Pittsburgh Railroad) (Parcel No. 24, as shown on the Right of Way and Track Map Vs 7435, LC 2412, MP 96.6-98.5);

Thence South 41°49'50" East along the westerly right of way of the Norfolk Southern Railroad Company, 49.89 feet to a 5/8" x 30" iron pin set at the southeasterly corner of Sublot No. 65A;

Thence South 45°54'00" West along the southerly line of Sublot No. 65A, 165.08 feet to the easterly right of way of Atterbury Boulevard and the **PRINCIPAL PLACE OF BEGINNING** and containing 0.1900 acres of land as surveyed and described by Edward Dudley of the Riverstone Company in February of 2008, be the same more or less, but subject to all legal highways, reservations, restrictions, and easements of record.



John A Donofrio, Summit Fiscal Officer


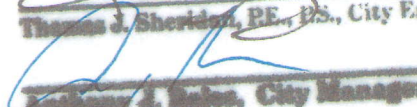
55542986

Pg: 4 of 9
05/19/2008 02:46P
DE 84.00


BASIS OF BEARINGS: The centerline of Atterbury Blvd. as North 44°06'00" West as shown on the plat recorded in Plat Book 38, Page 49-63 of Summit County Map Records.

DEED OF REFERENCE: Land conveyed to the City of Hudson by the deed dated May 27, 2003 and recorded in Reception No. 54878330 of Summit County Deed Records.

32-04055
H000339A8005000

Approved by the City of Hudson
 5/2/08
Thomas J. Sheridan, PE, PS, City Engineer Date
 5-2-08
Anthony J. Bates, City Manager Date




4-28-2008

 55542986
Pg: 5 of 9
05/19/2008 02:46P
DE 84.00
John A Donofrio, Summit Fiscal Officer

**LEGAL DESCRIPTION
OF
PROPOSED PARCEL "B"**

Situated in the City of Hudson, County of Summit and State of Ohio and known as being Sublot 65 in the Lake Forest Subdivision of part of the Original Hudson Township Lot No. 55, Township 4 North, Range 10 West, as shown by the plat recorded in Plat Book 38, Page 49-63 of Summit County Map Records and further bounded and described as follows:

Beginning at a 5/8" iron pin monument found at the intersection of the centerlines of Streetsboro Road (State Route 303) (formerly Peninsula Road) (70 feet wide) and Lennox Road (60 feet wide) and being the southwesterly corner of Original Township Lot No. 55;

Thence North 89°51'00" East along the centerline of Streetsboro Road and the southerly line of Original Township Lot No. 55, 1268.31 feet to the intersection of the centerlines of Atterbury Boulevard (width varies) and Streetsboro Road;

Thence North 44°06'00" West along the centerline of Atterbury Boulevard, 490.17 feet to a point;

Thence North 45°54'00" East, 30.00 feet to a 5/8" x 30" iron pin set at the southwesterly corner of Sublot No. 65 in the Lake Forest Subdivision as recorded in Plat Book 38, Page 49-63 of Summit County Map Records and on the easterly right of way of Atterbury Boulevard at the **PRINCIPAL PLACE OF BEGINNING** of the premises described herein;

Thence North 45°54'00" East along the northerly line of Sublot No. 65, 165.08 feet to a 5/8" x 30" iron pin set in the westerly right of way of the Norfolk Southern Railroad Company (formerly Cleveland Pittsburgh Railroad) (Parcel No. 24, as shown on the Right of Way and Track Map Vs 7435, LC 2412, MP 96.6-98.5);

Thence South 41°49'50" East along the westerly right of way of the Norfolk Southern Railroad Company, 49.89 feet to a 5/8" x 30" iron pin set the southeasterly corner of Sublot 65 and the northeasterly corner of land conveyed to Joan E. Macy, Trustee (Parcel No. 32-01104) by the deed recorded in Reception No. 54613402 of Summit County Deed Records;

Thence South 45°54'00" West along the southerly line of Sublot 65 and the northerly line of land so conveyed to Joan E. Macy Trustee, 163.11 feet to a 5/8" x 30" iron pin set at the easterly right of way of Atterbury Boulevard;

Thence North 44°06'00" West, along the easterly right of way of Atterbury Boulevard, 49.85 feet to the **PRINCIPAL PLACE OF BEGINNING** and containing 0.1877 acres of land as surveyed and described by Edward Dudley of the Riverstone Company in February of 2008, be the same more or less, but subject to all legal highways, reservations, restrictions, and easements of record.



John A Donofrio, Summit Fiscal Officer

55542986
Pg: 6 of 9
05/19/2008 02:46P
DE 84.00

BASIS OF BEARINGS: The centerline of Atterbury Blvd. as North 44°06'00" West as shown on the plat recorded in Plat Book 38, Page 49-63 of Summit County Map Records.

