



Twinsburg Heights Preserve Project Design Document

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INSTRUCTIONS

Project Operators must complete and submit this Project Design Document (PDD) to request credits. City Forest Credits (CFC) then reviews this PDD as part of the validation process along with all other required project documents. An approved third-party verifier then does an independent check of all documents and compliance with the Protocol known as verification.

The Protocol Requirements at the end of this document are a list of eligibility requirements for informational purposes which are also found in more detail in the CFC Tree Preservation Protocol Version 12.40, dated February 22, 2023.

Project Operators should enter data and supporting attachments starting on page 3 under Project Overview where you find “[Enter text here]” as thoroughly as possible and provide numbered attachments for maps and other documentation (ex: 1 – Regional Map). Keep all instructions in the document.

Below is a list of documents that are needed to complete a successful project:

- *Geospatial Location Map*
- *Regional Map*
- *Project Area Map*
- *Proof of Land Ownership or Agreement to Transfer Credits*
- *Preservation Commitment*
- *Land Use Regulations*
- *Land Use/Zoning Map*
- *Overlay Zones or Restrictions*
- *Threat of Loss Demonstration*
- *Attestation of No Double Counting and No Net Harm*
- *Attestation of Additionality*
- *Carbon Quantification Calculator*
- *Plot Sampling Map (if relevant)*
- *Sampling Raw Data*
- *Carbon Biomass calculations*
- *i-Tree Eco file*
- *Forest Composition*
- *Co-Benefit Quantification Calculator*
- *iTree Canopy Report*
- *Social Impacts*

PROJECT OVERVIEW

Project Name: Twinsburg Heights Preserve

Project Number: 50

Project Type: Preservation Project (under the Tree Preservation Protocol – version 12.40, dated February 22, 2023)

Credit Commencement Date: September 6, 2022

Project Location: City of Twinsburg and Twinsburg Heights, Ohio

Project Operator Name: West Creek Conservancy

Project Operator Contact Information: Brett Rodstrom, Director of Conservation, (440) 867-6659, brett@westcreek.org

Project Description:

Describe overall project details and goals as summarized in application. Include information about where the Project is located, Project Area acreage and other relevant background. If the Project Area is part of a larger program or preservation effort, include one sentence with more information (2 paragraphs).

The Twinsburg Heights Preserve property is located on the border of the City of Twinsburg and Twinsburg Township in Summit County, Ohio. The Project Area includes 49.3 acres of forestland within the 76-acre Twinsburg Heights Preserve property, purchased by West Creek Conservancy in September of 2022. The Project Area is densely forested, primarily with red and sugar maples as well as some significant presence of black cherry and American beech. Among the trees on the Twinsburg Heights Preserve property are several large specimens, including a number of red maples reaching 43” dbh and a giant American beech specimen approximately 5 feet across.

As an open space in a highly developed area located right off a major interstate highway, the property was at high risk for clearcutting and development. Selective cutting has recently taken place on the property, further demonstrating risk of deforestation. Due to the high natural resource value and habitat quality of the property, West Creek Conservancy identified the property as a crucial conservation investment. West Creek Conservancy plans to establish public access to the 76-acre Twinsburg Heights Preserve, allowing the natural area to be a resource to the residents of the neighboring residential areas, enhancing property values and quality of life while simultaneously preserving high quality natural resources.

DEFINING THE PROJECT AREA (Section 1.3 and 1.4)

Project Area Location

Describe the city, town, or jurisdiction where the Project is located. State which urban location criteria is met from Protocol Section 1.3.

37.02 acres of the project area are located in the City of Twinsburg, Ohio, and 12.28 acres of the project area are located in Twinsburg Township, Ohio. The City of Twinsburg is an incorporated suburban city within the Akron metropolitan area. As such the project meets the urban area criteria because it is

within and along the boundary of an incorporated city, and the Twinsburg Township parcels (which lie outside of the city boundaries) are contiguous with the parcels that are within the city limits.

Project Area Parcel Information

List parcel(s) in the Project Area.

Municipality	Parcel Number	Notes <i>Include total acres and acres included in Project Area</i>
Twinsburg Twp	62-00695	15.28 total acres, 9.16 acres in Project Area
Twinsburg Twp	62-00607	0.21 total acres, 0.21 acres in Project Area
Twinsburg Twp	62-00609	10.31 total acres, 2.91 acres in Project Area
City of Twinsburg	64-01498	5.23 total acres, 5.23 acres in Project Area
City of Twinsburg	64-00992	0.04 total acres, 0.04 acres in Project Area
City of Twinsburg	64-01269	4.76 total acres, 4.76 acres in Project Area
City of Twinsburg	64-00627	10.64 total acres, 9.35 acres in Project Area
City of Twinsburg	64-01270	0.45 total acres, 0.45 acres in Project Area
City of Twinsburg	64-01271	14.19 total acres, 10.28 acres in Project Area
City of Twinsburg	64-09071	12.32 total acres, 6.91 acres in Project Area
	Total Project Area	49.30 acres

Project Area Maps

Provide three maps of the Project Area that illustrate the location: geospatial location, regional, and detailed. Maps should include project title, relevant urban or town boundaries, defined Project Area, and legend.

- Geospatial Location Map
Show the boundaries of the Project Area in a KML, KMZ, or shapefile format
Attachment: 1. Twinsburg Shapefiles
- Regional Map
Show where the Project Area is located in relation to the state and/or region
Attachment: 2. Twinsburg Regional Area Map
- Detailed map of Project Area
Show the Project Area and parcel boundaries.
Attachment: 3. Twinsburg Project Area Map

OWNERSHIP OR ELIGIBILITY TO RECEIVE POTENTIAL CREDITS (Section 1.5)

Project Operator must demonstrate ownership of potential credits or eligibility to receive potential credits. If Project Operator is the landowner, attach a deed showing ownership and explanation of when the property was acquired. If the Project Operator is not the landowner, provide the Agreement between Project Operator and landowner authorizing Project Operator to execute this project.

Name of landowner of Project Area and explanation

The Project Operator, West Creek Conservancy, is the landowner of the Twinsburg Heights Preserve property. West Creek Conservancy purchased the property in September of 2022 using Clean Ohio Greenspace Conservation Program funding through the state of Ohio's Public Works Commission.

Attachment: 4. Twinsburg Preserve Deed

PROJECT DURATION (Section 2.2)

Project Operator commits to the 40- or 100-year project duration requirement through a signed Project Implementation Agreement with City Forest Credits and agrees to the statement below.

Project Operator has committed to the 40-year project duration and signed a Project Implementation Agreement with City Forest Credits on November 9, 2023.

PRESERVATION COMMITMENT (Section 4.1)

Describe the Preservation Commitment terms and attach a complete copy of the recorded document. If Project Area does not have the same boundaries as Preservation Commitment, please state the reasons why.

Preservation Term: Perpetuity

Date Recorded: September 6, 2022

Preservation Commitment Explanation: The Tree Preservation language is captured in Section 1h of the Declaration of Restrictions dated September 1, 2022 and recorded by West Creek Conservancy on September 6, 2022.

“Except as may be required in the course of any activity permitted herein, **there shall be no removal or destruction of native growth, nor the cutting of trees, shrubs, or other vegetation on the Property.”** (emphasis added)

The activities permitted in Section 1h are vegetation management for the control or prevention of imminent hazard, disease, or fire, to remove dead, dying, or diseased trees, elimination of invasive species, wildlife habitat enhancement, and the maintenance of existing facilities.

Notwithstanding Section 1h, Section 1m of the Declaration of Restrictions allows for the construction of trail amenities and facilities (parking lots, pavilions, restrooms, educational facilities, etc.) anywhere on

the property. However, it is the Project Operator's intent to only build infrastructure-related trail amenities and facilities on the property acreage that lies outside of the Project Area (non-motorized trails have a de minimis impact on carbon stock and may be established inside of the Project Area). The Project Operator acknowledges its reversal obligations under Section 9 of the Preservation Protocol Version 12.40. If construction of any Trail Amenities under Section 1m of the Declaration of Restrictions occurs within the Project Area and causes a reduction in carbon stock that has already been credited, the Project Operator understands and acknowledges that this will likely constitute an Avoidable Reversal under Section 9 of the Preservation Protocol and require compensation per Section 9 by the Project Operator.

Attachment: 5. Twinsburg Preservation Commitment

DEMONSTRATION OF THREAT OF LOSS (Section 4.2, 4.3, and 4.4)

Demonstrating the Threat of Loss is shown in several ways: land use designation that allows a non-forest use, overlay zones, existing restrictions, and one of three conditions that illustrate pressure to convert the Project Area to a non-forest use.

Land use designation

Describe the land use designation, including what types of non-forest use it allows. Attach a copy of the relevant land use designations, which may include development regulations such as zoning ordinances. Include a map depicting the designation of the relevant municipality, with the Project Area boundaries clearly indicated on the map.

The portion of the project area in the City of Twinsburg is zoned as C-3: Interchange Business District. This zoning designation as defined in Sections 1148.05 and 1148.06 of the City of Twinsburg's Planning and Zoning Code permits offices, stores and services; gasoline service stations; restaurants; motels and hotels; passenger transportation agencies and terminals; and professional offices.

The portion of the project area in Twinsburg Township was, at the time the property was purchased, zoned as an Interchange Mixed Use (IMU) District. This is the zoning designation reflected on Twinsburg Township's Zoning Districts Map (Attachment 7b). However, the Interchange Mixed Use zoning designation was repealed in March 2023, and the Twinsburg Township Board of Trustees issued a resolution to re-zone the property as a R-3 Single Family High Density Residential District (see Attachment 6, pg. 22-28). The R-3 Residential District zoning designation, as defined in Chapter 9 of the Twinsburg Township Zoning Resolution, permits single family dwellings and attached garages; parks, playgrounds and open space; and home occupations.

Attachment: 6. Twinsburg Zoning Documentation; 7a. Twinsburg City Zoning Map; 7b. Twinsburg Township Zoning Map

Overlay zones or other restrictions

Describe any overlay zones that prohibit development or forest clearance such as critical areas, wetlands, or steep slopes and their protection buffers. Describe any legal encumbrances or other pre-existing

tree/forest restrictions that may have hindered removal of the Project Trees (in the pre-Preservation Commitment condition). If present, attach a copy of the applicable restriction and a map depicting the overlay boundaries, with the Project Area boundaries clearly indicated on the map.

The properties containing the Project Area included several critical areas, including:

- Wetlands, as identified by the US Fish and Wildlife Service National Wetlands Inventory
- Wetlands, as identified by the Summit County, OH, [Environmental Viewer](#)
- Riparian setbacks, as identified by the Summit County, OH, [Environmental Viewer](#)
- Lakes, as identified by the Summit County, OH, [Environmental Viewer](#)

All of the critical areas listed above were **excluded** from the carbon Project Area.

Attachment: 3. Twinsburg Project Area Map

Threat of loss demonstration (Section 4.4 A, B, or C)

Describe one of the three threat of loss conditions that are applicable prior to the Preservation Commitment. Provide supporting evidence such as maps, sale or assessed value documentation, or appraisal information.

- A) *Developed or improved uses surrounding at least 30% of perimeter of Project Area*
 - *A map depicting the Project Area with parcel boundaries, perimeter of developed or improved uses, and calculation of the border with these uses*
- B) *Sold, conveyed, or assessed in past three years at value greater than \$8K/acre for bare land*
 - *A settlement statement, assessor statement, or other evidence of land transaction*
- C) *Fair market value higher after conversion to a non-forested use*
 - *A “highest and best use” study from a state certified general real estate appraiser stating that the Project Area Would have a fair market value after conversion to a non-forested “highest and best use” greater than the fair market value after preservation]*

The project meets threat of loss test 4.4A, because 77.7% of the Project Area perimeter is surrounded by developed or improved uses, and the property is bordered to the northeast by a major highway, Interstate 480.

Attachment: 9. Twinsburg Perimeter Development Map

ATTESTATION OF NO DOUBLE COUNTING OF CREDITS AND NO NET HARM (Section 5)

Complete and attach the following attestation: Attestation of No Double Counting of Credits and Attestation of No Net Harm. Provide any additional notes as relevant. Provide a map that includes both the Project Area and the closest registered urban forest Preservation Project based on the registered urban forest preservation database KML/Shapefile provided by CFC to demonstrate that the Project does not overlap with any existing urban forest carbon projects.

Project Operator has mapped the Project Area against the registered urban forest preservation project database and determined that there is no overlap of Project Area with any registered urban forest preservation carbon project.

Project Operator has signed the Attestation of No Double Counting of Credits and No Net Harm on March 5, 2024.

Attachment: 10a. Twinsburg Attestation of No Double Counting and No Net Harm; 10b. Twinsburg No Double Counting Map

ADDITIONALITY (Section 6)

Additionality is demonstrated by the Project in several ways, as described in the City Forest Credits Standard Section 4.9.1 and Tree Preservation Protocol.

Project Operator demonstrates that additionality was met through the following:

- Prior to this project, the trees in the Project Area were not protected via easement or recorded encumbrance or in a protected zoning status that preserves the trees
 - See Demonstration of Threat of Loss section above
- The land use designation/zoning in the Project Area must currently allow for a non-forest use
 - See Demonstration of Threat of Loss section above
- The trees in the Project Area face some threat risk of removal or conversion out of forest
 - See Demonstration of Threat of Loss section above
- The Project Operator records in the public land records an easement, covenant, or deed restriction specifically protecting the trees for the project duration of 40 years or 100 years (40 or 100 years depending on the Protocol version)
 - See Preservation Commitment section above

Taken together, the above elements allow crediting only for unprotected trees at risk of removal, which are then protected by a Project action of preservation, providing additional avoided GHG emissions.

Additionality is also embedded in the quantification methodology. Projects cannot receive credits for trees that would have remained had development occurred, nor can they receive soil carbon credits for soil that would have been undisturbed had development occurred. Leakage is prevented by a deduction for displaced development in Protocol Section 11.4.

Additionality is also reflected in the project financing. The revenue from the sale of carbon credits will play a material role in the successful and durable preservation of the Project Area's carbon stock by providing funding for stewardship and maintenance that ensure the forest's long-term health and resilience. Revenue generated from the sale of carbon credits will support West Creek Conservancy's ongoing stewardship of the property, including invasive species treatment and deer management, as well as installation and maintenance of public access infrastructure to facilitate use of the property as a public nature preserve.

West Creek Conservancy became aware of carbon crediting as a potential source of revenue for projects through the success that another conservation organization in Northeast Ohio, Western Reserve Land Conservancy, had in securing carbon credits to fund ongoing stewardship of protected forested properties in the region. West Creek Conservancy became aware of the work of City Forest Credits in the same manner. West Creek Conservancy first engaged City Forest Credits in January of 2023, and Twinsburg Heights Preserve was identified as a potentially viable property for carbon crediting in February.

Project Operator has signed an Attestation of Additionality on March 5, 2024.

Attachment: 11. Twinsburg Attestation of Additionality

CARBON QUANTIFICATION DOCUMENTATION (Section 11)

Follow detailed instructions in the Protocol for conducting quantification and use the Carbon Quantification Calculator to show calculations. CFC will provide the Carbon Quantification Calculator and Forest Composition Report Template. Ensure that your requested credit issuance schedule (issuance dates) is accurate and complete in the calculator. Project Operators should describe and appropriately reflect in their carbon quantification any and all planned future activities that may affect the percent canopy or carbon stocking.

Summary numbers from Carbon Quantification Calculator

Project Area (acres)	49.3
Does carbon quantification use stratification (yes or no)	No
Accounting Stock (tCO ₂ e)	4,432
On-site avoided biomass emissions (tCO ₂ e)	3,989
On-site avoided soil carbon emissions (tCO ₂ e)	3,846
Deduction for displaced biomass emissions (tCO ₂ e)	730
Deduction for displaced soil emissions (tCO ₂ e)	1,165
Credits from avoided biomass emissions (tCO ₂ e)	3,259
Credits from avoided soil emissions (tCO ₂ e)	2,681
Total credits from avoided biomass and soil emissions (tCO ₂ e)	5,940
Credits attributed to the project (tCO ₂ e), excluding future growth	5,940
Contribution to Registry Reversal Pool Account	594
Total credits to be issued to the Project Operator (tCO₂e) <i>(excluding future growth)</i>	5,346

GHG Assertion:

Project Operator asserts that the Project results in GHG emissions mitigation of 5,346 tons CO₂e issued to the project.

Approach to quantifying carbon

Describe the forest conditions and general approach used to quantify carbon (e.g., 11.1.B with full inventory, i-Tree Eco plots, other). Attach the Carbon Quantification Calculator.

Kathryn Downie, ACF (contracted forester) of Legacy Forestry Consulting, provided on-site plot-sample inventory work to determine the carbon stock. A plot sample forest assessment adhering to the standards set in CFC Tree Preservation Protocol Section 11.1.B was conducted. The sample established 22 sample plots sized at 1/10th acre. Within every plot, each live tree at least 5" in diameter at 4.5' above the ground where the height is measured on the uphill side of the tree was inventoried. Species, diameter, and overall tree condition were recorded for each tree. i-Tree Eco was utilized to input the sample plot data to determine the carbon storage. The CFC Carbon Calculator was used for quantification for subsequent steps 11.2, 11.3, 11.4 and 11.5.

Attachment: 12. Twinsburg Carbon Quantification Calculator; 13. Twinsburg Plot Map; 14. Twinsburg iTree Eco Sampling Raw Data; 15. Twinsburg Carbon Biomass Report; 16. Twinsburg iTree Eco File

Accounting Stock Measurement Method

Provide an overview to describe quantification methods, including which method was used to determine the accounting stock.

A plot sample forest assessment adhering to the standards set in CFC Tree Preservation Protocol Section 11.1.B was conducted, using randomized 1/10th-acre plots. I-Tree Eco was used to determine the accounting stock, with a standard error of 13%.

Plot Sampling Map and Raw Data

If sampling was utilized to estimate the carbon stock, include the map of plot sample locations and raw data collected.

Kathryn Downie, ACF of Legacy Forestry Consulting, sampled 22 plots to estimate the carbon stock. See attached map for the location of plot samples and raw data associated with each plot location.

Attachment: 13. Twinsburg Plot Map; 14. Twinsburg iTree Eco Sampling Raw Data

Carbon Biomass Calculations

Include calculations used to determine the biomass in the Project Area. Attach i-Tree Eco file if i-Tree was used to calculate the carbon biomass.

Carbon quantification is based on the sample plots. The metric tons of carbon is 1,390.21. The standard error is 181.57.

Biomass tC/acre = (metric tons of carbon - standard error)/project area acres
(1390.21-181.57/49.3 = 24.52) (cell B11 on carbon calculator, Attachment 12)

Attachment: 15. Twinsburg Carbon Biomass Report

Stratification

If stratification is used, maps of strata and stratum definitions. If not used, list not applicable.

Not applicable

Attachment: N/A

Forest Composition

Summarize the forest composition and attach the Forest Composition Report.

Based on the iTree Canopy analysis conducted by the Project Operator, the Twinsburg Heights Preserve property has an estimated 5,804 trees with a tree cover of 93%. Sugar maples and red maples predominate, comprising an estimate 36.7% and 31.7% of the forest area respectively. Other species identified include American beech, black cherry, hickory spp., tulip tree, northern red oak, white ash, American basswood, crab apple, downy serviceberry, American hornbeam, cucumber tree, white mulberry, eastern hophornbeam, eastern cottonwood, white oak, pin oak, black locust, and American elm.

Attachment: 15. Twinsburg Carbon Biomass Report; 17. Twinsburg Forest Composition Report

Area Expected to Remain in Trees after Potential Development (11.2)

Describe the land use designation, any restrictions, and the method used to determine the area expected to remain in trees after potential development (fraction at risk of removal). If residential land use, follow 11.2.B. and provide the calculation showing which percentage of accounting stock at risk of removal is appropriate to include.

The 12.28 acres of the Project Area that are in Twinsburg Township are zoned as a R-3 Single Family High Density Residential District. Section 11.2.B.ii of CFC's Tree Preservation Protocol stipulates that for residentially zoned parcels with a minimum lot size smaller than 2.25 acres, 90% Fraction at Risk of Tree Removal may be used. Per Twinsburg Township zoning code, the minimum lot size for residential units in R-3 zoned areas is 0.202 acres. In accordance with CFC Tree Preservation Protocol Section 11.2.B, 90% was used as the Fraction at Risk of Tree Removal for the 12.28 acres of the Project Area in Twinsburg Township.

The 37.02 acres of the Project Area that are in the City of Twinsburg are zoned as C-3 Interchange Business District (commercial zoning). Per CFC Tree Preservation Protocol Section 11.2.A, 90% of accounting stock is eligible as Fraction at Risk for commercial zoning.

Attachment: 6. Twinsburg Zoning Documentation

Quantification of Soil Carbon - Existing Impervious Area and Impervious Limits (11.4)

The Project may claim avoidance of emissions from soil carbon caused by conversion of soils to impervious surfaces. Describe applicable land use designation and development rules, any restrictions, existing impervious area and maximum fraction impervious cover.

Twinsburg Township zoning code does not specify maximum lot coverage for residentially zoned areas; therefore, minimum yard setbacks as stipulated by the Twinsburg Township zoning code were used to estimate impervious surface area. The calculated avoided impervious surface area was 58%. Since the side yard minimums allowed for avoided impervious surface area greater than 50%, the Protocol-

specified standard deduction of 50% impervious surface avoided for residential use was used instead (per CFC Tree Preservation Protocol 11.3.B).

Per CFC Tree Preservation Protocol 11.3.A, 90% of the Project Area acreage within the City of Twinsburg’s C-3 zoning district is eligible as avoided impervious surface. However, City of Twinsburg Zoning Ordinances include landscaping and tree protection requirements (see Attachment 6. Twinsburg Zoning Documentation). Correspondence with the City of Twinsburg Planning Division indicated that 70%-80% impervious surface is most consistent with observed commercial developments in the City of Twinsburg (see Attachment 8. Twinsburg Impervious Surface Supporting Documentation). To be conservative, 70% avoided impervious surface was used.

Attachment: 6. Twinsburg Zoning Documentation, 8. Twinsburg Impervious Surface Supporting Documentation

Future Planned Project Activities

Describe future activities that may affect the percent canopy or carbon stocking in any way. Describe maintenance and stewardship activities that could improve the carbon stock.

West Creek Conservancy plans to manage the Twinsburg Heights Preserve property as a publicly accessible nature preserve, and is working in collaboration with Summit County Metroparks to create a plan for full public access including possible incorporation of the property into the Summit County Metropark system of managed parklands. Any public access improvements to facilitate this use of the property would avoid disruption of the natural landscape and would not result in any reduction to the tree canopy, in accordance with the terms of the Declaration of Restrictions and in alignment with West Creek Conservancy’s conservation priorities. West Creek Conservancy intends to implement invasive species and deer population management which would relieve stress on the native forest and enhance the ecological quality of the forest habitat within the Twinsburg Heights Preserve.

CO-BENEFITS QUANTIFICATION DOCUMENTATION (Section 11.5)

Summarize co-benefit quantification per year and provide supporting documentation. CFC will provide a Co-Benefits Quantification calculator for quantifying rainfall interception, reduction of certain air compounds, and energy savings.

Ecosystem Services	Resource Units	Value
Rainfall Interception (m3/yr)	23,449.8	\$49,563.68
Air Quality (t/yr)	1.6178	\$3,988.26
Cooling – Electricity (kWh/yr)	71,205	\$9,975.87
Heating – Natural Gas (kBtu/yr)	2,947,538	\$41,225.12
Grand Total (\$/yr)		\$104,752.94

Co-benefits were quantified using CFC’s Co-Benefits Quantification Calculator. These ecosystem services represent values in avoided costs of \$104,752.94 annually and \$4,190,117.60 over 40 years.

Attachment: 18. Twinsburg CoBenefit Calculator

Canopy Cover

i-Tree Canopy report was completed to quantify the cobenefits. Include the results below.

The i-Tree Eco analysis of the raw data from the on-site inventory revealed a 93% canopy cover. An i-Tree Canopy report was also completed on the property, which indicated a 94% canopy cover. The canopy cover of 93% was used for quantification of cobenefits, with the assumption that the calculation resulting from the on-site inventory data would be more accurate than the calculation resulting from the remote assessment.

Attachment: 17. Twinsburg Forest Composition Report; 19. Twinsburg i-Tree Canopy Report

SOCIAL IMPACTS (Section 12)

Project Operators shall use the Carbon Project Social Impacts template to evaluate how their Project aligns with the UN Sustainable Development Goals (SDGs). CFC will provide the template. Summarize the three to five main SDGs attributed to this Project.

Preservation of the Twinsburg Heights Preserve property contributes to numerous SDGs, including primarily Good Health and Well-Being, Reduced Inequalities, and Life on Land.

SDG 3 – Good Health and Well-Being

Prior to West Creek Conservancy's acquisition and conservation of the Twinsburg Heights Preserve property, development threat was imminent. The previous landowner intended to commercially develop the property, due to its prime location right off the Highway 480 interchange and proximity to other commercial and dense residential areas. Commercial development of the property, however, was counter to the wishes of the neighboring residential community of Twinsburg Township. Twinsburg Heights is a predominately Black community with a long, storied history of community care and resilience in the face of historic discrimination. Many families in Twinsburg Heights have been there for generations and wish to see the close-knit, residential character of the community kept intact. This community still grapples with the legacy of the racially discriminatory practice of redlining, with Highway 480 directly adjacent to the neighborhood and fewer public amenities such as sidewalks and streetlights than can be found in adjacent neighborhoods within the City of Twinsburg and Twinsburg Township. The commercial land use conversion of the property would have had significant and irreparable impacts on the Twinsburg Heights community, including exacerbating pre-existing stormwater issues such as flooding and erosion.

Conservation of the Twinsburg Heights Preserve property preserves the ecosystem services including flood control, urban heat relief, and filtration of air pollutants that the property provides to the adjacent community. The project area intercepts an estimated 23,450 cubic meters of rainfall annually, and the trees with the project area also intercept and absorb an estimated 1.6 tons of air pollutants per year, including ozone (O3), nitrogen oxides (NOx), particulate matter (PM10) and volatile organic compounds (VOCs). Additionally, West Creek Conservancy's plans to turn the property into a publicly accessible nature preserve including installation of walking trails will provide recreational opportunities for the

community, while also likely increasing residential property values for the adjacent community of Twinsburg Heights.

The Twinsburg Heights Preserve project area was assessed using the US EPA's Environmental Justice Screening and Mapping Tool (EJ Screen) The EJ Screen tool combines environmental and demographic indicators to assess cumulative vulnerability to environmental health hazards, referred to in the EJ Screen tool as EJ indexes. The residential community directly to the west of the project area, defined as Blockgroup 391535301052, entirely comprises people of color (89% Black, 8% Hispanic, and 3% two or more races). With all neighboring Blockgroups comprising between 19-27% people of color, this demonstrates the persistent legacy of historic redlining in this community. This Blockgroup has an EJ Index score in the 90th national percentile or higher for Particulate Matter (91st percentile), Toxic Releases to Air (95th percentile), RMP Facility Proximity (96th percentile), Hazardous Waste Proximity (92nd percentile) and Wastewater Discharge (95th percentile). This Blockgroup is also in the 89th percentile nationally for heart disease risk, and in the 95th percentile nationally for cancer risk. Preservation of the Twinsburg Heights Preserve is therefore also a matter of environmental justice, serving to help mitigate the harmful effects of what is known as environmental redlining – the historic (and modern) placement of toxic, polluting facilities in proximity to communities of color.

SDG 10 – Reduced Inequalities

West Creek Conservancy's conservation of the Twinsburg Heights Preserve property was aligned with the expressed wishes of the adjacent, formerly redlined and predominately African American residential community of Twinsburg Heights. The property provides a critical natural buffer between this community, which scores in the top percentiles nationally for several Environmental Justice indicators, and the adjacent Highway 480 as well as nearby polluting facilities, including hazardous waste facilities, EPA-mandated Risk Management Program facilities, and other industrial facilities emitting toxic releases. The residents of Twinsburg Heights expressly opposed the commercial development of the property that is now the Twinsburg Heights Preserve, and desired it to remain a natural area for the enjoyment of residents for generations to come. West Creek Conservancy is further respecting that community wish by working in collaboration with Summit County Metroparks to create a plan for full public access to this regionally significant natural area, including possible future incorporation of the Twinsburg Heights Preserve property as part of the Summit County Metroparks system of managed parklands.

SDG 15 – Life on Land

Twinsburg Heights Preserve, with its beech-maple forest, mesic forest, sedge meadows, and sandstone ledges, supports a variety of native plant and wildlife habitats. The property has been identified as providing suitable habitat for, and within range of, at least 14 species of birds, fish, and amphibians and two species of plants that are listed as either threatened or endangered in the state of Ohio, as well as one federally endangered plant species (northern monkshood, *Aconitum noveboracense*) and one federally threatened reptile species (eastern massasauga, *Sistrurus catenatus*). Five state-listed species of bat have been documented by West Creek Conservancy staff on the Twinsburg Heights Preserve property, including the big brown bat (*Eptesicus fuscus*), silver-haired bat (*Lasionycteris noctivagans*), hoary bat (*Lasiurus cinereus*), and red bat (*Lasiurus borealis*) (all listed as species of concern in the state of Ohio), as well as the Ohio endangered tricolored bat (*Perimyotis subflavus*). Additionally, the property is less than two miles from Liberty Park, which is a known location of at least five hibernaculum for threatened and endangered bat species. The Twinsburg Heights Preserve property contains geological

features and terrestrial habitat known to be significant to both the federally endangered Indiana bat (*Myotis sodalis*) and northern long-eared bat (*Myotis septentrionalis*), both of which have been identified within two miles of the property. Permanent conservation of the Twinsburg Heights Preserve has removed the threat of loss of the biodiversity and wildlife habitat found within this natural area, while concurrently preserving forested riparian buffer to the headwater streams located on the property.

Attachment: 20. Twinsburg Social Impacts

MONITORING AND REPORTING (Section 8)

Throughout the Project Duration, the Project Operator must report on tree conditions across the Project Area.

Monitoring Reports

Monitoring reports are due every three years determined by the date of the verification report. For example, if the verification report is dated January 1, 2023, the first report will be due by January 1, 2026 and every three years thereafter for the duration of the project. CFC will provide a list of dates to Project Operator after the first verification report is approved. Project Operators must submit reports in writing and must attest to the accuracy of the reports. The reports must contain any changes in eligibility status of the Project Operator and any significant tree loss. The information includes updates to land ownership, changes to project design, changes in implementation or management and changes in tree or canopy loss. The reports must be accompanied by some form of telemetry or imaging that captures tree canopy, such as Google Earth, aerial imagery, or LiDAR. The reports must estimate any loss of stored carbon stock or soil disturbance in the Project Area.

Monitoring Plans

Describe your monitoring plans. If Project Operator plans to claim credits for future growth, describe methods that will be used to quantify future growth.

The Twinsburg Heights Preserve property is included in the annual monitoring schedule for all protected properties under West Creek Conservancy's stewardship. West Creek Conservancy will monitor the Twinsburg Heights Preserve property annually, per the terms of the Declaration of Restrictions. West Creek Conservancy will create a report of each annual inspection, which will be retained in the Twinsburg Heights Preserve stewardship file. West Creek Conservancy will submit triennial monitoring reports for the project duration as specified in the protocol.

Should West Creek Conservancy decide to claim additional credits for future growth of the Twinsburg Heights Preserve carbon stock, this future growth will be quantified in adherence with the standards set in CFC Tree Preservation Protocol Section 11.6. At such time, updated project and eligibility documentation will be provided along with the updated carbon quantification for validation and verification.

PROJECT OPERATOR SIGNATURE

Signed on March 5 in 2024, by Derek Schafer, Executive Director for West Creek Conservancy.

D-11-7
Signature

Derek Schafer
Printed Name

440-915-2440
Phone

dschafer@westcreek.org
Email

ATTACHMENTS

Update the attachments list as appropriate for your project.

- 1 – Geospatial Location Map
- 2 - Regional Map
- 3- Project Area Map
- 4 – Proof of Land Ownership or Agreement to Transfer Credits
- 5 – Preservation Commitment
- 6 - Land Use Regulations
- 7 – Land Use/Zoning Map
- 8 – Fraction at Risk Supporting Documentation
- 9 – Threat of Loss Demonstration
- 10a – Attestation of No Double Counting and No Net Harm
- 10b – No Double Counting Map
- 11 – Attestation of Additionality
- 12 – Carbon Quantification Calculator
- 13 - Plot Sampling Map
- 14 - Sampling Raw Data
- 15 - Carbon Biomass calculations
- 16 - i-Tree Eco file
- 17 - Forest Composition
- 18 – Co-Benefit Quantification Calculator
- 19 – iTree Canopy Report
- 20 – Social Impacts

PROTOCOL REQUIREMENTS

Project Operator (Section 1.1)

Identify a Project Operator for the project. This is the entity or governmental body who takes responsibility for the project for the 40-year duration.

Project Duration and Project Implementation Agreement (Section 1.2, 2.2)

Project Operator must commit to a 40-year duration and sign a Project Implementation Agreement. This is a 40-year agreement between the Project Operator and City Forest Credits (the “Registry”) for an urban forest carbon project.

Location Eligibility (Section 1.3)

Projects must be located in or along the boundary of at least one of the following criteria:

- A. “Urban Area” per Census Bureau maps; see <https://www.census.gov/geographies/reference-maps/2010/geo/2010-census-urban-areas.html>
- B. The boundary of any incorporated city or town created under the law of its state;
- C. The boundary of any unincorporated city, town, or unincorporated urban area created or designated under the law of its state;
- D. The boundary of any regional metropolitan planning agency or council established by legislative action or public charter. Examples include the Metropolitan Area Planning Council in Boston, the Chicago Municipal Planning Agency, the Capital Area Council of Governments (CAPCOG) in the Austin area, and the Southeastern Michigan Council of Governments (SEMCOG)
- E. The boundary of land owned, designated, and used by a municipal or quasi-municipal entity for source water or watershed protection. Examples include Seattle City Light South Fork Tolt River Municipal Watershed (8,399 acres owned and managed by the City and closed to public access);
- F. A transportation, power transmission, or utility right of way, provided the right of way begins, ends, or passes through some portion of A through D.

Ownership or Right to Receive Credits Eligibility (Section 1.5)

Project Operator must demonstrate ownership of property and eligibility to receive potential credits by meeting one of the following:

- A. Own the land and potential credits upon which the Project trees are located; or
- B. Own an easement or equivalent property interest for a public right of way within which Project trees are located and accept ownership of those Project trees by assuming responsibility for maintenance and liability for them; or
- C. Have a written and signed agreement from the landowner, granting ownership to the Project Operator of any credits for carbon storage, other greenhouse gas benefits, and other co-benefits delivered by Project trees on that landowner’s land. If the Project Area is on private property, the agreements in this sub-section must be recorded in the public records in the county where the property is located. The recordation requirement can be satisfied if the agreements specified in this sub-section are contained in a recorded easement, covenant, or deed restriction on the property.

Demonstrate Tree Preservation (Section 4.1)

The Project Operator must show that the trees in the Project Area are preserved from removal by a recorded easement, covenant, or deed restriction (referred to hereafter as “Recorded Encumbrance”) with a term of at least 40 years. This action is referred to as the “Preservation Commitment.” This Recorded Encumbrance must be recorded not later than 12 months after Registry approval of the Project’s Application.

Demonstrate Threat of Loss (Section 4.2, 4.3, and 4.4):

The Project Operator must show that prior to the Preservation Commitment:

- Project trees were not preserved from removal through a Recorded Encumbrance or other prohibitions on their removal,
- The Project Area was:
 - In a land use designation that allowed for at least one non-forest use. Non-forest uses include industrial, commercial, transportation, residential, agricultural, or resource other than forest, as well as non-forest park, recreation, or open space uses.
 - Is not in an overlay zone that prohibits all development. Examples include critical areas or wetland designations.
- The Project Area met one of the following conditions:
 - Surrounded on at least 30% of its perimeter by non-forest, developed or improved uses, or
 - Sold, conveyed, or had assessed value within three years of preservation for greater than \$8,000 average price per acre for the bare land, or
 - Would have a fair market value after conversion to a non-forested “highest and best use” greater than the fair market value after preservation in subsection 4.1, as stated in a “highest and best use” study from a state certified general real estate appraiser in good standing

Additionality (Section 6)

Additionality is ensured through the following:

- Prior to the start of the project, the trees in the Project Area are not protected via easement or recorded encumbrance or in a protected zoning status that preserves the trees.
- The zoning in the Project Area must currently allow for a non-forest use
- The trees in the Project Area face a threat or risk of removal or conversion out of forest
- The Project Operator records in the public land records an easement, covenant, or deed restriction specifically protecting the trees for the project duration of 40 years or 100 years (40 or 100 years depending on the protocol version)

Quantification for Credits (Section 11)

The full Protocol describes the following steps for carbon stock and soil carbon quantification in detail:

1. Stored carbon stock present in Project Area (Section 11.1)
Estimate the biomass stock present and adjust for uncertainty to calculate the “Accounting Stock”. This can be done using the US Forest Service General Technical Report NE-343 tables, on-site inventory of some live trees with i-Tree methods and tools, or an on-site forest inventory
2. Areas expected to remain in trees after potential development (Section 11.2)

Calculate the fraction of the Accounting Stock that likely would be emitted as a result of development, to calculate “Avoided Biomass Emissions”

3. Quantification of soil carbon (Section 11.3)
Calculate “Avoided Soil Carbon Emissions” caused by conversion of soils to impervious surfaces in the Project Area
4. Deduction for displaced development (Section 11.4)
Apply the deductions in Section 11.5 and Appendix B to Biomass and Soil Carbon calculations to adjust for development and emissions that would be displaced by the preservation of the Project Area (leakage deductions). This will reduce the creditable tonnes of Avoided Biomass Emissions and Avoided Soil Carbon Emissions to adjust for displaced development
5. Quantify Co-Benefits (Section 11.5)
The Project Operator will calculate co-benefits separately from CO₂(e). The Registry will supply a spreadsheet template based on their climate zone, and will provide values for rainfall interception, reductions of air compounds, and energy savings.
6. Claiming additional credit for growth (Section 11.6)
The Project Operator may elect to also account for ongoing growth of trees within the Project Area after Project Commencement

Social Impacts (Section 12)

The Project Operator will describe how the Project impacts contribute towards achievement of the global UN Sustainable Development Goals (SDGs). The Registry will supply a template to evaluate how the Project aligns with the SDGs.

Attestation of No Net Harm and No Double Counting (Section 5)

The Project Operator will sign an attestation that no project shall cause net harm and no project shall seek credits on trees, properties, or projects that have already received credits.

Validation and Verification by Third-Party Verifiers (Section 13)

Project compliance and quantification must be verified by a third-party Validation and Verification Body approved by the Registry.

Issuance of Credits to Project Operator (Section 7)

Ex-post credits are issued after the biomass is protected via a recorded encumbrance protecting the trees. Issuance is phased or staged over one and five years at the equivalent of 50 acres of crediting per year. This staged issuance reflects the likely staging of development over time if the Project Area were to have been developed.

After validation and verification, the Registry issues credits to the Project Operator based on the Project Area size:

- 50 acres or less: all credits are issued after validation and verification
- Greater than 50 but less than 200 acres: credits are issued in the equivalent of 50 acres per year
- Greater than 200 acres: credits are issued in equal amounts over five years

Credits for Reversal Pool Account (Section 7.3):

The Registry will issue 90% of Project credits earned and requested and will hold 10% in the Registry's Reversal Pool Account.

Understand Reversals (Section 9)

If the Project Area loses credited carbon stock, the Project Operator must return or compensate for those credits if the tree loss is due to intentional acts or gross negligence of Project Operator. If tree loss is due to fire, pests, or other acts of god (i.e., not due to the Project Operator's intentional acts or gross negligence), the Registry covers the reversed credits from its Reversal Pool Account of credits held back from all projects.

Monitoring and Reporting (Section 8)

The Project Operator must submit a report every three years for the project duration. The reports must be accompanied by some form of telemetry or imaging that captures tree canopy, such as Google Earth, aerial imagery, or LiDAR. The reports must estimate any loss of stored carbon stock or soil disturbance in the Project Area.

Attachments

[Deed](#)

[Project Area Map](#)

[Regional Area Map](#)

[Preservation Commitment](#)

[Zoning Maps](#)

[Zoning Description\(s\) & Impervious Surface Documentation](#)

[Threat of Loss Demonstration](#)

[Attestation of No Double Counting and No Net Harm](#)

[Attestation of Additionality](#)

[Carbon Quantification Tool](#)

[Tree Plot Map](#)

[Tree Characteristics Chart\(s\)](#)

[iTree Eco Raw Data & CCarbon BBiomass RReport](#)

[iTree Canopy Report and Data Points](#)

[Cobenefit Calculator](#)

[Social Impacts](#)

Deed

15803 9/6/22

KRISTEN M. SCALISE CPA, CFE

Summit County Fiscal Officer

Fee \$ 16,800.00 Consideration \$ 4,200,000

Transferred

Transfer Not Necessary

by Doe, Deputy Fiscal Officer

In Compliance with ORC 219.202

TW/23

Descriptions Approved by Tax Maps

Approval Good for 30 Days From: 9/6/22

Doe

LIMITED WARRANTY DEED

*Ohio Statutory Form
(Ohio Revised Code Section 5302.07)*

KNOW ALL MEN BY THESE PRESENTS, that * **BG & SONS, LLC**, an Ohio limited liability company, **SOUTH PARK ROAD, INC.**, an Ohio corporation, **TWINSBURG DEVELOPMENT PROPERTIES, INC.**, an Ohio corporation, **GBG DEVELOPMENT PROPERTIES, INC.**, an Ohio corporation, **GCG DEVELOPMENT PROPERTIES, INC.**, an Ohio corporation, **B.G. TWINSBURG, LLC**, an Ohio limited liability company, **TWINSBURG NORTH, INC.**, an Ohio corporation, **TWINSBURG SOUTH, INC.**, an Ohio corporation, **GMG DEVELOPMENT PROPERTIES, INC.**, an Ohio corporation, **GPG DEVELOPMENT PROPERTIES, INC.**, an Ohio corporation, and **NORTH PARK ROAD, INC.**, an Ohio corporation (collectively, "Grantor"), for valuable consideration paid, grants with limited warranty covenants, to **WEST CREEK CONSERVANCY**, an Ohio corporation for non-profit ("Grantee"), whose tax-mailing address is P. O. Box 347113, Parma, Oh 44134, the property described in Exhibit A attached hereto ("Property").

***B.G. & Sons, LLC aka BG and Sons, LLC aka**

A schedule of each Parcel Number, Routing Number and Prior Instrument Reference is attached as Exhibit B attached hereto.

The Property is subject, however, to (a) easements, encumbrances, limitations, reservations, restrictions and agreements of record; (b) zoning and land use ordinances; (c) real estate taxes and assessments, both general and special, which are a lien but not yet due and payable.

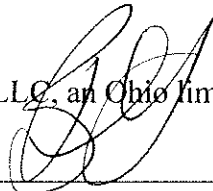
[SIGNATURES ON FOLLOWING PAGES]

Page 1 of 40
9/06/2022 11:05 AM Recording Fee: \$ 338.00
Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer
DOC # 56765159

Executed as of the 31st day of August, 2022.

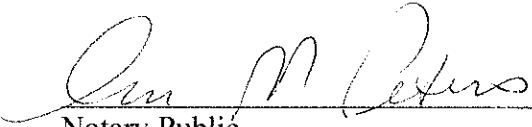
GRANTOR:

BG & SONS, LLC, an Ohio limited liability company

By: 
Bahman Guyuron, Manager

STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

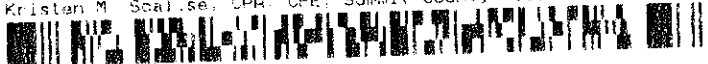
This is an acknowledgment clause. No oath or affirmation was administered to the signer. The foregoing instrument was acknowledged before me this 31 of August, 2022 by Bahman Guyuron, Manager on behalf of BG & Sons, LLC, an Ohio limited liability company, on behalf of the company.