DEED OF REFERENCE: Land conveyed to the City of Hudson by the deed dated May 27, 2003 and recorded in Reception No. 54878330 of Summit County Deed Records.

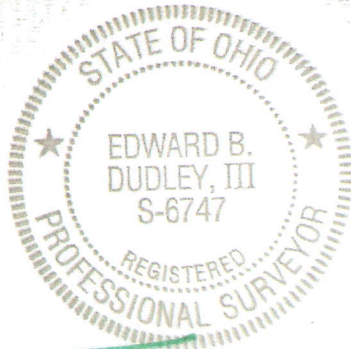
32-04056 HU06339A8006000

LOG 2178
SPLIT/COMBINE/NEW
LEGAL DESCRIPTION
APPROVED BY *K. Phelps*
GIS 5/13/08

8065
TRANSFERRED IN COMPLIANCE WITH
SEC. 319.202 REV. CODE
\$ exempt \$ A FEE
Consideration
JOHN A. DONOFRIO By *RJD*
Fiscal Officer Deputy Fiscal Officer
No. of pages 9

TRANSFERRED
08 MAY 19 PM 1:11
JOHN A. DONOFRIO
FISCAL OFFICER
COUNTY OF SUMMIT

[Handwritten Signature]
4-28-2008



Approved by the City Of Hudson
[Signature] 5/2/08
Thomas J. Bales, City Engineer
[Signature] 5-2-08
Anthony J. Bales, City Manager Date

 55542986
Pg: 7 of 9
05/19/2008 02:46P
DE 84.00

BOUNDARY SURVEY OF PROPOSED PARCEL A HUDSON, OHIO (PART OF PARCEL NO. 32-03833)

Situated in the City of Hudson, County of Summit, and State of Ohio and known as being Lot 65A in the Lake Forest Subdivision of part of the Original Hudson Township Lot No. 55, Township 4 North, Range 10 West, as shown by the plat recorded in Plat Book 38, Page 49-63 of Summit County Map Records.

BASIS OF BEARINGS

The centerline of Atterbury Blvd. as North 44°06'00" West as shown on the plat recorded in Plat Book 38, Page 49-63 of Summit County Map Records.

DEED OF REFERENCE

Land conveyed to the City of Hudson by the deed dated May 27, 2003 and recorded in Reception No. 54878330 of Summit County Deed Records.

SURVEYOR'S CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. No survey certificate have been prepared and filed as required by Administrative Code. As per Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley
P.S. No. 6747
Date 02-25-2008
Rev. 04-28-2008
Per City Comments

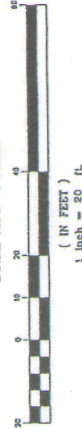
Note: All 5/8" x 30" iron pins to be set and capped "Riverstone Company-Dudley P85747"



LEGEND

—	Surveyed Boundary Line	—	Proposed Boundary Line
—	Surveyed Right-of-Way Line	—	Proposed Right-of-Way Line
—	Surveyed Easement Line	—	Proposed Easement Line
—	Surveyed Encroachment Line	—	Proposed Encroachment Line
—	Surveyed Utility Line	—	Proposed Utility Line
—	Surveyed Other Line	—	Proposed Other Line
—	Surveyed Iron Pin	—	Proposed Iron Pin
—	Surveyed Monument	—	Proposed Monument
—	Surveyed Stake	—	Proposed Stake
—	Surveyed Nail	—	Proposed Nail
—	Surveyed Bolt	—	Proposed Bolt
—	Surveyed Ring	—	Proposed Ring
—	Surveyed Cap	—	Proposed Cap
—	Surveyed Plug	—	Proposed Plug
—	Surveyed Disk	—	Proposed Disk
—	Surveyed Marker	—	Proposed Marker
—	Surveyed Nail	—	Proposed Nail
—	Surveyed Bolt	—	Proposed Bolt
—	Surveyed Ring	—	Proposed Ring
—	Surveyed Cap	—	Proposed Cap
—	Surveyed Plug	—	Proposed Plug
—	Surveyed Disk	—	Proposed Disk
—	Surveyed Marker	—	Proposed Marker

GRAPHIC SCALE



RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
2618 CLEVELAND - OHIO - 44120
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

- SURVEYS OF REFERENCE**
- Norfolk Southern Railroad Company Right of Way and Track Map Va 7435, LC 2412, MP 966-985
 - Lake Forest Subdivision, Volume 38 Page 49-63 of S.C.M.R.
 - Vacation of a Portion of Chesterton Road, Volume 90 Page 45 of S.C.M.R.
 - Plat of Hudson Commons, Volume 114 Page 22 of S.C.M.R.
 - Plat of Versailles at Hudson, Ohio, Volume 127 Page 1 of S.C.M.R.