Notary Public
My commission expires _____

ANNA M. PETERS, Notary Public
State of Ohio - Geauga County
My Commission Expires Dec. 10, 2023

This instrument prepared by:
Jodi Rich, Esq.
Ulmer & Berne LLP
1660 West 2nd Street, Suite 1100
Cleveland, Ohio 44113-1448

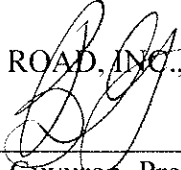
DOC # 56765159

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Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer


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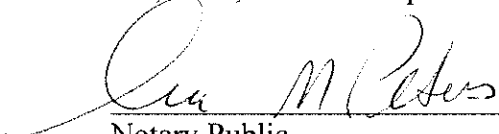
GRANTOR:

SOUTH PARK ROAD, INC., an Ohio corporation

By: 
Bahman Guyuron, President

STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

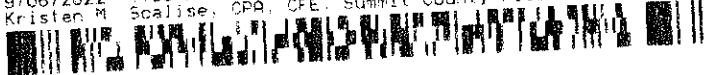
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Notary Public
My commission expires _____

ANNA M. PETERS, Notary Public
State of Ohio - Cuyahoga County
My Commission Expires Dec 10, 2023

This instrument prepared by:
Jodi Rich, Esq.
Ulmer & Berne LLP
1660 West 2nd Street, Suite 1100
Cleveland, Ohio 44113-1448


DOC # 56765159

Page 3 of 40
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Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer


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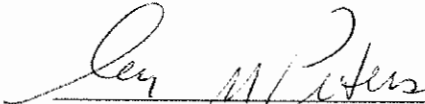
GRANTOR:

TWINSBURG DEVELOPMENT PROPERTIES, INC., an Ohio corporation

By: 
Bahman Guyuron, President

STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

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Notary Public
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ANNA M. PETERS, Notary Public
State of Ohio - Geauga County
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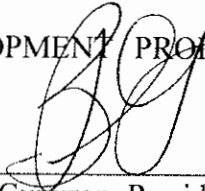
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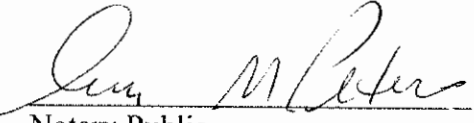
GRANTOR:

GBG DEVELOPMENT PROPERTIES, INC., an Ohio corporation

By: 
Bahman Guyuron, President

STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

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Notary Public
My commission expires _____

ANNA M. PETERS, Notary Public
State of Ohio - Geauga County
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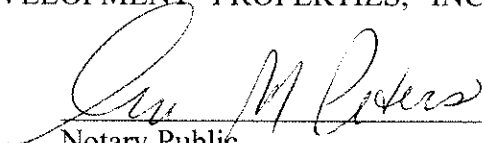
GRANTOR:

GGG DEVELOPMENT PROPERTIES, INC., an Ohio corporation

By: 
Bahman Guyuron, President

STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

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State of Ohio - Geauga County
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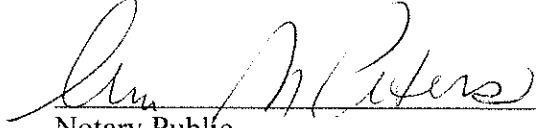
GRANTOR:

TWINSBURG NORTH, INC., an Ohio corporation

By: 
Bahman Guyuron, President

STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

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Notary Public
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ANNA M. PETERS, Notary Public
State of Ohio - Geauga County
My Commission Expires Dec. 10, 2023

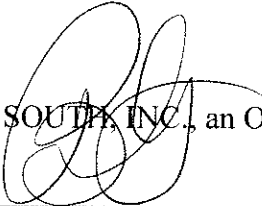
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Ulmer & Berne LLP
1660 West 2nd Street, Suite 1100
Cleveland, Ohio 44113-1448

Page 8 of 40
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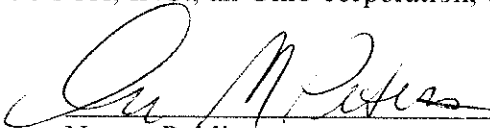
GRANTOR:

TWINSBURG SOUTH, INC., an Ohio corporation

By: 
Bahman Guyuron, President

STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

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Notary Public
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ANNA M. PETERS, Notary Public
State of Ohio - Geauga County
My Commission Expires Dec. 10, 2023

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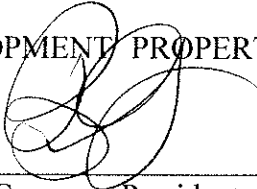
Page 9 of 40
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Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer



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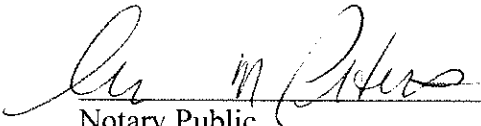
GRANTOR:

GMG DEVELOPMENT PROPERTIES, INC., an Ohio corporation

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STATE OF OHIO)
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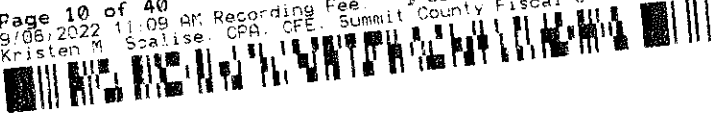

Notary Public
My commission expires _____

ANNA M. PETERS, Notary Public
State of Ohio - Geauga County
My Commission Expires Dec. 10, 2023

This instrument prepared by:
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1660 West 2nd Street, Suite 1100
Cleveland, Ohio 44113-1448

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Page 10 of 40
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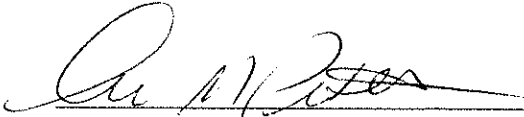
GRANTOR:

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By: 
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STATE OF OHIO)
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Notary Public
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ANNA M. PETERS, Notary Public
State of Ohio - Geauga County
My Commission Expires Dec. 10, 2023


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Jodi Rich, Esq.
Ulmer & Berne LLP
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Cleveland, Ohio 44113-1448

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Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer
DOC # 56765159


Executed as of the 31st day of August, 2022.

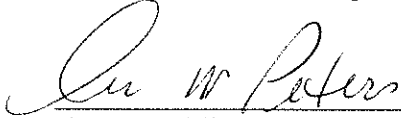
GRANTOR:

NORTH PARK ROAD, INC., an Ohio corporation

By: 
Bahman Guyuron, President

STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

This is an acknowledgment clause. No oath or affirmation was administered to the signer. The foregoing instrument was acknowledged before me this 31 of August, 2022 by Bahman Guyuron, President on behalf of NORTH PARK ROAD, INC., an Ohio corporation, on behalf of the corporation.

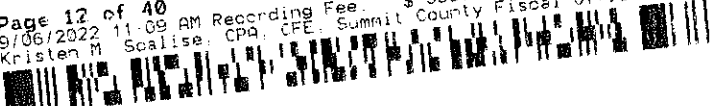

Notary Public
My commission expires _____

ANNA M. PETERS, Notary Public
State of Ohio - Geauga County
My Commission Expires Dec. 10, 2023

This instrument prepared by:
Jodi Rich, Esq.
Ulmer & Berne LLP
1660 West 2nd Street, Suite 1100
Cleveland, Ohio 44113-1448

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9/06/2022 11:09 AM Recording Fee. \$ 338.00
Kristen M Scalise, CPA, CFE, Summit County Fiscal Officer



**EXHIBIT A
LEGAL DESCRIPTION**

PARCELS CONVEYED BY BG & SONS, LLC (PARCELS 1- 42)

PARCEL NO. 1: PPN: 6409071 ROUTING #: TW00023A6003000 ✓

Situated in the City of Twinsburg, County of Summit, State of Ohio, and known as being part of the Original Village of Twinsburg Lot

Numbers 8 & 9, Tract 3, Town 5 North, Range 10 West and more fully described as follows:

Commencing at a 1-inch iron pin found inside a monument box at the centerline intersection of Aurora Road (State Route 82, Right-of-Way Varies) and Darrow Road (State Route 91, Right-of-Way Varies); Thence South 00°23'41" East, along the centerline of said Darrow Road, a distance of 2,286.80 feet to a point on the northerly property line of lands conveyed to Crown Hill Inc., an Ohio Corporation, being Original Parcel 5 as recorded in Deed Volume 1531, Page 324 of the Summit County Recorders Records; Thence South 89°42'38" West, along the northerly property line of said Crown Hill Inc., a distance of 387.12 feet to the westerly Right-of-Way line of said Darrow Road as recorded in the Ohio Department of Transportation Right-of-Way Plans for State Route 14 and recorded in Deed Volume 1531, Page 56 of the Summit County Recorders Records, referenced by a 1-inch iron pin was found south 1.14 feet and west 0.20 feet; Thence continuing South 89°42'38" West, along the northerly property line of said Crown Hill Inc., a distance of 773.76 feet to a 5/8-inch rebar set with cap "BLR S-7774", said point being the PRINCIPAL PLACE OF BEGINNING of 12.3197 acre parcel of land herein intended to be described;

Thence continuing South 89°42'38" West, along the northerly property line of said Crown Hill Inc., a distance of 881.57 feet to the southeasterly property corner of land conveyed to B.G. and Sons, LLC as recorded in Reception Number 55187455 of the Summit County Recorders Records, referenced by a 1-inch iron pin found north 0.32 feet and west 1.43 feet;

Thence North 00°19'41" West, along the easterly property line of said B.G. and Sons, LLC, a distance of 598.30 feet to a point in the southerly property line of land conveyed to B.G. and Sons, LLC as recorded in Reception Number 55146389 of the Summit County Recorders Records, referenced by a 5/8-inch rebar found and used with cap "BLR S-7774";

Thence North 89°32'38" East, along the southerly property line of said B.G. and Sons, LLC, a distance of 807.82 feet to a 5/8-inch rebar set with cap "BLR S-7774" in the southerly Limited Access Line of Interstate 480;

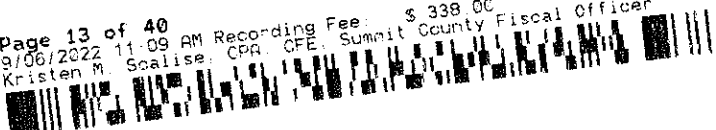
Thence South 59°40'19" East, along the southerly Limited Access Line of Interstate 480, a distance of 146.62 feet to a 5/8-inch rebar set with cap "BLR S-7774";

Thence South 08°28'25" West, a distance of 341.42 feet to a 5/8-inch rebar set with cap "BLR S-7747, Thence South 00°17'18" East, a distance of 188.54 feet to the PRINCIPAL PLACE OF BEGINNING and containing 12.3197 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in March of 2006.

Basis of bearing is based on grid north of the Ohio State Plane Coordinate System, North Zone, on the North American Datum of 1983. GPS observation of National Geodetic Survey Monuments with Designation "GIS 26" and "TW-105" were used to establish a bearing of N 00°23'41" W, being the centerline of Darrow Road.

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Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer



✓
PARCEL NO. 2: PPN: 6401271 ROUTING #: TW0002202005000

Situated in the City of Twinsburg, County of Summit, and State of Ohio, and being part of Original Twinsburg Township Lot Number 7 and more fully described as follows:

Commencing at a 1-inch iron pin found inside a monument box at the centerline intersection of Hadden Road (60 foot Right-of-Way) and Highland (60 foot Right-of-Way) as recorded in Roadway Plans "W.P.A. Project No. 7-77-454 of the Summit County Engineers Records; Thence North 00°18'42" West along the centerline of said Hadden Road, also being the westerly line of said Original Lot 7, a distance of 2728.79 feet to a point on the northwest property corner of lands conveyed to Crown Hill, Inc. as recorded in Deed Volume 1467, Page 27 of the Summit County Recorders Records; Thence North 89°42'38" East along the northerly property line of said Crown Hill, Inc., a distance of 227.58 feet to a 5/8 rebar set with cap "BLR S-7774" on the southeast corner of lands conveyed to Herbert Jones as recorded in Reception Number 5509135 of the Summit County Recorders Records and being the PRINCIPAL PLACE OF BEGINNING of a 14.9737 acre parcel of land herein intended to be described;

Thence North 00°26'41" West, along the easterly property line of said Herbert Jones, a distance of 99.51 feet to a 5/8 inch rebar set with cap "BLR S-7774" on the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, also being a southwesterly corner of lands conveyed to Virginia Hall as recorded in Reception Number 54411313 of the Summit County Recorders Records;

Thence North 89°33'19" East along the southerly property line of said Virginia Hall, also being the southerly line of Original Lot 8 and the corporate dividing line of the City of "Twinsburg and the Township of Twinsburg, a distance of 940.49 feet to a 5/8 rebar set with cap "BLR S-7774" on the southeast property corner of said Virginia Hall;

Thence North 00°27'36" West along the easterly property line of said Virginia Hall, also being the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 493.69 feet to a 5/8 rebar found with cap "BLR S-7774" on the southwest corner of lands conveyed to BG and Sons LLC as recorded in Reception Number 55119721 of the Summit County Recorders Records;

Thence North 89°32'39" East along the southerly property line of said BG and Sons LLC., a distance of 879.33 feet to a 5/8 rebar found with cap "BLR S-7774" on the northeast corner of lands conveyed to The State of Ohio as recorded in Deed Volume 4070, Page 214 of the Summit County Recorders Records;

Thence South 00°19'41" East along the westerly property line of said State of Ohio, a distance of 598.30 feet to a 1 inch Iron Pin found to be north 0.32 feet and west 1.43 feet of the southwest corner of lands conveyed to The State of Ohio as recorded in Deed Volume 4067, Page 71 of the Summit County Recorders Records;

Thence South 89°42'38" West along the northerly property line of said Crown Hill, Inc., a distance of 1818.48 feet to the PRINCIPAL PLACE OF BEGINNING and containing 14.9737 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in February of 2005.

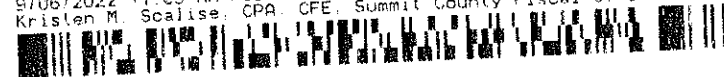
The Basis of Bearing was calculated and determined by the NAD 83, North Zone of the State of Ohio State Plane Coordinate System.

✓
PARCEL NO. 3: PPN: 6401270 ROUTING #: TW0002202008000

Situated in the City of Twinsburg, County of Summit, and State of Ohio, and being part of Original Twinsburg Township Lot Number 7 and more fully described as follows:

Commencing at a 1-inch iron pin found inside a monument box at the centerline intersection of Hadden Road (60 foot Right-of-Way) and Highland Road (60 foot Right-of-Way) as recorded in Roadway Plans "W.P.A. Project No. 7-77-454 of the Summit County Engineers Records; Thence North 00°18'42" West along the centerline of said Hadden Road and the westerly line of Original Lot 7, a distance of 2,728.79 to a point being the northwesterly property corner of land conveyed to Crown Hill, Inc. as recorded in Deed Volume 1467, Page 27 of the Summit County Recorders Records and being the PRINCIPAL PLACE OF BEGINNING of a 0.5180 acre parcel of land herein intended to be described;

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Thence North 00°18'42" West along the centerline of said Hadden Road, a distance of 98.89 feet to the southwest property corner of land conveyed to Herbert Jones as recorded in Reception Number 5509135 of the Summit County Recorders Records, also being the southwest corner of Original Lot 8, referenced by a 1-inch iron pin found inside a monument box, north 0.53 feet and west 0.09 feet from said corner;

Thence North 89°33'19" East along the southerly property line of said Herbert Jones also being said corporate dividing line of the City of Twinsburg and the Township of Twinsburg, passing through a 5/8-inch rebar found on the old easterly Right-of-Way of said Hadden Road (50 foot Right-of-Way) at a distance of 24.27 feet, a total distance of 227.35 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the northwest corner of lands conveyed to Mordecai Jones as recorded in Deed Volume 7511, Page 169 of the Summit County Recorders Records;

Thence South 00°26'41" East along the westerly property line of said Mordecai Jones, a distance of 99.51 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the northerly property line of said Crown Hill, Inc.;

Thence South 89°42'38" West along the northerly property line of said Crown Hill, Inc. passing through a 5/8-inch rebar set with cap "BLR S-7774" on the easterly Right-of-Way of said Hadden Road at a distance of 197.58 feet, a total distance of 227.58 feet to the PRINCIPAL PLACE OF BEGINNING and containing 0.5180 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in February of 2005.

The Basis of Bearing was calculated and determined by the NAD 83, North Zone of the State of Ohio State Plane Coordinate System

PARCEL NO. 4: PPN: 6409098 ROUTING #: TW00017A7002000

✓ → NOT ON MAP

Situated in the City of Twinsburg, County of Summit, State of Ohio, and known as being part of the Original Village of Twinsburg Lot

Number 9, Tract 3, Town 5 North, Range 10 West and more fully described as follows:

Commencing at a 1-inch iron pin found inside a monument box at the centerline intersection of Hadden Road (60 foot Right-of-Way) and Highland Road (60 foot Right-of-Way) as recorded in Roadway Plans "W.P.A. Project No. 7-77-454" of the Summit County Engineers Records; Thence North 00°18'49" West along the centerline of said Hadden Road, also being the westerly line of Original Twinsburg Township Lot Numbers 7 and 8, a distance of 2,828.45 feet to the southwesterly corner of Lot Number 9, being a P.I. shown on said Roadway Plans and referenced by a 1-inch iron pin found inside a monument box;

Thence North 89°33'19" East along the southerly line of said Original Lot 9, also being the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, passing through the easterly Right-of-Way of said Hadden Road at a distance of 30.00 feet and referenced by a 5/8-inch iron pin found to be south 0.12 feet and west 5.64 feet, a total distance of 1,167.93 feet to a southwesterly property corner of land conveyed to B.G. and Sons, LLC as recorded in Reception Number 55349297 of the Summit County Recorders Records, said point referenced by a 5/8-inch rebar set with cap "BLR S-7774";

Thence North 00°27'36" West along the westerly property line of said B.G. and Sons, LLC, also being the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 493.17 feet to the northwesterly property corner of land conveyed to said B.G. and Sons, LLC, referenced by a 5/8-inch rebar set with cap "BLR S-7774";

Thence North 89°32'38" East along the northerly property line of said B.G. and Sons, LLC, a distance of 239.98 feet to a southeasterly property corner of land conveyed to B.G. and Sons, LLC as recorded in Reception Number 55119721 of the Summit County Recorders Records, said point referenced by a 5/8-inch rebar set with cap "BLR S-7774" and being the PRINCIPAL PLACE OF BEGINNING of a 0.3845 acre parcel of land herein intended to be described;

Thence North 00°45'30" West along an easterly property line of said B.G. and Sons, LLC, a distance of 142.82 feet to a 5/8-inch rebar set with cap "BLR S-7774";

Thence North 89°30'30" East along an easterly property line of said B.G. and Sons, LLC, a distance of 117.58 feet to a point in the westerly property line of land conveyed to B.G. and Sons, LLC as recorded in Reception Number 55146389 of the Summit County Recorders Records, said point referenced by a 5/8-inch rebar set with cap "BLR S-7774";

Thence South 00°29'30" East along the westerly property line of said B.G. and Sons, LLC, a distance of 142.89 feet to the southwesterly property corner of said B.G. and Sons, LLC;

Thence South 89°32'38" West along the northerly property line of said B.G. and Sons, LLC, a distance of 116.92 feet to the PRINCIPAL PLACE OF BEGINNING and containing 0.3845 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in November of 2006.

The Basis of Bearing was calculated and determined by the NAD 83, North Zone of the State of Ohio State Plane Coordinate System. Distances referenced are at ground level.

PARCEL NO. 5: PPN: 6401269 ROUTING #: TW0001701005000 ✓

Situated in the City of Twinsburg, County of Summit, and State of Ohio, and being part of Original Lot Number 9, Tract 3 and more fully described as follows:

Commencing at a 1-inch iron pin monument found to be north 0.41 feet, east 0.21 feet at the centerline intersection of Hadden Road (60 foot Right-of-Way) and Relocated Hadden Road (60 foot Right-of-Way) in the Plat for Route 82 Properties, LL.C. as recorded in Reception Number 54533488 of the Summit County Recorders Records;

Thence South 00°42'06" East along the centerline of said Hadden Road, also being the westerly line of Original Lot 10 and the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 456.79 feet to a PK Nail found on the southwest corner of the Original Lot 10;

Thence North 89°30'30" East, along the southerly line of Original Lot 10 and passing through the easterly Right-of-Way of said Hadden Road and southwest property corner of lands conveyed to R E Services (Parcel 1) as recorded in Reception Number 55062612 of the Summit County Recorders Records at a distance of 30.00 feet, referenced by a 1 inch iron pin found east 0.57 feet, continuing along the southerly line of Original Lot 10 and southerly property line of said R E Services (Parcel 1) for a total distance of 1178.78 feet to a 5/8 inch rebar set with cap "BLR S7774" in the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, also being the southwest corner of lands conveyed to said R E Services (Parcel 1) and the PRINCIPAL PLACE OF BEGINNING of a 4.2777 acre parcel of land herein intended to be described;

Thence continuing North 89°30'30" East, along the southerly line of Original Lot 10 and southerly property line of said R E Services (Parcel 2), a distance of 356.59 feet to a 5/8 inch rebar set with cap "BLR S-7774" on the northwest corner of lands conveyed to Bahman Guyuron as recorded in Reception Number 55027097 of the Summit County Recorders Records;

Thence South 00°29'30" East, along the westerly property line of said Bahman Guyuron, a distance of 426.50 feet to a 5/8 inch rebar set with cap "BLR S-7774" on the northeast property corner of lands conveyed to an unknown owner;

Thence South 89°30'30" West, a distance of 117.58 feet, to a 5/8 inch rebar set with cap "BLR S-7747;

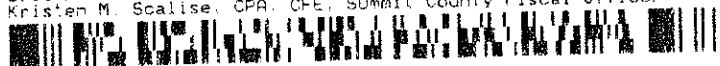
Thence South 00°45'30" East, a distance of 142.82 feet, to a 5/8 inch rebar set with cap "BLR S-7774" on the northerly property line of lands conveyed to Mordecai Jones as recorded in Deed Volume 7511, Page 169 of the Summit County Recorders Records;

Thence South 89°32'38" West, along the northerly property line of said Mordecai Jones, a distance of 239.98 feet to a 5/8 inch rebar set with cap "BLR S-7774" on the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, also being the northeast property corner of said Mordecai Jones;

Thence North 00°27'36" West, along the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 569.16 feet to the PRINCIPAL PLACE OF BEGINNING and containing 4.2777 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in October of 2004.

The Basis of Bearing is calculated and determined by the state plane coordinate system.

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PARCEL NO. 6: PPN: 6400627 ROUTING #: TW0002301005001 ✓

Situated in the City of Twinsburg, County of Summit and State of Ohio: And known as being a part of Lot 9, Tract 3 of formerly Twinsburg Township, and more fully described as follows:

Beginning at the Northeast corner of Lot 9, which is also at the centerline of the Hudson-Twinsburg Road (State Route 91); Thence North 89 deg. 43' 28" West 2158.29 feet along the Northerly line of Lot 9 to the Southerly right of way line of State Route 14, (see sheets 13 & 14 State of Ohio Project I-80N-6(2)192), said point is Sta. 232 plus 90.24, 150 feet right of State Route 14 centerline, and the true place of beginning of the following described land;

Thence along the arc of a curve to the left 397.32 feet to 236 plus 74.16, 150 feet right of State Route 14, said arc is the Southerly right of way line having a central angle of 05 deg. 07' 08" radius of 4447.18 feet a chord of 397.19 feet and a chord bearing of South 53 deg. 48' 38" East; Thence South 00 deg. 20' 32" West 38.32 feet to a point;

Thence South 89 deg. 43' 28" East 57.50 feet to a point, said point is at Sta. 237 plus 41.81, 150 feet right of State Route 14 centerline; Thence along the arc of a curve to the left 577.67 feet to Sta. 243 plus 00, 150 feet right of State Route 14 centerline, said arc is the Southerly right of way line having a central angle of 07 deg. 26' 33", a radius of 4447.18 feet chord of 577.27 feet, and a chord bearing of South 60 deg. 59' 35" East; Thence South 58 deg. 42' 28" East 53.01 feet along the Southerly right of way line to Sta. 243 plus 50.87, 155.89 feet right of State Route 14 centerline;

Thence North 89 deg. 23' 55" West 1335.58 feet to an iron pin; Thence North 00 deg. 18' 59" East 568.50 feet to an iron pin at the Northerly line of Lot 9; Thence South 89 deg. 43' 28" East 404.41 feet along the Northerly line of Lot 9 to the true place of beginning. Containing 10.865 acres of land.

PARCEL NO. 7: PPN: 6400992 ROUTING #: TW0001803015000 ✓

Situated in the City of Twinsburg, County of Summit and State of Ohio: And known as being a part of Lot 10, Tract 3, formerly Twinsburg Township, and a part of Parcel 2 of land convey to Gertrude S. Hempstead by deed recorded in Volume 3406, Page 419 of Summit County Records and more fully described as follows:

Beginning in the South line of said Parcel 2 at the intersection of the South line of Lot 10 and the Southwesterly right-of-way line of S.R.14, at a point which is North 89 deg. 39' 43" West a distance of 2158.29 feet from the centerline of Darrow Road; Thence continuing West along the South line of said Lot 10, 67.56 feet to the Southwest corner of said Hempstead Parcel 2; Thence North 0 deg. 29' 05" East along the West line of said Parcel 2 a distance of 51 feet to a point in the Southwesterly right-of-way line of S.R.14;

Thence South 52 deg. 36' 37" East along said right-of-way line 86 feet to the place of beginning.

PARCEL NO. 8: PPN: 6401498 ROUTING #: TW0001803023000 ✓

Situated in the City of Twinsburg, County of Summit, and State of Ohio, and being part of Original Lot Number 10, Tract 3 and more fully described as follows:

Commencing at a 1-inch iron pin monument found to be North 0.41 feet East 0.21 feet at the centerline intersection of Hadden Road (60 feet Right of Way) and Relocated Hadden Road (60 feet Right of Way) as recorded in the Plat for Route 82 Properties, L.L.C. Reference Number 54533488 of the Summit County Deed of Records;

Thence South 00 deg. 42' 06" East along the centerline of said Hadden also being the Westerly line of Original Lot 10 and the corporation dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 456.79 feet to a PK Nail Set point on the Original Lot 10, also being the original Southwest corner of lands conveyed to Fred Lieberman as recorded in Deed Volume 5417, Page 330 of the Summit County Deed of Records;

Thence North 89 deg. 30' 30" East along the Southerly line of Original Lot 10, a distance of 30 feet to a 1-inch Iron Pin to

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be East 0.57 feet found on the Northwest corner of lands conveyed to Carl W. Malott and Ronald B. Malott, Et al. as recorded in Deed Reception Number 54838716 of the Summit County Deed of Records;

Thence North 89 deg. 30' 30" East along the Southerly line of Original Lot 10, a distance of 1143.78 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the said corporation dividing line, also being the Southeast corner of lands conveyed to Fred Lieberman as recorded in Deed Volume 5417, Page 330 of the Summit County Deed of Records being the principal place of beginning of a 5.1626 acre parcel of land herein intended to be described;

Thence North 01 deg. 13' 04" West along the said corporation dividing line, a distance of 555.35 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Southerly Limited Access line of Interstate Highway 480, also being the Northeast corner of lands conveyed to Fred Lieberman as recorded in Deed Volume 5417, Page 330 of the Summit County Deed of Records;

Thence South 76 deg. 40' 20" East along the Southerly Limited Access line of Interstate 480, a distance of 124.44 feet to a 5/8-inch rebar set with cap "BLR S-7774";

Thence South 49 deg. 44' 46" East along the Southerly Limited Access line of Interstate 480, a distance of 537.56 feet to a 5/8-inch Iron Pin found to be North 1.27 feet East 0.98 feet;

Thence South 53 deg. 38' 08" East along said Southerly Limited Access line of Interstate 480, a distance of 214.00 feet to a 5/8-inch rebar set with cap "BLR S-7774";

Thence South 00 deg. 32' 06" East along the Westerly property line of lands conveyed to Edna J. Parker, a distance of 46.36 feet to a 1- inch Iron Pin found to be West 0.49 feet on the Southerly line of said Original Lot 10;

Thence South 89 deg. 30' 30" West along the Southerly line of said Original Lot 10, a distance of 692.33 feet to the principal place of beginning.

Containing 5.1626 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in April of 2004. The Basis of Bearing is calculated and determined by the state plane coordinate system.

PARCEL NO. 9: PPN: 62-00607 ROUTING #: TW0002202007000 ✓

Situated in the Township of Twinsburg, County of Summit, and State of Ohio. And being part of Original Twinsburg Township Lot Number 8 and more fully described as follows:

Commencing at a 1-inch iron pin found inside a monument box at the centerline intersection of Hadden Road (60 foot Right-of-Way) and Highland Road (60 foot Right-of-Way) as recorded in Roadway Plans "W.P.A. Project No. 7-77-454 of the Summit County Engineers Records;

Thence North 00 deg. 18' 42" West along the centerline of said Hadden Road, also being the Westerly line of Original Lot 8, a distance of 2845.00 feet to a Monument Box found with a 1-inch iron pin found to be North 0.53 feet and West 0.09 feet from the Northwest property corner of lands conveyed to Herbert Jones as recorded in Reception Number 5509135 of the Summit County Recorders Records also being the Southwest corner of Original Lot 8 and being the Principal Place of beginning of a 0.2370 acre parcel of land herein intended to be described;

Thence North 00 deg. 18' 42" West along the centerline of said Hadden Road, a distance of 17.31 feet to an angle point as recorded in the roadway plan "W.P.A. Project No. 7-77-454" of the Summit County Engineers;

Thence North 00 deg. 44' 42" West along the centerline of said Hadden Road, a distance of 28.09 feet to the Southwest corner of lands conveyed to Virginia Hall as recorded in Reception Number 54411313 of the Summit County Recorders Records;

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Thence North 89 deg. 33' 19" East along the Southerly property line of said Virginia Hall, passing through an 5/8-inch rebar set with cap "BLR S-7774" on the Easterly Right-of-Way of said Hadden Road at a distance of 30.00 feet, a total distance of 227.46 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Southwesterly property corner of said Virginia Hall;

Thence South 00 deg. 26' 41" East along the Westerly property line of said Virginia Hall, a distance 45.40 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Northwest corner of lands conveyed to Mordecai Jones as recorded in Deed Volume 7511, Page 169 of the Summit County Recorders Records;

Thence South 89 deg. 33' 19" West along the Northerly property line of said Herbert Jones, passing through an 5/8-inch rebar set with cap "BLR S-7774" on the Easterly Right-of-Way of said Hadden Road at a distance of 197.35 feet, a total distance of 227.35 feet to the Principal Place of Beginning; and,
Containing 0.2370 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in February of 2005. The Basis of Bearing was calculated and determined by the NAD 83, North Zone of the State of Ohio State Plane Coordinate System.



PARCEL NO. 10: PPN: 62-00609 ROUTING # TW0002202004000

Situated in the Township of Twinsburg, County of Summit, and State of Ohio, and being part of Original Twinsburg Township Lot Number 9 and more fully described as follows:

Commencing at a 1-inch iron pin found inside a monument box at the centerline intersection of Hadden Road (60 foot Right-of-Way) and Highland Road (60 foot Right-of-Way) as recorded in Roadway Plans "W.P.A. Project No. 7-77-454 of the Summit County Engineers Records;

Thence North 00 deg. 18' 42" West along the centerline of said Hadden Road, also being the Westerly line of Original Twinsburg Township Lot Numbers 7 and 8, a distance of 2,845.00 feet to an angle point;

Thence North 00 deg. 44' 42" West along the centerline of said Hadden Road, a distance of 28.09 feet to a point being the principal place of beginning of a 10.3430 acre parcel of land herein intended to be described;

Thence North 00 deg. 44' 42" West along the centerline of said Hadden Road, a distance of 26.93 to the Southwest property corner of lands conveyed to Ohio Edison Company as recorded in Deed Volume 3116, Page 87 of the Summit County Recorders Records; Thence North 89 deg. 33' 19" East along the Southerly property of said Ohio Edison Company, passing through the Easterly Right-of-Way of said Hadden Road at a distance of 30.00 feet, referenced by a 5/8-inch iron pin found to be South 1.71 feet and West 0.70 feet, a total distance of 275.92 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Southeast corner of said Ohio Edison Company; Thence North 00 deg. 28' 41" West along the Easterly property line of said Ohio Edison Company, a distance of 250.00 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Northeast property corner of said Ohio Edison Company;

Thence South 89 deg. 33' 19" West along the Northerly property line of said Ohio Edison Company, passing through an 5/8-inch rebar set with cap "BLR S-7774" on the Easterly Right-of-Way of said Hadden Road at a distance of 247.23 feet, a total distance of 277.23 feet to a point on the centerline of said Hadden Road;

Thence North 00 deg. 44' 42" West along the centerline line of said Hadden Road, a distance of 22.55 feet to a point on the centerline of said Hadden Road being the Southwest property corner of lands conveyed to BG & Sons, LLC as recorded in Deed Reception No. 55170175 of the Summit County Recorders Records;

Thence North 89 deg. 33' 19" East along the Southerly property line of said BG & Sons, LLC passing through a 5/8-inch rebar found with cap "BLR S-7774" on the Easterly Right-of-Way of said Hadden Road at a distance of 30.00 feet, a total distance of 315.59 feet to a 5/8-inch rebar found with cap "BLR S-7774" on the Southeast property corner of said BG & Sons, LLC;

Thence North 00 deg. 26' 41" West along the Easterly property line of said BG & Sons, LLC, a distance of 148.64 feet to a



5/8-inch rebar found with cap "BLR S-7774" on Northeast property corner of said BG & Sons, LLC;

Thence North 89 deg. 32' 38" East, a distance of 853.80 feet to a 5/8-inch rebar found with cap "BLR S-7774" on the Southeast property corner of lands conveyed to BG and Sons LLC as recorded in Deed Reception No. 55119721 of the Summit County Recorders Records; Thence South 00 deg. 27' 36" East along the Westerly property line of lands conveyed to BG & Sons, LLC as recorded in Deed Reception No. 55187455 of the Summit County Recorders Records, also being the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 493.69 feet to a 5/8-inch rebar found with cap "BLR S-7774" on the Northerly line of Original Twinsburg Township Lot 8;

Thence South 89 deg. 33' 19" West along the Northerly line of said Original Lot 8, also being the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 940.49 feet to a 5/8-inch rebar found with cap "BLR S-7774" on the Southeast property corner of lands conveyed Herbert Jones as recorded in Deed Reception No. 5509135 of the Summit County Recorders Records; Thence North 00 deg. 26' 41" West along the Easterly property line of said Herbert Jones, a distance of 45.40 feet to a 5/8-inch rebar found with cap "BLR S-7774" on Northeast property corner of said Herbert Jones;

Thence South 89 deg. 33' 18" West along the Northerly property line of said Herbert Jones passing through a 5/8-inch rebar found with cap "BLR S-7774" on the Easterly Right-of-Way of said Hadden Road at a distance of 197.46 feet, a total distance of 227.46 feet to the principal place of beginning.

Containing 10.3424 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B. L. Robinson Engineering & Surveying, Co. in March of 2005. The Basis of Bearing was calculated and determined by the NAD 83, North Zone of the State of Ohio State Plane Coordinate System.



PARCEL NO. 11: PPN: 62-00912 ROUTING # TW0002202003000

Situated in the Township of Twinsburg, County of Summit, and State of Ohio, and being part of Original Twinsburg Township Lot Number 8 and more fully described as follows:

Commencing at a 1-inch iron pin found inside a monument box at the centerline intersection of Hadden Road (60 foot Right-of-Way) and (60 foot Right-of-Way) as recorded in Roadway Plans "W.P.A. Project No. 7-77-454 of the Summit County Engineers Records;

Thence North 00 deg. 18' 42" West along the centerline of said Hadden Road, also being the Westerly line of Original Lot 7, a distance of 2845.00 feet to a Monument Box found with a 1-inch iron pin found to be North 0.53 feet and West 0.09 feet from the Northwest property corner of lands conveyed to Herbert Jones, as recorded in Reception Number 5509135 of the Summit County Recorders Records also being the Southwest corner of Original Lot 8;

Thence North 00 deg. 18' 42" West along the centerline of said Hadden Road, a distance of 17.31 feet to an angle point as recorded in the roadway plan "W.P.A. Project No. 7-77-454" of the Summit County Engineers;

Thence North 00 deg. 44' 42" West along the centerline of said Hadden Road, a distance of 327.58 feet to a point on the Northwest corner of lands conveyed to Virginia Hall, as recorded in Reception Number 54411313 of the Summit County Recorders Records and being the Principal Place of Beginning of a 0.9935 acre parcel of land herein intended to be described;

Thence North 00 deg. 44' 42" West along the centerline of said Hadden Road also being the Westerly line of Original Lot 8, a distance of 148.58 to the Northwest corner of lands conveyed to Kenneth Dorman, as recorded in Reception Number 54794806 of the Summit County Recorders Records;

Thence North 89 deg. 33' 19" East along the Southerly property line of lands conveyed to James V. and Valerie D. Walker, as recorded in Deed Volume 1191, Page 1085 of the Summit County Recorders Records, passing through an 5/8-inch rebar set with cap "BLR S-7774" on the Easterly Right-of-Way of said Hadden Road at a distance of 30.00 feet, a total distance of 291.38 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Northwest property corner of lands conveyed to Kenneth

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Dorman as recorded in Reception Number 54794806 of the Summit County Recorders Records;

Thence South 00 deg. 37' 15" West along the Westerly property line of said Kenneth Dorman, a distance of 148.64 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Southwest corner of said Kenneth Dorman;

Thence South 89 deg. 33' 19" West along Northerly property line of lands conveyed to Veronica Rodgers, as recorded in Reception Number 55088176 of the Summit County Recorders Records passing through an 5/8-inch rebar set with cap "BLR S-7774" on the Easterly Right-of-Way of said Hadden Road at a distance of 261.06 feet, a total distance of 291.06 feet to the Principal Place of Beginning and containing 0.9935 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in February of 2005.
The Basis of Bearing was calculated and determined by the NAD 83, North Zone of the State of Ohio State Plane Coordinate System.

PARCEL NO. 12: PPN: 62-00911 ROUTING # TW0002202003001

Situated in the Township of Twinsburg, County of Summit, and State of Ohio, and being part of Original Twinsburg Township Lot Number 8 and more fully described as follows:

Commencing at a 1-inch iron pin found inside a monument box at the centerline intersection of Hadden Road (60 foot Right-of-Way) and (60 foot Right-of-Way) as recorded in Roadway Plans "W.P.A. Project No. 7-77-454 of the Summit County Engineers Records; Thence North 00 deg. 18' 42" West along the centerline of said Hadden Road, also being the Westerly line of Original Lot 8, a distance of 2845.00 feet to a Monument Box found with a 1-inch iron pin found to be North 0.53 feet and West 0.09 feet from the Northwest property corner of lands conveyed to Herbert Jones, as recorded in Reception Number 5509135 of the Summit County Recorder's Records also being the Southwest corner of Original Lot 8;

Thence North 00 deg. 18' 42" West along the centerline of said Hadden Road, a distance of 17.31 feet to an angle point as recorded in the roadway plan "W.P.A. Project No. 7-77-454" of the Summit County Engineers;

Thence North 00 deg. 44' 42" West along the centerline of said Hadden Road, a distance of 327.58 feet to a point on the Northwest corner of lands conveyed to Virginia Hall, as recorded in Reception Number 54411313 of the Summit County Recorder's Records;

Thence North 89 deg. 33' 19" East along the Northerly property line of said Virginia Hall, passing through an 5/8-inch rebar set with cap "BLR S-7774" on the Easterly Right-of-Way of said Hadden Road at a distance of 30.00 feet, a total distance of 291.06 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Southeast property corner of lands conveyed to Kenneth Dorman as recorded in Reception Number 54794806 of the Summit County Recorder's Records and being the Principal Place of Beginning of a 0.0845 acre parcel of land herein intended to be described;

Thence North 00 deg. 37' 15" West along the Westerly property line of said Kenneth Dorman, a distance of 148.64 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Northeasterly property corner of said Kenneth Dorman also being on the Southerly property line of lands conveyed to Duane Hess, as recorded in Deed Volume 1799, Page 1158 of the Summit County Recorders Records;

Thence North 89 deg. 32' 38" East along Southerly property line of said Duane Hess, a distance of 24.99 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Northwesterly property corner of said Virginia Hall;

Thence South 00 deg. 26' 41" East along Westerly property line of said Virginia Hall, a distance 148.64 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Northwesterly property corner of said Virginia Hall;

Thence South 89 deg. 33' 19" West along the Northerly property line of said Virginia Hall, a distance of 24.53 feet to the Principal Place of Beginning and containing 0.0845 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in February of 2005.



The Basis of Bearing was calculated and determined by the NAD 83, North Zone of the State of Ohio State Plane Coordinate System.

PARCEL NO. 13: PPN: 62-00695 ROUTING # TW0001701003000 ✓

Situated in the Township of Twinsburg, County of Summit, and State of Ohio, and being part of Original Lot Number 10, Tract 3 and more fully described as follows:

Commencing at a 1-inch iron pin monument found to be North 0.41 feet, East 0.21 feet at the centerline intersection of Hadden Road (60 feet Right of Way) and Relocated Hadden Road (60 feet Right of Way) as recorded in the Plat for Route 82 Properties, L.L.C. Reference Number 54533488 of the Summit County Deed of Records;

Thence South 00 deg. 42' 06" East along the centerline of said Hadden also being the Westerly line of Original Lot 10 and the corporation dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 456.79 feet to a PK Nail set on the Southwest corner of The Original Lot 10, also being the original Southwest corner of lands conveyed to Fred Lieberman as recorded in Deed Volume 5417, Page 330 of the Summit County Deed of Records;

Thence North 89 deg. 30' 30" East along the Southerly line of Original Lot 10, a distance of 30 feet to a 1-inch iron pin found to be East 0.57 feet on the Northwest corner of lands conveyed to Carl W. Malott and Ronald B. Malott, Et al. as recorded in Deed Reception Number 54838716 of the Summit County Deed of Records being the principal place of beginning of a 15.3169 acre parcel of land herein intended to be described;

Thence North 00 deg. 42' 06" West along the Easterly Right of Way of said Hadden Road, a distance of 456.60 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Easterly Right of Way of relocated Hadden Road, also being a point of curvature;

Thence Northeasterly along the Easterly Right of Way of said relocated Hadden Road a distance of 142.23 feet along the arc of a curve deflecting to the right, said curve having a radius of 170.00 feet and a chord which bears North 23 deg. 15' 55" East, a distance of 138.12 feet to a 5/8-inch rebar set with cap "BLR S-7774" being a point of tangency;

Thence North 88 deg. 47' 13" East along the Southerly property line of said Route 82 Properties, L.L.C., a distance of 922.98 feet to a 5/8-inch Iron Pin found to be North 0.14 feet West 1.55 feet at the Southeast corner of Sub Lot 3 as shown in said Plat for Route 82 Properties, L.L.C. said point also being on the corporation dividing line for the City of Twinsburg and the Township of Twinsburg;

Thence South 76 deg. 40' 20" East along the Southerly Limited Access line of Interstate 480, a distance of 164.64 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Northwest corner of lands conveyed to Fred Lieberman as recorded in Deed Volume 5384 Page 873 of the Summit County Deed of Records;

Thence South 01 deg. 13' 04" East along the said corporation dividing line, a distance of 555.35 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Southwest corner of lands conveyed to Fred Lieberman as recorded in Deed Volume 5384, Page 873 of the Summit County Deed of Records;

Thence South 89 deg. 30' 30" West along the Southerly line of Original Lot 10, a distance of 1143.78 feet to the principal place of beginning.

Containing 15.3169 acres of land be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B. L. Robinson Engineering & Surveying, Co. in April of 2004. The Basis of Bearing is calculated and determined by the state plane coordinate system.