NORFOLK SOUTHERN RAILROAD COMPANY
(FORMERLY PITTSBURGH AND WESTERN RAILROAD)
Parcel No. 24
Right of Way and Track Map Va 7435, LC 2412, MP 966-985

0.1900 Acres
8,278 Sq. Ft.

Lake Forest Subdivision
Plat Book 38
Page 49-63 of S.C.M.R.

Parcel A
Parcel B
Parcel 65

Sublot 65A
Sublot 65B
Sublot 65C

Sublot 66
Sublot 67
Sublot 68

Sublot 69
Sublot 70

Sublot 71
Sublot 72

Sublot 73
Sublot 74

Sublot 75
Sublot 76

Sublot 77
Sublot 78

Sublot 79
Sublot 80

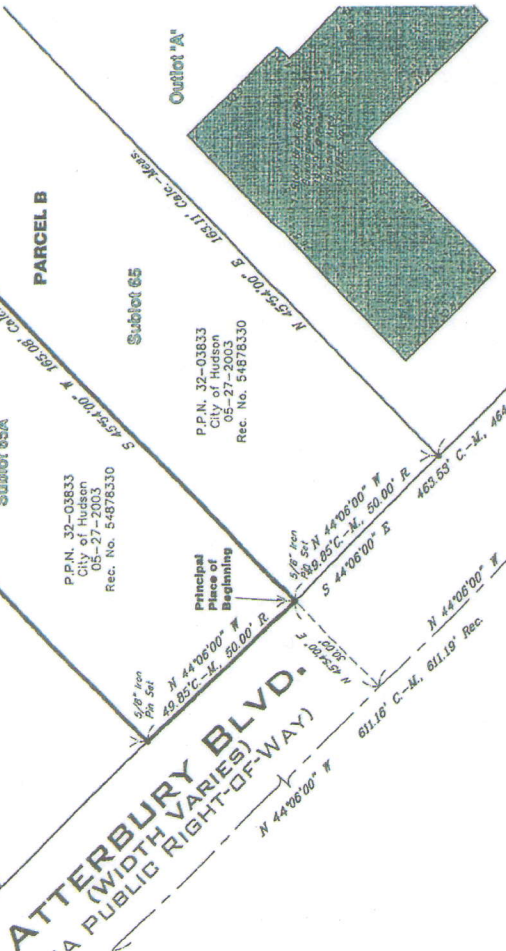
Sublot 81
Sublot 82

Sublot 83
Sublot 84

Sublot 85
Sublot 86

Sublot 87
Sublot 88

Sublot 89
Sublot 90



Approved by the City of Hudson
[Signature]
Thomas J. Eakin, P.E., City Engineer Date
5/2/08
OL 45 5-2-08
Thomas J. Eakin, City Manager Date

STREETSBORO ROAD 70
(STATE ROUTE 303)
(FORMERLY PENINSULA ROAD)
(WIDTH VARIES)
(A PUBLIC RIGHT-OF-WAY)

ATTERBURY BLVD.
(WIDTH VARIES)
(A PUBLIC RIGHT-OF-WAY)

LENNOX ROAD 60
(A PUBLIC RIGHT-OF-WAY)

BOUNDARY SURVEY OF PROPOSED PARCEL B HUDSON, OHIO (PART OF PARCEL NO. 32-03833)

Situated in the City of Hudson, County of Summit and State of Ohio and known as being Lot 65 in the Lake Forest Subdivision of part of the Original Hudson Township Lot No. 55, Township 4 North, Range 10 West, as shown by the plat recorded in Plat Book 36, Page 49-53 of Summit County Map Records.

BASIS OF BEARINGS

The bearings of Atterbury Blvd. as North 41°08'00" West as shown on the plat recorded in Plat Book 36, Page 49-53 of Summit County Map Records.

DEED OF REFERENCE

Land conveyed to the City of Hudson by the deed dated May 17, 2003 and recorded in Reception No. 54078330 of Summit County Deed Records.

SURVEYOR'S CERTIFICATION

This plat was prepared from a field survey, analysis of recorded data, research and other information available. The surveyor has examined the plat, examined the records and the interested parties. Distances are in feet and decimal parts thereof, all of which I certify to be correct to the best of my knowledge. I hereby certify I have prepared the subject plat and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley
P.S. No. 8747
02-25-2008
Rev. 04-28-2008
Per City Comments

Notes: a) 5/8" x 3/8" iron pins to be set and capped "Inverstone Company-Dudley P58747"