PARCEL NO. 14: PPN: 6204711 ROUTING #: TW0001795005000 ✓

Situated in the Township of Twinsburg, County of Summit, and State of Ohio, and being part of Original Lot Number 9, Tract 3 and more fully described as follows:

Commencing at a 1-inch iron pin monument found to be North 0.41 feet, East 0.21 feet at the centerline intersection of Hadden Road (60 foot Right-of-Way) and Relocated Hadden Road (60 foot Right-of-Way) in the Plat for Route 82 Properties,

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✓

L.L.C. as recorded in Reception Number 54533488 of the Summit County Recorders Records;

Thence South 00 deg. 42' 06" East along the centerline of said Hadden Road, also being the Westerly line of Original Lot 10 and the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 456.79 feet to a PK Nail found on the Southwest corner of the Original Lot 10;

Thence North 89 deg. 30' 30" East, along the Southerly line of Original Lot 10 and passing through the Easterly Right-of-Way of said Hadden Road and Southwest property corner of lands conveyed to R E Services (Parcel 1) as recorded in Reception Number 55062612 of the Summit County Recorders Records, at a distance of 30.00 feet, referenced by a 1-inch iron pin found East 0.57 feet, continuing along the Southerly line of Original Lot 10 and Southerly property line of said R E Services (Parcel 1) for a total distance of 966.57 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Northeast corner of lands conveyed to Dorothy Singleton as recorded in Reception Number 54960579 of the Summit County Recorders Records and being the principal place of beginning of a 2.6715 acre parcel of land herein intended to be described;

Thence North 89 deg. 30' 30" East, along the Southerly line of Original Lot 10 and Southerly property line of land conveyed to said R E Services (Parcel 1), a distance of 207.21 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, also being the Southeast corner of lands conveyed to said R E Services (Parcel 1); Thence South 00 deg. 27' 36" East, along the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 569.16 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Northeast corner of lands conveyed to Virginia Hall as recorded in Reception Number 54411313 of the Summit County Recorders Records;

Thence South 89 deg. 32' 38" West, along the Northerly property line of said Virginia Hall, a distance of 311.40 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Southeast corner of lands conveyed to Tia T. Wade as recorded in Reception Number 55065826 of the Summit County Recorders Records;

Thence North 00 deg. 42' 06" West, along the Easterly property line of said Tia T. Wade, passing through an 5/8-inch rebar set with cap "BLR S-7774" on the Southerly Right-of-Way of South Park Road (50 foot Right-of-Way) at a distance of 116.62 feet, a total distance of 141.62 feet to a point in the centerline of said South Park Road;

Thence North 89 deg. 33' 54" East, along the centerline of said South Park Road, a distance of 25.01 feet to a point being the centerline intersection of said South Park Road and East Park Road (50 foot Right-of-Way);

Thence North 00 deg. 42' 08" West, along the centerline of said East Park Road, a distance of 25.2 feet to a point on the Southwesterly property corner of lands conveyed to Deutsche Bank National Trust Company as recorded in Reception Number 55088757 of the Summit County Recorders Records;

Thence North 89 deg. 08' 48" East, along the Southerly property line of said Deutsche Bank National Trust Company, passing through an 5/8-inch rebar set with cap "BLR S-7774" on the Easterly Right-of-Way line of said East Park Road at a distance of 25.00 feet, a total distance of 138.07 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Southeasterly property corner of said Deutsche Bank National Trust Company;

Thence North 00 deg. 51' 12" West, along the Easterly property lines of said Deutsche Bank National Trust Company, Manufactures & Trades Trust Company Trustee as recorded in Reception Number 54895267 of the Summit County Recorders Records and P & A Construction LLC as recorded in Reception Number 54117670 of the Summit County Recorders Records, a distance of 240.86 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Southeast property corner of said Dorothy Singleton;

Thence North 19 deg. 51' 10" West, along the Easterly property line of said Dorothy Singleton, a distance of 170.26 feet to the principal place of beginning.

Containing 2.6715 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E. P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in October of 2004. The Basis of Bearing is calculated and determined by the state plane coordinate system.



PARCEL NO. 15: PPN: 6200221 ROUTING #: TW0002202002000



Situated in the Township of Twinsburg, County of Summit, State of Ohio:
And known as being a part of Lot 9 Tract 3, and being the Southerly sixty-seven (67) feet between parallel lines of the following described property in said Township, as follows:
Beginning at a point in the center line of Richner Road (Hadden Road) and at the Northwest corner of Lot 9 Tract 3 in said Township;
Thence, along the center line of Richner Road, South 426.50 feet to the intersection of the center line of Richner Road with the center line of a 50 feet road locally known as South Park Road and the place of real beginning of the parcel herein described;
Thence, along the center line of South Park Road, South 89 deg. 44' East, 210 feet to a point;
Thence, parallel with the center line of Richner Road, South 142.00 feet to a point;
Thence, North 89 deg. 44' West, 210 feet to a point in the center line of Richner Road; Thence, along the center line of Richner Road, North 142.00 feet to the place of beginning.
Containing 0.6845 acre as surveyed in October 1943 by E.A. Tewksbury, be the same more or less, but subject to all legal highways.

PARCEL NO. 16: PPN: 6200496 ROUTING #: TW0002202001000




Situated in the Township of Twinsburg, County of Summit, State of Ohio and known as being a part of Lot 9 Tract 3, and being the northerly seventy-five (75) feet between parallel lines of the following described property in said Township, as follows:
Beginning at a point in the center line of Richner Road (Hadden Road) and at the northwest corner of Lot 9 Tract 3 in said Township;
Thence, along the center line of Richner Road, South 426.50 feet to the intersection of the center line of Richner Road with the center line of a 50 road locally known as South Park Road and the place of real beginning of the parcel herein described;
Thence, along the center line of South Park Road, South 89 deg. 44' East, 210 feet to a point;
Thence, parallel with the center line of Richner Road, South 142.00 feet to a point; Thence, North 89 deg. 44' West, 210 feet to a point in the center line of Richner Road;
Thence, along the center line of Richner Road, North 142.00 feet to the place of beginning, and containing 0.6845 acre as surveyed in October 1943 by E.A. Tewksbury, be the same more or less, but subject to all legal highways.

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9/06/2022 11:09 AM Recording Fee: \$ 338.00
Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer




PARCEL NO. 17: PPN: 6201070 ROUTING #: TW0042801010000

Situated in the ~~City~~ ^{TOWNSHIP} of Twinsburg, County of Summit and State of Ohio: 
And known as being part of Twinsburg Township, Lot 9, Tract 3, bounded and described as follows:
Beginning at a point in the centerline of Richner Road at the Northwesterly corner of Lot 9, Tract 3;
Thence along said centerline South 426.50 feet to its intersection with the centerline of a 50 foot Road, locally known as South Park Drive;
Thence along said centerline of South Park Road, South 89 deg. 44' East 210.00 feet to a point and the principal place of beginning;
Thence along said centerline of South Park Road, South 89 deg. 44' East 80.00 feet to a point;
Thence parallel with the centerline of Richner Road, South 142.00 feet to a point; Thence North 89 deg. 44' West 80.00 feet to a point;
Thence parallel with the centerline of Richner Road, North 142.00 feet to the place of beginning.
Be the same more or less, but subject to all legal highways.

PARCEL NO. 18: PPN: 6201039 ROUTING #: TW0042801008000

Situated in the Township of Twinsburg, County of Summit, and State of Ohio: 
And known as being part of Lot 9, Tract 3 in said township and more particularly described as follows:
Beginning at a point in the center line of Richner Road (Township Road No. 129) and at the Northwest corner of Lot 9;
Thence along the center line of Richner Road and the West line of Lot 9 South 426.50 feet to a point;
Thence South 89 deg. 44' East along the center line of a 50 Foot Road, locally known as South Park Road, 370.00 feet to a point and the place of real beginning of the parcel herein described;
Thence continuing along the center line of said road South 89 deg. 44' East 40.00 feet to a point;
Thence South 142.00 feet to an iron pipe;
Thence North 89 deg. 44' West 40.00 feet to an iron pipe;
Thence North 142.00 feet to the place of beginning.
Containing 0.1304 acre as surveyed in October 1943 by E.A. Tewksbury.

PARCEL NO. 19: PPN: 6201496 ROUTING #: TW0042801007000

Parcel A: 
Situated in the Township of Twinsburg, County of Summit and State of Ohio:
And known as being in Lot 9, Tract 3 of said township, lot is 40 feet by 142 feet to the middle of a proposed road, land is situated 460 feet from a stake in the Southwest corner of Lot 9, Tract 3, on the South line of said tract;
Thence East 40 feet;
Thence North parallel with Richner Road (now Hadden Road) 142 feet to the center of a proposed 50 foot road;
Thence West along the center of the proposed road 40 feet;
Thence South 142 feet to the place of beginning.

Also known as:
Situated in the Township of Twinsburg, County of Summit and State of Ohio, and known and described as follows:
Being a part of Lot 9, Tract 3, in said township, and beginning at a point 460 feet South 89 deg. 43' 27" East of a stake in the centerline of Hadden Road, which stake is 568.5 feet North from a stake at the Northeast corner of Lot 9, Tract 3;
Thence East 40 feet;
Thence North 142 feet parallel to Hadden Road to the middle of a now 50 foot road;
Thence West 40 feet along the center of this new road;
Thence South 142 feet to the place of beginning. Be the same more or less, but subject to all legal highways.

PARCEL B:

Situated in the Township of Twinsburg, County of Summit and State of Ohio:
And known as being a part of Lot 9, Tract 3 of said township, and beginning at a point 410 feet South 9 deg. 43' 27" East of a stake in the center of Richner Road (now Hadden Road) which stake is South 568.5 feet from a stone at the Northwest corner of Lot 9, Tract 3;
Thence 50 feet;
Thence North 142 feet parallel to Hadden Road to the middle of a new 50 foot road; Thence West 50 feet along the center of this new road;
Thence South 142 feet to the place of beginning. Be the same more or less, but subject to all legal highways.

PARCEL NO. 20: PPN: 6201017 ROUTING #: TW0042801005000

Situated in the Township of Twinsburg, County of Summit and State of Ohio:
And bounded and described as follows:

And known as being part of Lot 9, Tract 3 in said Township and more particularly described as follows:

Beginning at a point in the centerline of Richner Road, now known as Hadden Road (Township Road 129) and at the Northwest corner of Lot 9, Tract 3;

Thence along the centerline of Hadden Road, South 426.50 feet to the intersection of the centerline of Hadden Road with the centerline of a 50 foot road locally known as South Park Road;

Thence South 89 deg. 44' East 500.00 feet to a point and the place of real beginning of the parcel herein described;

Thence along the centerline of South Park Road, South 89 deg. 44' East 40.00 feet to a point;

Thence parallel with the centerline of Hadden Road, South 142.00 feet to a point; Thence 89 deg. 44' West 40.00 feet to a point;

Thence parallel with the centerline of Hadden Road, North 142.00 feet to the place of beginning.

Containing 0.1304 acre as surveyed in October 1943, by E.A. Tewksbury.

PARCEL NO. 21: PPN: 6200719 ROUTING #: TW0042801004000

Situated in the Township of Twinsburg, County of Summit and State of Ohio:

And known as being part of Lot 9, Tract 3, in Original Twinsburg Township and more particularly described as follows:

Beginning at a point in the centerline of Richner Road, now known as Hadden Road (Township Road 129) and at the Northwest corner of Lot 9, Tract 3;

Thence along the centerline of Hadden Road South 426.50 feet to the intersection of the centerline of Hadden Road with the centerline of a 50 foot road locally known as South Park Road;

Thence South 89 deg. 44' East 540.00 feet to a point and the place of real beginning of the parcel herein described;

Thence along the centerline of South Park Road 89 deg. 44' East 120.00 feet to a point;

Thence parallel with the centerline of Hadden Road, South 142.00 feet to a point; Thence North 89 deg. 44' West 120.00 feet to a point;

Thence parallel with the centerline of Hadden Road, North 142.00 feet to the place of beginning.

Containing 0.3912 acres as surveyed in October 1943 by E.A. Tewksbury. Be the same more or less, but subject to all legal highways.

EXCEPTING therefrom that part of the above described parcel which was conveyed by Willie Fleming to Daisy Mae by Warranty Deed dated June 1948, and recorded in Volume 2639, Page 64, County Records, which part is described as follows:
Situating in the Township of Twinsburg, County of Summit and State of Ohio:

And being part of Lot 9, Tract 3 in Original Twinsburg Township and more particularly described as follows:

Beginning at a point in the centerline of Richner Road (Township Road 129) now known as Hadden Road and the Northwest corner of Lot 9, Tract 3;

Thence along the centerline of Richner Road (now Hadden Road) South 426.50 feet to the intersection of the centerline of Richner Road (now Hadden Road) with the centerline of a 50 foot road locally known as South Park Road;

Thence along the centerline of South Park Road, South 89 deg. 44' East 620.00 feet to a point and the place of beginning of the parcel herein described;

Thence continuing along the centerline of South Park Road, South 89 deg. 44' East 40.00 feet to a point;

Thence parallel with the centerline of Richner Road (now Hadden Road) South 142.00 feet to a point;

Thence parallel with the centerline of South Park Road, North 88 deg. 44' West 40.00 feet to a point;

Thence parallel with the centerline of Richner Road (now Hadden Road) North 142.00 feet to the place of beginning.

Containing 0.1304 acres as surveyed April 24, 1948 by E. Tewksbury. Be the same more or less, but subject to all legal highways.

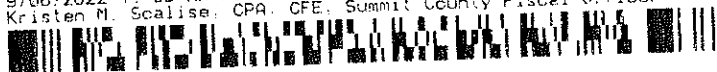
PARCEL NO. 22 PPN: 6201404 ROUTING #: TW0042801003000

Situated in the ~~City~~ ^{Township} of Twinsburg, County of Summit and State of Ohio:

And known as being part of Lot 9, Tract 3, in said township and more particularly described as follows:

Beginning at a point in the centerline of Richner Road (Township Road No. 129), now known as Hadden Road, and at the Northwest corner of Lot 9;

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Thence along the centerline of Richner Road and the West line of Lot 9, South 426.50 feet to a point;
Thence South 89 deg. 44' 00" East along the centerline of a 50 foot road, locally known as South Park Road, 620.00 feet to a point, and the principle place of beginning of the parcel herein described;
Thence continuing along the centerline of South Park Road, South 89 deg. 44' 00" East a distance of 80.00 feet to a point herein;
Thence South 142.00 feet to a point;
Thence North 89 deg. 44' 00" West a distance of 80.00 feet to a point;
Thence North 142.00 feet to a point, said point being the principle place of beginning. Being a parcel of land.
Containing 0.2608 acres according to a survey by R. E. Knight Associates, Inc. Reg. Ohio Surveyor No. 6448.

PARCEL NO. 23: PPN: 6201406 ROUTING #: TW0042801001000

Situated in the ~~City~~ Township of Twinsburg, County of Summit and State of Ohio:
And known as being part of Lot 9, Tract 3, in said Township and more particularly described as follows:
Beginning at a point in the centerline of Richner Road (Township Road No. 129), now known as Hadden Road and at the Northwest Corner of Lot 9;
Thence along the centerline of Richner Road and the West line of Lot 9, South 426.50 feet to a point;
Thence South 89 deg. 44' 00" East along the centerline of a 50.00 foot road, locally known as South Park Road, 780.00 feet to a point, and the principle place of beginning of the parcel herein described;
Thence continuing along the centerline of South Park Road, South 89 deg. 44' 00" East a distance of 80.00 feet to a point herein;
Thence South 142.00 feet to a point;
Thence North 89 deg. 44' 00" West a distance of 80.00 feet to a point;
Thence North 142.00 feet to a point, said point being the principle place of beginning.
Being a parcel of land containing 0.2608 acres according to a survey by R.E. Knight Associates, Inc. Reg. Ohio Surveyor No. 6448. Be the same more or less, but subject to all legal highways.

PARCEL NO. 24: PPN: 6204707 ROUTING #: TW0002295005000

Situated in the Township of Twinsburg, County of Summit, and State of Ohio, and more particularly described as follows:
And known as and being part of Lot 9, Tract 3 in said Township, bounded and described as follows:
Starting at an iron pin monument at the intersection of the centerline of Aurora Road, 60.00 feet wide and the centerline of Hadden Road (Township Road 129) 60.00 feet wide;
Thence South 00 deg. 00' 00" West, along the said centerline of Hadden Road, a distance of 1060.15 feet to the Northwest corner of Lot 9, Tract 3;
Thence South 89 deg. 18' 18" East, along the North line of said Lot 9, Tract 3, passing thru an iron pin found 30.17 feet from said centerline, a distance of 885.00 feet to a point in the centerline of a fifty foot wide road locally known as East Park Road;
Thence 00 deg. 00' 00" West, along the said centerline of East Park Road, a distance of 321.50 feet to the principal place of beginning of the premises herein to be described;
Thence North 90 deg. 00' 00" East, a distance of 137.00 feet to an iron pin set and passing thru an iron pin set 25.00 feet from said centerline of East Park Road;
Thence South 00 deg. 00' 00" West, a distance of 80.86 feet to an iron pin set;
Thence North 89 deg. 38' 18" West, a distance of 137.00 feet to a point in the said centerline of East Park Road and passing thru an iron pin set 25.00 feet from said centerline;
Thence North 00 deg. 00' 00" East, along the said centerline of East Park Road, a distance of 80.00 feet of land (0.2530 Acres) as described by Howard R. Selec and Associates, Inc., Professional Land Surveyors, dated June 7, 1995, be the same more or less, but subject to all legal highways.

PARCEL NO. 25: PPN: 6204708 ROUTING #: TW0002295006000

Situated in the Township of Twinsburg, County of Summit and State of Ohio:
And known as being part of Lot 9, Tract 3 in said Township, bounded and described as follows:
Starting at an iron pin monument at the intersection of the centerline of Aurora Road, 60.00 feet wide and the centerline of Hadden Road, (Township Road 129) 60.00 feet wide;



Thence South 00 deg. 00' 00" West, along the said centerline of Hadden Road, a distance of 1060.15 feet to the Northwest corner of Lot 9, Tract 3;

Thence South 89 deg. 38' 18" East, along the North line of said Lot 9, Tract 3, passing thru an iron pin found 30.17 feet from said centerline, a distance of 885.00 feet to a point in the centerline of a fifty foot wide road locally known as East Park Road; Thence South 00 deg. 00' 00" West, along the said centerline of East Park Road, a distance of 241.50 feet to the principal place of beginning of the premises herein intended to be described;

Thence North 90 deg. 00' 00" East, a distance of 137.00 feet to an iron pin set and passing thru an iron pin set 25.00 feet from said centerline of East Park Road;

Thence South 00 deg. 00' 00" West a distance of 80.00 feet to an iron pin set;

Thence South 90 deg. 00' 00" West, a distance of 137.00 feet to a point in the said centerline of East Park Road passing thru an iron pin set 25.00 feet from said centerline;

Thence North 00 deg. 00' 00" East, along the said centerline of East Park Road, a distance of 80.00 feet to the principal place of beginning.

Containing 10,960 square feet of land (0.2516 acres) as described by Howard R. Selee and Associates, Inc., Professional Land Surveyors, dated June 7, 1995. Be the same, more or less, but subject to all legal highways, easements, reservations, restrictions, limitations and leases, if any of records.

PARCEL NO. 26: PPN: 6204709 ROUTING #: TW0002295007000 ✓

Situated in the Township of Twinsburg, County of Summit and State of Ohio and known as being part of Lot 9, Tract 3 in said Township, bounded and described as follows:

Starting at an iron pin monument at the intersection of the centerline of Aurora Road, 60.00 feet wide and the centerline of Hadden Road, (Township Road 129) 60.00 feet wide;

Thence South 00 deg. 00' 00" West, along the said centerline of Hadden Road, a distance of 1060.15 to the Northwest corner of Lot 9, Tract 3;

Thence South 89 deg. 38' 18" East, along the North line of said Lot 9, Tract 3, passing thru an iron pin found 30.17 feet from said centerline, a distance of 885.00 feet to a point in the centerline of a fifty foot wide road locally known as East Park Road; Thence South 00 deg. 00' 00" West, along the said centerline of East Park Road, a distance of 161.50 feet to the principal place of beginning of the premises herein intended to be described;

Thence North 90 deg. 00' 00" East, a distance of 137.00 feet to an iron pin set and passing thru an iron pin set 25.00 feet from said centerline of East Park Road;

Thence South 00 deg. 00' 00" West, a distance of 80.00 feet to an iron pin set;

Thence South 90 deg. 00' 00" West, a distance of 137.00 feet to a point in the said centerline of East Park Road and passing thru an iron pin set 25.00 feet from said centerline;

Thence North 00 deg. 00' 00" East, along the said centerline of East Park Road, a distance of 80.00 feet to the principal place of beginning. Containing 10,960 square feet of land (0.2516 acres).

PARCEL NO. 27: PPN: 6204710 ROUTING #: TW0001795004000 ✓

Situated in the ~~City~~ ^{TOWNSHIP} of Twinsburg, County of Summit and State of Ohio:

And known as being part of Lot 9, Tract 3, in said City, bounded and described as follows:

Starting at an iron pin monument at the intersection of the centerline of Aurora Road 60.00 feet wide and the centerline of Hadden Road (Township Road 129) 60 feet wide;

Thence South 00 deg. 00' 00" West, along the said centerline of Hadden Road a distance of 1060.15 feet to the Northwest corner of Lot 9, Tract 3;

Thence South 89 deg. 38' 18" East along the North line of said Lot 9, Tract 3, passing thru an iron pin found 30.17 feet from said centerline, a distance of 885.00 feet to a point in the centerline of a fifty foot wide road, locally known as East Park Road the principal place of beginning of the premises herein intended to be described;

Thence South 99 deg. 00' 00" West along the said centerline of East Park Road, a distance of 161.50 feet and passing thru an iron pin set at 17.00 feet;

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9/06/2022 11:09 AM Recording Fee \$ 339.00

Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer



Thence North 90 deg. 00' 00" East a distance of 137.00 feet to an iron pin set 25.00 feet from said centerline of East Park Road; Thence North 19 deg. 00' 00" West a distance of 170.26 feet to an iron pin set in the North Line of said Lot 9, Tract 3;

Thence North 89 deg. 38' 18" West along the said North line of Lot 9, Tract 3 a distance of 81.57 feet to an iron pin and the principal place of beginning.

Containing 17,598 square feet of land as described by Howard R. Selee and Assoc. Inc., Professional Land Surveyors, Dated June 7, 1995, be the same more or less, but subject to all legal highways.

PARCEL NO. 28: PPN: 6200916 ROUTING #: TW0040801004000 ✓

Situated in the Township of Twinsburg, County of Summit and State of Ohio:

And known as being of part of Lot No. 9, Tract No. 3, in said Township, and more particularly described as follows:

Beginning at a point in the center line of Richner Road (Township Road 129) and at the Northwest corner of Lot No. 9, Tract No. 3; Thence along the North line of Lot 9 South 89 deg. 44' East 420.00 feet to a point and the place of beginning of the parcel herein described;

Thence continuing along the North line of Lot 9 South 89 deg. 44' East 80 feet to a point;

Thence parallel with the centerline of Richner Road South 142.00 feet to a point in the centerline of a 50 foot road locally known as North Park Road;

Thence along the centerline of North Park Road North 89 deg. 44' West 80.00 feet to a point;

Thence parallel with the centerline of Richner Road North 142.00 feet to the place of beginning.

Containing 0.2608 acre as surveyed in October 1943 by E. A. Tewksbury, be the same more or less, but subject to all legal highways.

PARCEL NO. 29: PPN: 6200728 ROUTING #: TW0040801002000 ✓

Situated in the Township of Twinsburg, County of Summit and State of Ohio:

Beginning at a point in the centerline of Richner Road (Township Road 129, now known as Hadden Road) and at the Northwest corner of Lot 9, Tract 3;

Thence along the North line of Lot 9 South 89 deg. 44' East 260 feet to a point and at the place of real beginning of the parcel herein described;

Thence continuing along the North line Lot 9, South 89 deg. 44' East 80.00 feet to a point;

Thence parallel with the centerline of Richner Road South 142.00 feet to a point in the centerline of a 50 foot Road locally known as North Park Road;

Thence along the centerline of North Park Road North 89 deg. 44' West 80.00 feet to a point;

Thence parallel with the centerline of Richner Road North 142.00 feet to the place of beginning.

Containing 0.2608 acres as surveyed in October 1943 by E.A. Tewksbury.

PARCEL NO. 30: PPN: 6200726 ROUTING #: TW0040801001000 ✓

Situated in the Township of Twinsburg, County of Summit and State of Ohio:

Beginning at a point in the centerline of Richner Road (Township Road 129, now Hadden Road) and at the Northwest corner of Lot 9, Tract 3;

Thence along the North line of Lot 9, South 89 deg. 44' East 180.00 feet to a point and the place of real beginning of the parcel herein described;

Thence continuing along the North line Lot 9, South 89 deg. 44' East 80.00 feet to a point;

Thence parallel with the centerline of Richner Road South 142.00 feet to a point in the centerline of a 50 foot Road locally known as North Park Road;

Thence along the centerline of North Park Road North 89 deg. 44' West 80.00 feet to a point;


Thence parallel with the centerline of Richner Road North 142.00 feet to the place of beginning.

Containing 0.2608 acres as surveyed in October 1943 by E.A. Tewksbury.


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PARCEL NO. 31: PPN: 6200727 ROUTING #: TW0040701001000

Situated in the Township of Twinsburg, County of Summit and State of Ohio: 
Beginning at a point in the centerline of Richner Road (Township Road 129, now Hadden Road) and at the Northwest corner of Lot 9, Tract 3;
Thence along the centerline of Richner Road South 142.00 feet to the intersection of the centerline of Richner Road with the centerline of a 50 foot road locally known as North Park Road;
Thence along the centerline of North Park Road South 89 deg. 44' East 180.00 feet to a point;
Thence parallel with the centerline of Richner Road North 142.00 feet to a point in the North line of Lot 9;
Thence along the North line of Lot 9 North 89 deg. 44' West 180.00 feet to the place of beginning.
Containing 0.5865 acres as surveyed in October 1943 by E.A. Tewksbury.

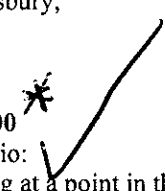
PARCEL NO. 32: PPN: 6200206 ROUTING #: TW0042802019000

Situated in the Township of Twinsburg, County of Summit and State of Ohio, and known as being part of Lot 9, Tract 3 in said Township, and more particularly described as follows: 
Beginning at a point in the center line of Richner Road (Township Road 129) and at the North West corner of Lot 9, Tract 3;
Thence along the center line of Richner Road South 142.00 feet to the intersection of a 50 feet Road locally known as North Park Road, and the place of real beginning of the parcel herein described;
Thence along the center line of North Park Road South 89 deg. 44' East 180.00 feet to a point;
Thence parallel with the center line of Richner Road South 142.50 feet to a point;
Thence North 89 deg. 44' West 180.00 feet to a point in the center line of Richner Road; Thence along the center line of Richner Road North 142.50 feet to the place of beginning.
Containing 0.5888 acre as surveyed in October, 1943 by E. A. Tewksbury.
Be the same more or less, but subject to all legal highways.

PARCEL NO. 33: PPN: 6200205 ROUTING #: TW0042802018000

Situated in the Township of Twinsburg, County of Summit and State of Ohio, and known as being part of Lot 9, Tract 3 in said Township, and more particularly described as follows: 
Beginning at a point in the center line of Richner Road (Township Road 129) and at the North West corner of Lot 9, Tract 3;
Thence along the center line of Richner Road South 142.00 feet to the intersection of a 50 feet Road locally known as North Park Road;
Thence along the center line of North Park Road South 89 deg. 44' East 180.00 feet to a point, and the place of real beginning of the parcel herein described;
Thence along the centerline of North Park Road South 89 deg. 44' East 80.00 feet to a point;
Thence parallel with the center line of Richner Road South 142.50 feet to a point;
Thence North 89 deg. 44' West 80.00 feet to a point;
Thence North 142.50 feet to the place of beginning.
Containing 0.2617 acre as surveyed in October, 1943, by E. A. Tewksbury,
Be the same more or less, but subject to all legal highways.

PARCEL NO. 34: PPN: 6200701 ROUTING #: TW0042802016000

Situated in the ~~City~~ ^{TOWNSHIP} of Twinsburg, County of Summit and State of Ohio: 
And known as being part of Lot 9, Tract 3, in said Township beginning at a point in the centerline of Richner Road (Township Road 129) and the Northwest corner of Lot 9, Tract 3;
Thence along the centerline of Richner Road South 142.00 feet to the intersection of the centerline of Richner Road with the centerline of 50 foot road locally known as North Park Road;
1. Thence along the centerline of North Park Road, South 89 deg. 44' East, 340.00 feet to a point in the place of beginning of the parcel herein described;
2. Thence along the centerline of North Park Road, South 89 deg. 44' East 80.00 feet to a point;
3. Thence parallel with the center line of Richner Road South 142.00 feet to a point;
4. Thence North 89 deg. 44' West, 80 feet to a point;
5. Thence North 142.50 feet to the place of beginning.
Containing 0.2617 acres as surveyed in October 1943 by R.A. Twinsburg, be the same more or less, but subject to all legal highways.

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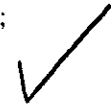
PARCEL NO. 35: PPN: 6200725 ROUTING #: TW0042802015000

Situated in the Township of Twinsburg, County of Summit and State of Ohio:
And known as being part of Lot 9, Tract 3 in said township, and more particularly described as follows:
Beginning at a point in the center line of Richner Road (Township Road 129) and at the Northwest corner of Lot 9, Tract 3;
Thence along the center line of Richner Road South 142.00 feet to the intersection of the center line of Richner Road with the center line of a 50 foot road locally known as North Park Road;
Thence along the center line of North Park Road South 89 deg. 44' East 420.00 feet to a point and the place of real beginning of the parcel herein described;
Thence along the center line of North Park Road South 89 deg. 44' East 80.00 feet to a point;
Thence parallel with the center line of Richner Road South 142.50 feet to a point;
Thence North 89 deg. 44' West 80.00 feet to a point;
Thence North 142.50 feet to the place of beginning.
Containing 0.2617 acre as surveyed in October, 1943, by H. A. Tewksbury.



PARCEL NO. 36: PPN: 6200478 ROUTING #: TW0042802012000

Situated in the Township of Twinsburg, County of Summit and State of Ohio and further described as follows:
And being a part of Lot 9, Tract 3, of said Township, and more particularly described as follows:
Beginning at a point in the centerline of Richner Road (Township Road 129) and at the Northwest corner of Lot 9, Tract 3;
Thence along the centerline of Richner Road South 142.00 feet to the intersection of the centerline of Richner Road with a centerline of a 50 feet road locally known as North Park Road;
Thence along the centerline of North Park Road, South 89 deg. 44' East 660.00 feet to a point and the place of real beginning of the parcel herein described;
Thence along the centerline of North Park Road, South 88 deg. 44' East 80.00 feet to a point;
Thence parallel with the centerline of Richner Road South 142.50 feet to a point;
Thence North 89 deg. 44' West 80.00 feet to a point;
Thence North 142.50 feet to the place of beginning.
Containing 0.2617 acre as surveyed in October 1943 by E.A. Tewksbury. Be the same more or less, but subject to all legal highways.



PARCEL NO. 37: PPN: 6200984 ROUTING #: TW0042802009000

Situated in the Township of Twinsburg, County of Summit, and State of Ohio:
And known as being part of Lot 9, Tract 3 and more particularly described as follows:
Beginning at a point in the center line of Richner Road (Twinsburg Road 129) and at the Northwest corner of Lot 9, Tract 3;
Thence along the center line of Richner Road South 426.50 feet to the intersection of the center line of Richner Road with the center line of a 50 feet road locally known as South Park Road;
Thence along the center line of South Park Road South 89 deg. 44' East 660.00 feet to a point and the place of real beginning of the parcel herein described;
Thence along the center line of South Park Road South 89 deg. 44' East 80.00 feet to a point;
Thence parallel with the center line of Richner Road North 142.00 feet to a point; Thence No. 89 deg. 44' West 80.00 feet to a point;
Thence parallel with the center line of Richner Road South 142.00 feet to the place of beginning.
Containing 0.2608 acres as surveyed in October, 1943, by E.A. Tewksbury.



PARCEL NO. 38: PPN: 6200477 ROUTING #: TW0042802008000

Situated in the Township of Twinsburg, County of Summit and State of Ohio:
Beginning at a point in the center line of Richner Road (Township Road 129) and at the Northwest Corner of Lot 9, Tract 3;
Thence along the center line of Richner Road with the centerline of a 50.00 foot road, locally known as South Park Road;
Thence along the center line of South Park Road South 89 deg. 44' 00" East 540.00 feet to a point, and the true place of real beginning of the parcel herein described;



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Thence along the center line of South Park Road South 89 deg. 44' East 120.00 feet to a point;
Thence parallel with the center line of Richner Road North 142.00 feet to a point;
Thence North 89 deg. 44' West 120.00 feet to a point;
Thence parallel with the center line of Richer Road South 142.00 feet to the place of beginning.
Containing 0.3912 acre as surveyed in October 1943 by E.A. Tewksbury.

PARCEL NO. 39: PPN: 6201043 ROUTING #: TW0042802007000 ✓

Situated in the Township of Twinsburg, County of Summit and State of Ohio:
And known as being part of Lot 9, Tract 3 of said Township, and more particularly described as follows:
Beginning at a point in the centerline of Richner Road (now known as Hadden Road) (Township Road 129) and at the Northwest corner of Lot 9;
Thence along the centerline of Richner Road and the West line of Lot 9, South 426.50 feet to a point;
Thence South 89 deg. 44' East along the centerline of a 50.00 foot road, locally known as South Park Road, 460.00 feet to a point, and the place of beginning of the parcel herein described;
Thence continuing along the centerline of South Park Road, South 89 deg. 44' East 80.00 feet to a point;
Thence parallel with the centerline of Richner Road and the West line of Lot 9, North 142.00 feet to an iron pipe;
Thence North 89 deg. 44' West, 80.00 feet to an iron pipe;
Thence parallel with the centerline of Richner Road and the West line of Lot 9, South 142.00 feet to the place of beginning.
Containing 0.2608 acre, as surveyed by E.A. Tewksbury, on August 12, 1944.

PARCEL NO. 40: PPN: 6201556 ROUTING #: TW0042802005000 ✓

PARCEL A:

Situated in the Township of Twinsburg, County of Summit and State of Ohio:
And known and being part of Lot 9, Tract 3, in said Township and more particularly described as follows:
Beginning at a point in the centerline of Richner Road (now known as Hadden Road) Township Road No. 120) and at the Northwest corner of Lot 9;
Thence along the center line of Richner Road (now known as Hadden Road) and the West line of Lot 9, South 426.50 feet to a point;
Thence South 89 deg. 44' East, along the center line of a fifty foot road, locally known as South Park Road, 420.00 feet to a point, and the place of real beginning of the parcel herein described;
Thence continuing along the centerline of said South Park Road, South 89 deg. 44' East, 40.00 feet to a point;
Thence parallel with the center line of Richner Road (now known as Hadden Road) and the West line of Lot 9, North 142.00 feet to an iron pipe;
Thence North 89 deg. 44' West, 40.00 feet to an iron pipe;
Thence parallel with the centerline of Richner Road (now known as Hadden Road) and the West line of Lot 9, South 142.00 feet to the place of beginning.
Containing 0.1304 acre, more or less, as surveyed August 12, 1944, by E. A. Tewksbury.

PARCEL B (DEED 55219311) ✓

Situated in the Township of Twinsburg, County of Summit and State of Ohio:
And known as being part of Lot 9, Tract 3, in said Township, and more particularly described as follows:
Beginning at a point in the centerline of Hadden Road (Township Road 129) and at the Northwest corner of Lot 9, Tract 3;
Thence along the centerline of Hadden Road, South 426.50 feet to the intersection of the centerline of Hadden Road with the centerline of a fifty foot road locally known as South Park Road;
Thence along the centerline of South Park Road, South 89 deg. 44' East, 40.00 feet to a point;
Thence parallel with the center line of Hadden Road, North 142.00 feet to an iron pipe;
Thence North 89 deg. 44' West, 40.00 feet to an iron pipe;
Thence parallel with the centerline of Hadden Road, South 142.00 feet to the place of beginning.
Containing 0.1304 acre, more or less, as surveyed May 19, 1945 by E. A. Tewksbury.



PARCEL NO. 41: PPN: 6205081 ROUTING #: TW00428A0002000

Situated in the Township of Twinsburg, County of Summit and State of Ohio:
And known as being part of Original Twinsburg Township Lot 9, Tract 3, and bounded and described as follows:
Beginning at a 3/8-inch drill hole in a stone in a monument box on the centerline of Hadden Road, C.H. 129.60 feet wide, at the Northwesterly corner of said Original Lot 9, Tract 3;

Thence South 0 deg. 00' 00" West along the centerline of Hadden Road, C.H. 129, a distance of 284.50 feet to the Southwesterly corner of a parcel of land conveyed to Elizabeth Clark, by deed recorded in Volume 2894, Page 319 of Summit County Records of Deeds; Thence South 89 deg. 44' 00" East along the Southerly line of land so conveyed to Elizabeth Clark, passing through a 5/8-inch capped (Reitz Eng) iron pin set at 30.00 feet and a 1-inch iron pipe found at 30.12 feet, a distance of 150.00 feet to a 5/8-inch capped (Reitz Eng) iron pin set at the principal place of beginning;

Thence continuing South 89 deg. 44' 00" East along the Southerly line of land so conveyed to Elizabeth Clark, and along the Southerly line of a parcel of land conveyed to Elizabeth Clark, by deed recorded in Volume 2992, Page 343, a distance of 110.00 feet to a 5/8-inch iron pin found at the Northwesterly corner of a parcel of land conveyed to Vickey A. Polk aka Vickey A. Craft and Jeffrey Craft, by deed recorded in Film No. 54016223 of Summit County Records;

Thence South 0 deg. 00' 00" West along the Westerly line of land so conveyed to Vickey A. Polk aka Vickey A. Craft and Jeffrey Craft, passing through a 5/8-inch iron pin found at 115.65 feet, a distance of 117.00 feet to the Northerly line of South Park Road, 50 feet wide; Thence North 89 deg. 44' 00" West along the Northerly line of South Park Road, a distance of 110.00 feet to a 5/8-inch capped (Reitz Eng) iron pin set;

Thence North 0 deg. 00' 00" East, a distance of 117.00 feet to the principal place of beginning.

Containing 0.2954 acres (12.870) square feet) of land, according to a survey by The Henry G. Reitz Engineering Company, Donald E. Woike, Registered Surveyor No. 5547, dated March 2000, be the same more or less, but subject to all legal highways and easements of record.

All bearings are to an assumed meridian and used to denote angles only.

PARCEL NO. 42: PPN: 6205080 ROUTING #: TW00428A0001000

Situated in the Township of Twinsburg, County of Summit and State of Ohio:
And known as being part of Original Twinsburg Lot 9, Tract 3, and bounded and described as follows:

Beginning at a 3/8-inch drill hole in a stone in a monument box on the centerline of Hadden Road, C.H. 129, 60 feet wide at the Northwesterly corner of said Original Lot 9, Tract 3;

Thence South 0 deg. 00' 00" West, along the centerline of Hadden Road, C.H. 129, a distance of 284.50 feet to the Southwesterly corner of a parcel of land conveyed to Elizabeth Clark, by deed recorded in Volume 2894, Page 319 of Summit County Records of Deeds;

Thence South 89 deg. 44' 00" East along the Southerly line of land conveyed to Elizabeth Clark, a distance of 30.00 feet to a 5/8-inch capped (Reitz Eng) iron pin set on the Easterly line of Hadden Road, C.H. 129, and the principle place of beginning;

Thence continuing South 89 deg. 44' 00" East along the Southerly line of land so conveyed to Elizabeth Clark, passing through a 1-inch iron pipe found at 0.12 feet, a distance of 120.00 feet to a 5/8-inch capped (Reitz Eng) iron pin set;

Thence South 0 deg. 00' 00" West, a distance of 117.00 feet to a 5/8-inch capped (Reitz Eng) iron pin set on the Northerly line of South Park Road, 50 feet wide;

Thence North 89 deg. 44' 00" West along the Northerly line of South Park Road, a distance of 120.00 feet to a 5/8-inch capped (Reitz Eng) iron pin set on the Easterly line of Hadden Road, C. H. 129;

Thence North 0 deg. 00' 00" East along the Easterly line of Hadden Road, C.H. 129, a distance of 117.00 feet to the principle place of beginning. Containing 0.3223 acres (14.040 square feet) of land, according to a survey by The Henry G. Reitz Engineering Company, Donald E. Woike, Registered Surveyor No. 5547, dated March, 2000, be the same more or less, but subject to all legal highways and easements of record. All bearings are to an assumed meridian and used to denote angles only.

PARCELS CONVEYED BY SOUTH PARK ROAD, INC. (PARCELS 43 and 44)

PARCEL NO. 43: PPN: 6200204 ROUTING #: TW0040801008000

Situated in the Township of Twinsburg, County of Summit and State of Ohio, and bounded and described as follows:
And known as being part of Lot Number Nine (9), Tract Number Three (3), in said Township and more particularly described as follows:

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Beginning at a point in the center line of Richner Road (Township Road 129), and at the Northwest corner of Lot 9, Tract 3; Thence along the North line of Lot 9, South 89 deg. 44' East 740.00 to a point and the place of real beginning of the parcel herein described;
Thence continuing along the North line of Lot 9, South 89 deg. 44' East 145.00 feet to the center line of a 50 foot road locally known as East Park Road;
Thence along the center line of East Park Road South 142.00 feet to the intersection of the center line of East Park Road with the center line of North Park Road;
Thence along the center line of North Park Road North 89 deg. 44' West 145.00 feet to a point;
Thence North 142.00 feet to the place of beginning.
Containing 0.4727 acres as surveyed in October 1943, by E. A. Tewksbury.
Be the same more or less but subject to all legal highways.

PARCEL NO. 44: PPN: 6200908 ROUTING #: TW0040801007000

✓

Situated in the Township of Twinsburg, County of Summit and State of Ohio, and bounded and described as follows:
And known as being part of Lot Number Nine (9), Tract Number Three (3), in said Township and more particularly described as follows:

Beginning at a point in the center line of Richner Road (Township Road 129), and at the Northwest corner of Lot 9, Tract 3; Thence along the North line of Lot 9, South 89 deg. 44' East 660.00 to a point and the place of real beginning of the parcel herein described;
Thence continuing along the North line of Lot 9, South 89 deg. 44' East 80.00 feet to a point;
Thence parallel with the center line of Richner Road, South 142.00 feet to a point in the center line of a 50 foot road locally known as North Park Road;
Thence along the center line of North Park Road North 89 deg. 44' West 80.00 feet to a point;
Thence parallel with the center line of Richner Road, North 142.00 feet to the place of beginning.
Containing 0.2608 acres as surveyed in October 1943, by E. A. Tewksbury, be the same more or less but subject to all legal highways.

PARCELS CONVEYED BY TWINSBURG DEVELOPMENT PROPERTIES, INC. (PARCELS 45 and 46)

PARCEL NO. 45: PPN: 6200703 ROUTING #: TW0040801006000

✓

Situated in the Township of Twinsburg, County of Summit and State of Ohio:
And known as being part of Lot 9, Tract 3, in said Township, and more particularly described as follows:
Beginning at a point in the centerline of Richner Road (Township Road 129) and at the Northwest corner of Lot 9, Tract 3; Thence along the North line of Lot 9, South 89 deg. 44' East, 500.00 feet to a point and the place of real beginning of the parcel herein described;
Thence continuing along the North line of Lot 9, South 89 deg. 44' East 80 feet to a point;
Thence parallel with the centerline of Richner Road, South 142 feet to a point in the centerline of a 50 foot road, locally known as North Park Road;
Thence along the centerline of North Park Road, North 89 deg. 44' West, 80 foot to a point;
Thence parallel with the centerline of Richner Road, North 142.00 feet to a place of beginning.
Containing 0.2608 acres as surveyed in October 1943 by E.A. Tewksbury.

PARCEL NO. 46: PPN: 6200702 ROUTING #: TW0040801005000

✓

Situated in the Township of Twinsburg, County of Summit and State of Ohio:
And known as being part of Lot 9, Tract 3, in said Township, and more particularly described as follows:
Beginning at a point in the centerline of Richner Road (Township Road 129) and at the Northwest corner of Lot 9, Tract 3; Thence along the North line of Lot 9, South 89 deg. 44' East, 580.00 feet to a point and the place of real beginning of the parcel herein described;
Thence continuing along the North line of Lot 9, South 89 deg. 44' East 80 feet to a point;
Thence parallel with the centerline of Richner Road, South 142 feet, to a point in the centerline of a 50 foot road locally known as North Park Road;
Thence along the centerline of North Park Road, North 89 deg. 44' West, 80 feet to a point;
Thence parallel with the centerline of Richner Road, North 142.00 feet to a place of beginning.