LEGEND

1	Proposed Parcel	Thin solid line
2	Right of Way	Thick solid line
3	Sublot	Dashed line
4	Parcel	Thin solid line
5	Survey Boundary	Thin solid line
6	Survey Station	Circle with cross
7	Survey Point	Circle with dot
8	Survey Line	Thin solid line
9	Survey Angle	Circle with arc
10	Survey Distance	Double line
11	Survey Bearing	Circle with arc
12	Survey Station	Circle with cross
13	Survey Point	Circle with dot
14	Survey Line	Thin solid line
15	Survey Angle	Circle with arc
16	Survey Distance	Double line
17	Survey Bearing	Circle with arc
18	Survey Station	Circle with cross
19	Survey Point	Circle with dot
20	Survey Line	Thin solid line
21	Survey Angle	Circle with arc
22	Survey Distance	Double line
23	Survey Bearing	Circle with arc
24	Survey Station	Circle with cross
25	Survey Point	Circle with dot
26	Survey Line	Thin solid line
27	Survey Angle	Circle with arc
28	Survey Distance	Double line
29	Survey Bearing	Circle with arc
30	Survey Station	Circle with cross
31	Survey Point	Circle with dot
32	Survey Line	Thin solid line
33	Survey Angle	Circle with arc
34	Survey Distance	Double line
35	Survey Bearing	Circle with arc
36	Survey Station	Circle with cross
37	Survey Point	Circle with dot
38	Survey Line	Thin solid line
39	Survey Angle	Circle with arc
40	Survey Distance	Double line
41	Survey Bearing	Circle with arc
42	Survey Station	Circle with cross
43	Survey Point	Circle with dot
44	Survey Line	Thin solid line
45	Survey Angle	Circle with arc
46	Survey Distance	Double line
47	Survey Bearing	Circle with arc
48	Survey Station	Circle with cross
49	Survey Point	Circle with dot
50	Survey Line	Thin solid line
51	Survey Angle	Circle with arc
52	Survey Distance	Double line
53	Survey Bearing	Circle with arc
54	Survey Station	Circle with cross
55	Survey Point	Circle with dot
56	Survey Line	Thin solid line
57	Survey Angle	Circle with arc
58	Survey Distance	Double line
59	Survey Bearing	Circle with arc
60	Survey Station	Circle with cross



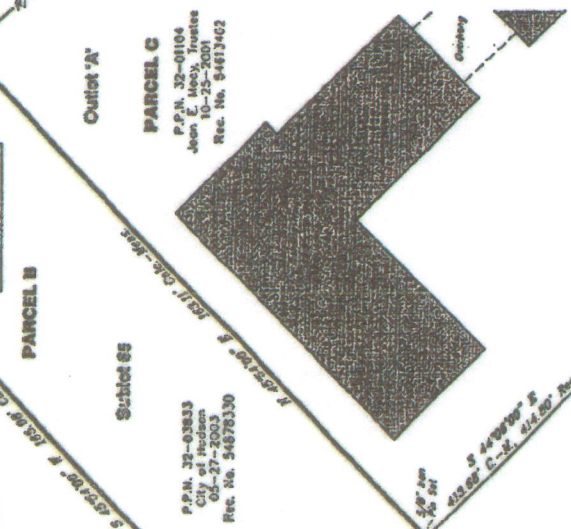
RIVERSPAN INC.
LAND SURVEYING - ENGINEERING - DESIGN
2016 HIGHTS HIGHLAND BULEVARD
HUDSON, OHIO 44131-2008 FAX: (216) 491-9649
WWW.RIVERSPANINC.COM

NORFOLK SOUTHERN RAILROAD COMPANY
FORMERLY PITTSBURGH AND WESTERN RAILROAD)

Parcel No. 24
Right of Way and Track Map Va
7435, LC 2412, Map 98.6-98.5)

Parcel No. 24
Lake Forest Subdivision
Plat Book 38
Page 49-53 of S.C.M.R.

- ### SURVEYS OF REFERENCE
- Norfolk Southern Railroad Company Right of Way and Track Map Va 7435, LC 2412, Map 98.6-98.5
 - Lake Forest Subdivision, Volume 38 Page 49-53 of S.C.M.R.
 - Section of a Portion of Clustering Road, Volume 29 Page 45 of S.C.M.R.
 - Plot of Hudson Commons, Volume 114, Page 22 of S.C.M.R.
 - Plot of Versailles at Hudson, Ohio, Volume 127 Page 1 of S.C.M.R.



ATTERBURY BLVD.
(A PUBLIC RIGHT-OF-WAY)
(WIDTH VARIES)

STREETSBO RD 70
(STATE ROUTE 303)
(FORMERLY PENINSULA ROAD)
(WIDTH VARIES)
(A PUBLIC RIGHT-OF-WAY)

Approved by the City of Hudson
Thomas A. Sheridan, P.E., P.S.
City Engineer Date 5-2-08

Anthony J. Haler, City Manager Date 5-2-08

John W. Donohoe, Jr., Summit Fiscal Officer

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