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Containing 0.2608 acres as surveyed in October 1943 by E.A. Tewksbury.

PARCEL CONVEYED BY GBG DEVELOPMENT PROPERTIES, INC. (PARCEL 47)

PARCEL NO. 47: PPN: 6200917 ROUTING #: TW0040801003000

Situated in the ^{TOWNSHIP} City of Twinsburg, County of Summit and State of Ohio:

And known as being part of Lot 9, Tract 3 in said City, and more particularly described as follows:

Beginning at a point in the centerline of Richner Road (Township Road 129) and at the Northwest corner of Lot 9, Tract 3;

Thence along the North line of Lot 9, South 89 deg. 44' East, 340.00 feet to a point and the place of real beginning of the parcel herein described;

Thence continuing along the North line of Lot 9, South 89 deg. 44' East, 80.00 feet to a point;

Thence parallel with the centerline of Richner Road, South 142.00 feet to a point in the centerline of a 50 foot road locally known as North Park Road;

Thence along the centerline of North Park Road, North 89 deg. 44' West, 80.00 feet to a point;

Thence parallel with the centerline of Richner Road, North 142.00 feet to the place of beginning.

Containing 0.2608 acres as surveyed in October 1943 by E.A. Tewksbury, be the same more or less, but subject to all legal highways.

PARCEL CONVEYED BY GGG DEVELOPMENT PROPERTIES, INC. (PARCEL 48)

PARCEL NO. 48: PPN: 6200207 ROUTING #: TW0042802017000

Situated in the Township of Twinsburg, County of Summit and State of Ohio:

And being part of Lot 9, Tract 3 of said Township and more particularly described as follows:

Beginning at a point in the center line of Richner Road (Township Road 129) (now known as Hadden Road) and at the Northwest corner

of Lot 9, Tract 3; Thence along the center line of Richner Road (Township Road 129 now known as Hadden Road), South 142 feet to the intersection of a

50 feet road, locally known as North Park Road;

Thence along the center line of North Park Road South 89 deg. 44' East, 260 feet to a point and the real place of beginning of the parcel herein described;

Thence along the center line of North Park Road South 89 deg. 44' East, 80 feet to a point;

Thence parallel with the center line of Richner Road (now known as Hadden Road) South 142.50 feet to a point;

Thence North 89 deg. 44' West, 80 feet to a point; Thence North 142.50 feet to the place of beginning.

Containing 0.2617 acres as surveyed in Oct. 1943 by E.A. Tewksbury, be the same more or less, but subject to all legal highways.

PARCEL CONVEYED BY BG TWINSBURG, LLC (PARCEL 49)

PARCEL NO. 49: PPN: 6200612 ROUTING #: TW0042802014000

Situated in the Township of Twinsburg, County of Summit and State of Ohio:

And known as being a part of Lot 9, Tract 3, of said township, and more particularly described as follows:

Beginning at a point in the center line of Richner Road (Township Road 129) and at the Northwest corner of Lot 9, Tract 3;

Thence along the center line of Hadden Road, South 142.00 feet to the intersection of the center line of Richner Road with the center line of a 50 foot road locally known as North Park Road;

Thence along the center line of North Park Road South 89 deg. 44' East 500 feet to the point and the place of real

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beginning of the parcel herein described;
Thence along the center line of North Park Road, South 89 deg. 44' East 80.00 feet to a point;
Thence parallel with the centerline of Richner Road, South 142.50 feet to a point;
Thence North 89 deg. 44' West 80.00 feet to a point;
Thence North 142.50 feet to the place of beginning.
Containing 0.2617 acres, as surveyed in October, 1943, by E.A. Tewksbury, be the same more or less, but subject to all legal highways.

PARCEL CONVEYED BY TWINSBURG NORTH, INC. (PARCEL 50)

PARCEL NO. 50: PPN: 6200476 ROUTING #: TW0042802013000

Situated in the Township of Twinsburg, County of Summit and State of Ohio:
And being part of Lot 9, Tract 3, of said township, and more particularly described as follows: ✓
Beginning at a point in the center line of Richner Road (Township Road 129) and at the Northwest corner of Lot 9, Tract 3;
Thence along the center line of Richner Road, South 142.00 feet to the intersection of the center line of Richner Road with the center line of a 50 foot road locally known as North Park Road;
Thence along the center line of North Park Road South 89 deg. 44' East 580.00 feet to a point, and the place of real beginning of the parcel herein described;
Thence along the center line of North Park Road, South 89 deg. 44' East 80.00 feet to a point;
Thence parallel with the center line of Richner Road, South 142.50 feet to a point; Thence North 89 deg. 44' West 80.00 feet to a point;
Thence North 142.50 feet to the place of real beginning.
Containing 0.2617 acres, as surveyed by E. A. Tewksbury, in October, 1943, be the same more or less, but subject to all legal highways.

PARCEL CONVEYED BY TWINSBURG SOUTH, INC. (PARCEL 51)

PARCEL NO. 51: PPN: 6200124 ROUTING #: TW0042802011000

Situated in the Township of Twinsburg, County of Summit and State of Ohio:
And known as being part of Lot 9, Tract 3 in said township, and more particularly described as follows:
Beginning at a point in the center line of Richner Road (Township Road 129) and at the Northwest corner of Lot 9, Tract 3;
Thence along the center line of Richner Road, South 142.00 feet to the intersection of the center line of Richner Road with the center line of a 50 foot road locally known as North Park Road;
Thence along the center line of North Park Road, South 89 deg. 44' East, 740.00 feet to a point, and the true place of real beginning of the parcel herein described;
Thence along the center line of North Park Road, South 89 deg. 44' East, 145.00 feet to the center line of a 50 foot road locally known as East Park Road;
Thence along the center line of East Park Road, South 142.50 feet to a point; ✓
Thence North 89 deg. 44' West, 145.00 feet to a point;
Thence North 142.50 feet to the real place of beginning.
Containing 0.4743 acres of land, as surveyed by E. A. Tewksbury, in October, 1943, be the same more or less, but subject to all legal highways.



PARCEL CONVEYED BY GMG DEVELOPMENT PROPERTIES, INC. (PARCEL 52)

PARCEL NO. 52: PPN: 6200596 ROUTING #: TW0042802010000

Situated in the Township of Twinsburg, County of Summit and State of Ohio:

And known as being part of Lot 9, Tract 3 in said Township and more particularly described as follows:

Beginning at a point in the centerline of Richner Road (Township Road 129) and at the Northwest corner of Lot 9, Tract 3;

Thence along the centerline of Richner Road with the centerline of a 50 foot road locally known as South Park Road;
Thence along the centerline of South Park Road, South 89 deg. 44' 00" East, 740.00 feet to a point and the place of real beginning of the parcel herein described;

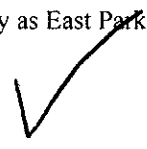
Thence along the centerline of South Park Road, South 89 deg. 44' 00" East 145.00 feet to the intersection of the centerline of South Park Road with the centerline of a 50 feet road known locally as East Park Road;

Thence along the centerline of East Park Road, North 142.00 feet to a point;

Thence North 89 deg. 44' 00" West 145.00 feet to a point;

Thence South 142.00 feet to the place of beginning.

Containing 0.4727 acres as surveyed in October 1943 by E. A. Tewksbury.



PARCELS CONVEYED BY GPG DEVELOPMENT PROPERTIES, INC. (PARCELS 53 AND 54)

PARCEL NO. 53: PPN: 6200520 ROUTING #: TW0042802004000

Situated in the ~~Township~~ City of Twinsburg, County of Summit and State of Ohio:

And known as being part of Lot 9, Tract 3 in said Township, and more particularly described as follows:

Beginning at a point in the centerline of Richner Road (Township Road 129) and at the Northwest corner of Lot 9, Tract 3;

Thence along the centerline of Richner Road, South 426.50 feet to the intersection of the centerline of Richner Road with the centerline of

a 50 foot road locally known as South Park Road, South 89 deg. 44' East, 340.00 feet to a point and place of real beginning of the parcel herein described;

Thence along the centerline of South Park Road, South 60 deg. 44' East, 40.00 feet to a point;

Thence parallel with the centerline of Richner Road, North 142.00 feet to an iron pin;

Thence North 89 deg. 44' West, 40.00 feet to an iron pipe;

Thence parallel with the centerline of Richner Road, South 142.00 feet to the place of beginning.

Containing 0.1304 acre, be the same more or less, but subject to all legal highways.



PARCEL NO. 54: PPN: 6200519 ROUTING #: TW0042802003000

Situated in the ~~Township~~ City of Twinsburg, County of Summit and State of Ohio:

And known as being part of Lot 9, Tract 3 in said Township, and more particularly described as follows:

Beginning at a point in the centerline of Richner Road (Township Road 129) and at the Northwest corner of Lot 9, Tract 3;

Thence along the centerline of Richner Road, South 426.50 feet to the intersection of the centerline of Richner Road with the centerline of a 50 foot road locally known as South Park Road;

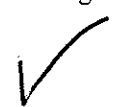
Thence along the centerline of South Park Road, South 89 deg. 44' East, 260.00 feet to a point, and the place of real beginning and the parcel herein described;

Thence along the centerline of South Park Road, South 89 deg. 44' East, 80.00 feet to a point;

Thence parallel with the centerline of Richner Road, North 142.08 feet to a point; Thence North 89 deg. 44' West, 80.00 feet to a point;

Thence parallel with the centerline of Richner Road, South 142.00 feet to the place of beginning.

Containing 0.2609 acre, be the same more or less, but subject to all legal highways.



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PARCEL CONVEYED BY NORTH PARK ROAD, INC. (PARCEL 55)

PARCEL NO. 55: PPN: 6200764 ROUTING #: TW0042801009000

Situated in the Township of Twinsburg, County of Summit, and State of Ohio

And known as being part of Lot 9, Tract 3 in said Township and more particularly described as follows, to wit:

Beginning at a point in the center line of Richner Road (Township Road 129) and at the Northwest corner of Lot 9, Tract 3;

Thence along the center line of Richner Road South 426.50 feet to the intersection of the center line of Richner Road with the center line of a 50 feet Road locally known as South Park Road;

Thence along the center line of South Park Road South 89 deg. 44' East 290.00 feet to a point and the place of real beginning of the parcel herein described;

Thence along the center line of South Park Road South 89 deg. 44' East 80.00 feet to a point;

Thence parallel with the center line of Richner Road South 142.00 feet to a point; Thence North 89 deg. 44' West 80.00 feet to a point;

Thence parallel with the center line of Richner Road North 142.00 feet to the place of beginning.

Containing 0.2608 acres.

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9/06/2022 11:09 AM Recording Fee: \$ 338.00
Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer



**EXHIBIT B
PARCEL NUMBER, ROUTING NUMBER & PRIOR INSTRUMENT REFERENCE**

LEGAL DESCRIPTION (see Exhibit A)	PPN	ROUTING#	PRIOR INSTRUMENT #
PARCEL NO. 1	6409071	TW00023A6003000	55328913
PARCEL NO. 2	6401271	TW0002202005000	55349297
PARCEL NO. 3	6401270	TW0002202008000	55349297
PARCEL NO. 4	6409098	TW00017A7002000	55464819
PARCEL NO. 5	6401269	TW0001701005000	55119721
PARCEL NO. 6	6400627	TW0002301005001	55146389
PARCEL NO. 7	6400992	TW0001803015000	55432370
PARCEL NO. 8	6401498	TW0001803023000	55356982
PARCEL NO. 9	6200607	TW0002202007000	55349297
PARCEL NO. 10	6200609	TW0002202004000	55281552
PARCEL NO. 11	6200912	TW0002202003000	55170175
PARCEL NO. 12	6200911	TW0002202003001	55170175
PARCEL NO. 13	6200695	TW0001701003000	55356982
PARCEL NO. 14	6204711	TW0001795005000	55119721
PARCEL NO. 15	6200221	TW0002202002000	55237489
PARCEL NO. 16	6200496	TW0002202001000	55237489
PARCEL NO. 17	6201070	TW0042801010000	55215860
PARCEL NO. 18	6201039	TW0042801008000	55606649
PARCEL NO. 19	6201496	TW0042801007000	55278726
PARCEL NO. 20	6201017	TW0042801005000	55278726
PARCEL NO. 21	6200719	TW0042801004000	55278726
PARCEL NO. 22	6201404	TW0042801003000	55278726
PARCEL NO. 23	6201406	TW0042801001000	55262968
PARCEL NO. 24	6204707	TW0002295005000	55157522
PARCEL NO. 25	6204708	TW0002295006000	55172117
PARCEL NO. 26	6204709	TW0002295007000	55338751
PARCEL NO. 27	6204710	TW0001795004000	55219313
PARCEL NO. 28	6200916	TW0040801004000	55187459
PARCEL NO. 29	6200728	TW0040801002000	55257208
PARCEL NO. 30	6200726	TW0040801001000	55257208
PARCEL NO. 31	6200727	TW0040701001000	55241464
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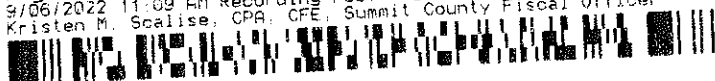


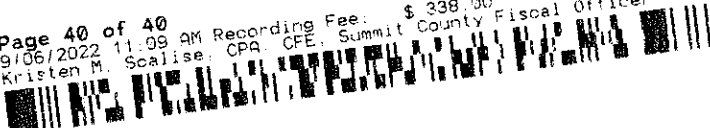
EXHIBIT B
PARCEL NUMBER, ROUTING NUMBER & PRIOR INSTRUMENT REFERENCE

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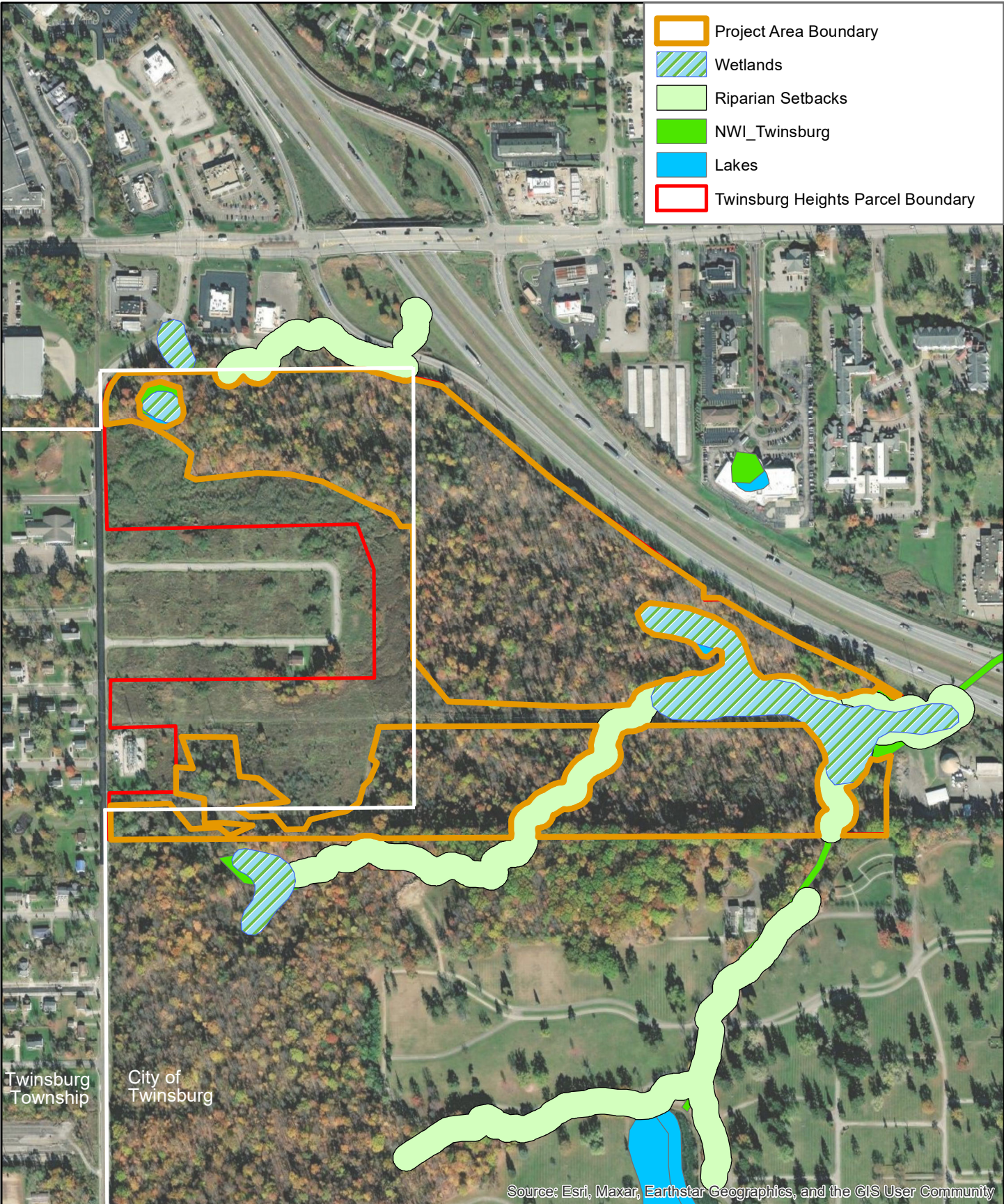
LEGAL DESCRIPTION (see Exhibit A)	PPN	ROUTING#	PRIOR INSTRUMENT #
PARCEL NO. 32	6200206	TW0042802019000	55405188
PARCEL NO. 33	6200205	TW0042802018000	55405188
PARCEL NO. 34	6200701	TW0042802016000	55280095
PARCEL NO. 35	6200725	TW0042802015000	55362461
PARCEL NO. 36	6200478	TW0042802012000	55240421
PARCEL NO. 37	6200984	TW0042802009000	55606650
PARCEL NO. 38	6200477	TW0042802008000	55280093
PARCEL NO. 39	6201043	TW0042802007000	55280094
PARCEL NO. 40	6201556	TW0042802005000	55219311
PARCEL NO. 41	6205081	TW00428A0002000	55234308
PARCEL NO. 42	6205080	TW00428A0001000	55234309
PARCEL NO. 43	6200204	TW0040801008000	55327996
PARCEL NO. 44	6200908	TW0040801007000	55327996
PARCEL NO. 45	6200703	TW0040801006000	55281569
PARCEL NO. 46	6200702	TW0040801005000	55281569
PARCEL NO. 47	6200917	TW0040801003000	55252876
PARCEL NO. 48	6200207	TW0042802017000	55293296
PARCEL NO. 49	6200612	TW0042802014000	55497267
PARCEL NO. 50	6200476	TW0042802013000	55269517
PARCEL NO. 51	6200124	TW0042802011000	55305290
PARCEL NO. 52	6200596	TW0042802010000	55249834
PARCEL NO. 53	6200520	TW0042802004000	55252877
PARCEL NO. 54	6200519	TW0042802003000	55252877
PARCEL NO. 55	6200764	TW0042801009000	55338017 (JE) & 55271934

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 Kristen M. Scalise, CPA, CFE, Summit County Fiscal Officer



Project Area Map



- Project Area Boundary
- Wetlands
- Riparian Setbacks
- NWI_Twinsburg
- Lakes
- Twinsburg Heights Parcel Boundary

Twinsburg Township
City of Twinsburg

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

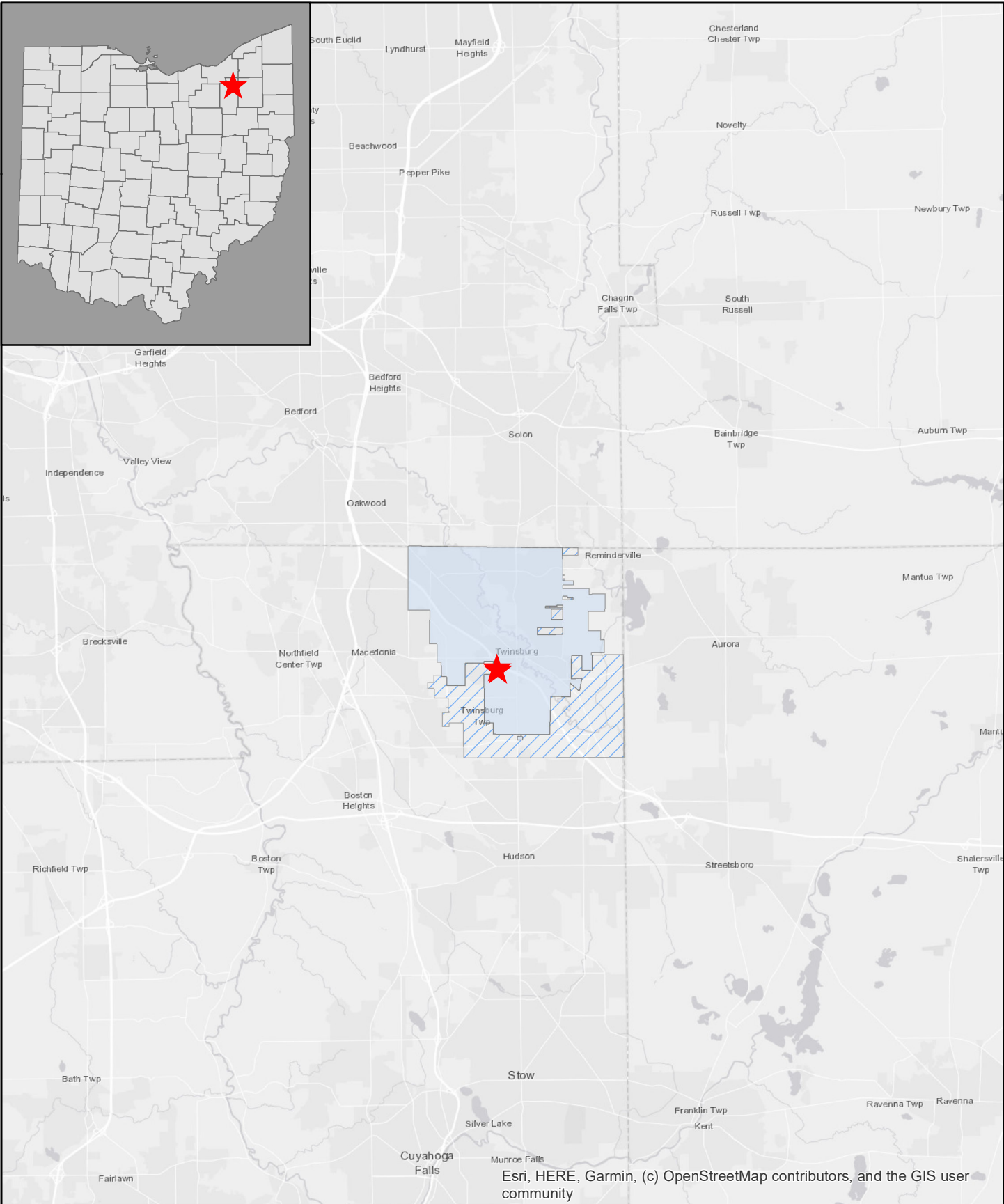


Twinsburg Heights Preserve Project Area

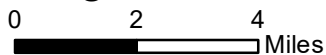
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


Regional Area Map



Twinsburg Heights Preserve Regional Area



-  Twinsburg Heights Preservation Project
-  Twinsburg Township boundary
-  City of Twinsburg municipal boundary



Preservation Commitment

DECLARATION OF RESTRICTIONS

This Declaration of Restrictions (“**Declaration**”) is made on this 1 day of September, 2022 by West Creek Conservancy, an Ohio non-profit corporation (“**Declarant**”).

Recitals:

- A. Declarant owns vacant real property consisting of 13 parcels totaling 74.3664 acres located easterly of Hadden Road (26.761 acres in Twinsburg Township and 47.6054 acres in the City of Twinsburg), Summit County, Ohio, as indicated on Exhibit A and depicted on Exhibit B attached hereto (“**Property**”).

- B. Declarant applied for and has received a grant from the State of Ohio, acting by and through the Director of the Ohio Public Works Commission (“**OPWC**”), pursuant to Ohio Revised Code § 164.20 *et seq.* (“**Grant**”). In connection with Declarant's application for the Grant, Declarant proposed to use the Grant funds for open space acquisition and trail development as set forth more specifically in its application.

- C. As a condition to Declarant's receipt of the Grant, Declarant has agreed to restrict the use of the Property as set forth in this Declaration with the intent that such restrictions shall run with the land and be binding upon Declarant and Declarant's successors, assigns and anyone having any right, title or interest in and to the Property or any portion thereof [collectively, “**Future Owner(s)**”].

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the Recitals hereinbefore set forth which are hereby restated as an integral part of this Declaration, Declarant hereby declares that the Property is and shall forever be held, transferred, sold, conveyed, occupied, and maintained subject to the restrictions and conditions set forth herein.

§1. Use and Development Restrictions. Declarant hereby agrees for itself and Future Owners that the Property shall be used only for a park and natural area conservation, subject to the terms of this Declaration.

- a) Except as otherwise herein provided, the Property shall remain in its natural condition and be managed in a manner consistent with its preservation as a natural, scenic, open and wooded area. Each and every other activity or construction that might endanger the natural, scenic, open and wooded state of the Property is forbidden. Without limiting the generality of the foregoing, it is the Declarant's intent to prohibit residential, commercial or industrial use of the Property.
- b) There shall be no alteration or manipulation of the natural water courses, streams, gorges, marshes, wetlands, ponds or other water bodies by draining, filling, dredging, diking or otherwise on the Property except in accordance with generally accepted conservation procedures designed to enhance wetland and water course attributes and except as may be necessary to (i) prevent or halt soil erosion, soil slippage, and damage from erosion or (ii) maintain, repair or remove existing small dams and ponds.
- c) No roads, buildings or other structures, of any kind shall be hereafter erected or placed on the Property [except Trail Amenities (hereafter defined), perimeter, safety or other protective fencing and gates, and structures used specifically for the maintenance of and/or permitted use of the Property as a park and natural conservation area].
- d) Except as otherwise herein provided, there shall be no dumping of soil, trash, ashes, garbage, waste, or other unsightly or offensive material, nor any placement of underground storage tanks, on or in the Property, and no changing of its topography through the placing of soil or other substance or material such as land fill or dredging spoils. All trash or nonconforming material that is dumped or placed on the Property shall be removed from the Property by the person or entity performing the dumping within thirty (30) days of first being found.
- e) There shall be no fillings, excavations, dredging, mining, drilling, removal of soil, clay, sand, gravel, rock, minerals or other inorganic and natural organic materials or other changes in the general topography of the surface or subsurface of the Property in any manner except as may be required in the course of any activity permitted herein and in accordance with generally accepted conservation procedures. Without limiting the foregoing, there shall be no drilling for oil or gas or similar substances, nor shall the Property be used as part of any drilling unit for oil and gas production.
- f) No power lines, transmission lines, or communications towers may be erected. No interests in the Property shall be granted for such purposes, except as may be needed for service of the Trailhead Amenities and other facilities permitted hereunder. Existing telephone, electric, water, wells, or other utility lines, mains or facilities may be maintained and repaired as needed,

and/or as allowed by utility easements existing prior to this Declaration. The area needed to repair such facilities shall be the minimum necessary to accomplish the task as agreed upon in writing by the Declarant and Future Owners. Upon completion, the area shall be restored to its previous state or as near as practical.

- g) There shall be no use or activity that causes or is likely to cause significant soil degradation or erosion or significant pollution of any surface or subsurface waters. Nor shall there be any actions, or uses detrimental or adverse to water conservation and purity and fish, wildlife or habitat preservation on the Property.
- h) Except as may be required in the course of any activity permitted herein, there shall be no removal or destruction of native growth, nor the cutting of trees, shrubs, or other vegetation on the Property, nor shall there be any use of fertilizers, spraying with biocides, introduction of nonnative animals, grazing of domestic animals or disturbance or change in the natural habitat except in accordance with good husbandry practices and enhancement of wildlife habitats. Notwithstanding the foregoing, vegetation on the Property may be managed as may be necessary for:
 - i. the control or prevention of imminent hazard, disease or fire and to restore natural habitat areas to promote native vegetation except for the blocking of streams;
 - ii. the removal and clearing of diseased, dying, damaged, destroyed or fallen trees, shrubs, or other vegetation which can be cut and left lying in place except for blocking streams, provided however that diseased trees and vegetation which are cut may be removed from the site in order to prevent the spread of the disease;
 - iii. the elimination and removal of grapevines, poison ivy, invasive species and other toxic and undesirable growth;
 - iv. educational or scientific research or evaluation and/or wildlife habitat enhancement; and
 - v. the maintenance of the Trail Amenities and other permitted facilities or any utilities or facilities that exist as of the date of the recording of this Declaration.
- i) Except as otherwise herein provided, there shall be no operation of automobiles, trucks, snowmobiles, dune buggies, motorcycles, all-terrain vehicles, or any recreational motorized vehicles on the Property except for police cars, emergency vehicles, and maintenance equipment as permitted by local law and the approved Management Plan (hereafter defined).
- j) There shall be no hunting or trapping on the Property, except to the extent specifically approved of in advance by Declarant and Future Owners as necessary to keep the animal population within the numbers consistent with the ecological balance of the area.
- k) No signs or advertising of any kind or nature shall be located on the Property except for:

- i. Signs stating the name and address of the Property, marking the entrances, directions, and boundaries of the Property in favor of the Declarant. The Declarant shall have the right to post or clearly mark the boundaries of said Property in compliance with the policies of Declarant and Future Owners.
 - ii. Signs to post the Property to control unauthorized entry or use and indicating usage restrictions such as "Motor Vehicles Prohibited" or signs indicating potential hazards, if any.
 - iii. Interpretive signs, memorials, monuments and other similar signs to promote the Property and educational or environmental activities thereon, the size of which much be approved in writing in advance of construction by the Declarant.
 - iv. Declarant shall have the right to post signage recognizing funding sources and grants that were used in the acquisition and enhancement of the Property.
- l) There shall be no imposition or collection of fees as a condition of the use by any person or group of persons of the Property without the prior written consent of Declarant or Future Owners.
- m) Notwithstanding the foregoing, or anything in this Declaration to the contrary, the Declarant (and Future Owners) may construct and maintain trails and related amenities (collectively, "**Trail Amenities**"), including without limitation:
- i. a trailhead development, consisting of, amongst other facilities:
 - a. a trailhead driveway,
 - b. parking areas,
 - c. a recreational pavilion for picnicking or other recreational activities,
 - d. an interpretive/environmental education facility, and
 - e. restrooms; and
 - ii. other trail facilities consisting of, amongst other matters:
 - a. an all-purpose handicapped pedestrian trail that is also suitable for emergency vehicles being not more than twelve (12) feet wide including berms,
 - b. trail bridges,
 - c. boardwalks,
 - d. restroom facilities, and
 - e. observation structures.
- n) Declarant reserves the right, and Future Owners will permit Declarant, to enter the Property to install the Trail Amenities. All construction will be performed in accordance with all laws, lien free, safely, with minimal interference to the other Trail Amenities, in compliance with purposes of this Declaration and in accordance with any Management Plan (defined below).

- o) Notwithstanding the foregoing, or anything in this Declaration to the contrary, the Declarant reserves for itself, its successors and assigns, the right to construct stream and wetland enhancement and/or restoration projects that prevent soil erosion, result in improved stream water quality, and enhance wildlife habitat. Such projects must be in compliance with the Management Plan.

§2. Management Plan. Declarant and/or Future Owners shall adopt a management plan for the care and maintenance of the Property in accordance with the terms and spirit of this Declaration (“**Management Plan**”). The Management Plan will be subject to the review and approval of the Declarant and Future Owners, which approval will not be unreasonably withheld or delayed.

§3. Perpetual Restrictions. The restrictions set forth in this Declaration shall be perpetual and shall run with the land for the benefit of, and shall be enforceable by Declarant, Future Owners and/or OPWC. This Declaration and the covenants and restrictions set forth herein shall not be amended, released, extinguished or otherwise modified without the prior written consent of OPWC, which consent may be withheld in its sole and absolute discretion.

§4. Enforcement. If Declarant or the Future Owners should fail to observe the covenants and restrictions set forth herein, Declarant or Future Owners, as applicable, will have 90 days after receipt of specific written notice of the violation from the OPWC to either dispute the violation notice or cure the violation. As long as Declarant or Future Owners are diligent in rectifying a violation, the cure period may be extended an additional 90 days. In the event the Declarant or Future Owners are unable to rectify the violation and the violation is material, Declarant or the Future Owners, as applicable, shall pay to the OPWC upon demand both: 1) all grant funds disbursed to the Declarant, and 2) liquidated damages equal to 100% of the funds disbursed by the OPWC together with interest accruing at the rate of 6% *per annum* from the date of Declarant’s receipt of the Grant. Declarant acknowledges that such sum is not intended as, and shall not be deemed, a penalty, but is intended to compensate for damages suffered in the event a breach or violation of the covenants and restrictions set forth herein, the determination of which is not readily ascertainable. OPWC shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions and covenants set forth herein. Failure by OPWC to proceed with such enforcement shall in no event be deemed a waiver of the right to enforce at a later date the original violation or a subsequent violation.

§5. Restriction on Transfer of Property. Declarant acknowledges that the Grant is specific to Declarant and that OPWC's approval of Declarant's application for the Grant was made in reliance on Declarant's continued ownership and control of the Property. Accordingly, Declarant shall not voluntarily or involuntarily sell, assign, transfer, lease, exchange, convey or otherwise encumber the Property without the prior written consent of OPWC, which consent may be withheld in its sole and absolute discretion.

§6. Recordation. Declarant shall record this Declaration in timely fashion in the official records of Cuyahoga County, Ohio and Declarant and Future Owners may re-record it at any time as may be required to preserve rights in this Declaration.

§7. Separability. Each provision of this Declaration and the application thereof to the Property are hereby declared to be independent of and severable from the remainder of this Declaration. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Declaration.

§8. Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each party may change from time to time their respective address for notice hereunder by like notice to the other.

The notice addresses of the parties are as follows:

OPWC: Ohio Public Works Commission
65 East State Street, Suite 312
Columbus, Ohio 43215
Attn: Director

Declarant: West Creek Conservancy
P.O. Box 347113
Parma, Ohio 44134
Attn: Executive Director

§9. Governing Law. This Declaration shall be governed by and construed in accordance with the laws of the State of Ohio.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Declarant has caused this Declaration of Restrictions to be executed this 1 day of September, 2022.

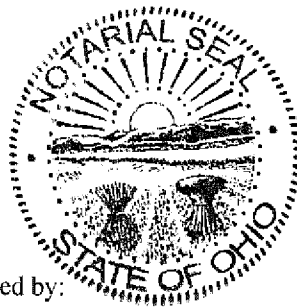
Declarant:

West Creek Conservancy

By: [Signature]
Derek Schafer, Executive Director

STATE OF OHIO)
) SS.
COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me this 1 day of September, 2022, by Derek Schafer, the Executive Director, of West Creek Conservancy, an Ohio non-profit corporation, on behalf of the corporation.



[Signature]
Notary Public
My Commission Expires 6/28/25

This instrument prepared by:
Christopher E. Soukup, Esq.
Ziegler Metzger LLP
1111 Superior Avenue, Suite 1000
Cleveland Ohio 44114
216.781.5470
ces@zieglermetzger.com

DAWN PETKOV
NOTARY PUBLIC • STATE OF OHIO
My commission expires June 28, 2025

LEGAL DESCRIPTION OF PROPERTY

PARCEL NO. 1: PPN: 6409071 ROUTING #: TW00023A6003000

Situated in the City of Twinsburg, County of Summit, State of Ohio, and known as being part of the Original Village of Twinsburg Lot Numbers 8 & 9, Tract 3, Town 5 North, Range 10 West and more fully described as follows:

Commencing at a 1-inch iron pin found inside a monument box at the centerline intersection of Aurora Road (State Route 82, Right-of-Way Varies) and Darrow Road (State Route 91, Right-of-Way Varies); Thence South 00°23'41" East, along the centerline of said Darrow Road, a distance of 2,286.80 feet to a point on the northerly property line of lands conveyed to Crown Hill Inc., an Ohio Corporation, being Original Parcel 5 as recorded in Deed Volume 1531, Page 324 of the Summit County Recorders Records; Thence South 89°42'38" West, along the northerly property line of said Crown Hill Inc., a distance of 387.12 feet to the westerly Right-of-Way line of said Darrow Road as recorded in the Ohio Department of Transportation Right-of-Way Plans for State Route 14 and recorded in Deed Volume 1531, Page 56 of the Summit County Recorders Records, referenced by a 1-inch iron pin was found south 1.14 feet and west 0.20 feet; Thence continuing South 89°42'38" West, along the northerly property line of said Crown Hill Inc., a distance of 773.76 feet to a 5/8-inch rebar set with cap "BLR S-7774", said point being the PRINCIPAL PLACE OF BEGINNING of 12.3197 acre parcel of land herein intended to be described;

Thence continuing South 89°42'38" West, along the northerly property line of said Crown Hill Inc., a distance of 881.57 feet to the southeasterly property corner of land conveyed to B.G. and Sons, LLC as recorded in Reception Number 55187455 of the Summit County Recorders Records, referenced by a 1-inch iron pin found north 0.32 feet and west 1.43 feet;

Thence North 00°19'41" West, along the easterly property line of said B.G. and Sons, LLC, a distance of 598.30 feet to a point in the southerly property line of land conveyed to B.G. and Sons, LLC as recorded in Reception Number 55146389 of the Summit County Recorders Records, referenced by a 5/8-inch rebar found and used with cap "BLR S-77747";

Thence North 89°32'38" East, along the southerly property line of said B.G. and Sons, LLC, a distance of 807.82 feet to a 5/8-inch rebar set with cap "BLR S-7774" in the southerly Limited Access Line of Interstate 480;

Thence South 59°40'19" East, along the southerly Limited Access Line of Interstate 480, a distance of 146.62 feet to a 5/8-inch rebar set with cap "BLR S-7774";

Thence South 08°28'25" West, a distance of 341.42 feet to a 5/8-inch rebar set with cap "BLR S-77747, Thence South 00°17'18" East, a distance of 188.54 feet to the PRINCIPAL PLACE OF BEGINNING and containing 12.3197 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in March of 2006.

Basis of bearing is based on grid north of the Ohio State Plane Coordinate System, North Zone, on the North American Datum of 1983. GPS observation of National Geodetic Survey Monuments with Designation "GIS 26" and "TW-105" were used to establish a bearing of N 00°23'41" W, being the centerline of Darrow Road.

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PARCEL NO. 2: PPN: 6401271 ROUTING #: TW0002202005000

Situated in the City of Twinsburg, County of Summit, and State of Ohio, and being part of Original Twinsburg Township Lot Number 7 and more fully described as follows:

Commencing at a 1-inch iron pin found inside a monument box at the centerline intersection of Hadden Road (60 foot Right-of-Way) and Highland (60 foot Right-of-Way) as recorded in Roadway Plans "W.P.A. Project No. 7-77-454 of the Summit County Engineers Records; Thence North 00°18'42" West along the centerline of said Hadden Road, also being the westerly line of said Original Lot 7, a distance of 2728.79 feet to a point on the northwest property corner of lands conveyed to Crown Hill, Inc. as recorded in Deed Volume 1467, Page 27 of the Summit County Recorders Records; Thence North 89°42'38" East along the northerly property line of said Crown Hill, Inc., a distance of 227.58 feet to a 5/8 rebar set with cap "BLR S-7774" on the southeast corner of lands conveyed to Herbert Jones as recorded in Reception Number 5509135 of the Summit County Recorders Records and being the PRINCIPAL PLACE OF BEGINNING of a 14.9737 acre parcel of land herein intended to be described;

Thence North 00°26'41" West, along the easterly property line of said Herbert Jones, a distance of 99.51 feet to a 5/8 inch rebar set with cap "BLR S-7774" on the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, also being a southwesterly corner of lands conveyed to Virginia Hall as recorded in Reception Number 54411313 of the Summit County Recorders Records;

Thence North 89°33'19" East along the southerly property line of said Virginia Hall, also being the southerly line of Original Lot 8 and the corporate dividing line of the City of "Twinsburg and the Township of Twinsburg, a distance of 940.49 feet to a 5/8 rebar set with cap "BLR S-7774" on the southeast property corner of said Virginia Hall;

Thence North 00°27'36" West along the easterly property line of said Virginia Hall, also being the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 493.69 feet to a 5/8 rebar found with cap "BLR S-7774" on the southwest corner of lands conveyed to BG and Sons LLC as recorded in Reception Number 55119721 of the Summit County Recorders Records;

Thence North 89°32'39" East along the southerly property line of said BG and Sons LLC., a distance of 879.33 feet to a to a 5/8 rebar found with cap "BLR S-7774" on the northeast corner of lands conveyed to The State of Ohio as recorded in Deed Volume 4070, Page 214 of the Summit County Recorders Records;

Thence South 00°19'41" East along the westerly property line of said State of Ohio, a distance of 598.30 feet to a 1 inch Iron Pin found to be north 0.32 feet and west 1.43 feet of the southwest corner of lands conveyed to The State of Ohio as recorded in Deed Volume 4067, Page 71 of the Summit County Recorders Records;

Thence South 89°42'38" West along the northerly property line of said Crown Hill, Inc., a distance of 1818.48 feet to the PRINCIPAL PLACE OF BEGINNING and containing 14.9737 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in February of 2005.

The Basis of Bearing was calculated and determined by the NAD 83, North Zone of the State of Ohio State Plane Coordinate System.

PARCEL NO. 3: PPN: 6401270 ROUTING #: TW0002202008000

Situated in the City of Twinsburg, County of Summit, and State of Ohio, and being part of Original Twinsburg Township Lot Number 7 and more fully described as follows:

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Commencing at a 1-inch iron pin found inside a monument box at the centerline intersection of Hadden Road (60 foot Right-of-Way) and Highland Road (60 foot Right-of-Way) as recorded in Roadway Plans "W.P.A, Project No. 7-77-454 of the Summit County Engineers Records; Thence North 00°18'42" West along the centerline of said Hadden Road and the westerly line of Original Lot 7, a distance of 2,728.79 to a point being the northwesterly property corner of land conveyed to Crown Hill, Inc. as recorded in Deed Volume 1467, Page 27 of the Summit County Recorders Records and being the PRINCIPAL PLACE OF BEGINNING of a 0.5180 acre parcel of land herein intended to be described;

Thence North 00°18'42" West along the centerline of said Hadden Road, a distance of 98.89 feet to the southwest property corner of land conveyed to Herbert Jones as recorded in Reception Number 5509135 of the Summit County Recorders Records, also being the southwest corner of Original Lot 8, referenced by a 1-inch iron pin found inside a monument box, north 0.53 feet and west 0.09 feet from said corner;

Thence North 89°33'19" East along the southerly property line of said Herbert Jones also being said corporate dividing line of the City of Twinsburg and the Township of Twinsburg, passing through a 5/8-inch rebar found on the old easterly Right-of-Way of said Hadden Road (50 foot Right-of-Way) at a distance of 24.27 feet, a total distance of 227.35 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the northwest corner of lands conveyed to Mordecai Jones as recorded in Deed Volume 7511, Page 169 of the Summit County Recorders Records;

Thence South 00°26'41" East along the westerly property line of said Mordecai Jones, a distance of 99.51 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the northerly property line of said Crown Hill, Inc.;

Thence South 89°42'38" West along the northerly property line of said Crown Hill, Inc. passing through a 5/8-inch rebar set with cap "BLR S-7774" on the easterly Right-of-Way of said Hadden Road at a distance of 197.58 feet, a total distance of 227.58 feet to the PRINCIPAL PLACE OF BEGINNING and containing 0.5180 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in February of 2005.

The Basis of Bearing was calculated and determined by the NAD 83, North Zone of the State of Ohio State Plane Coordinate System

PARCEL NO. 4: PPN: 6409098 ROUTING #: TW00017A7002000

Situated in the City of Twinsburg, County of Summit, State of Ohio, and known as being part of the Original Village of Twinsburg Lot Number 9, Tract 3, Town 5 North, Range 10 West and more fully described as follows:

Commencing at a 1-inch iron pin found inside a monument box at the centerline intersection of Hadden Road (60 foot Right-of-Way) and Highland Road (60 foot Right-of- Way) as recorded in Roadway Plans "W.P.A. Project No. 7-77-454" of the Summit County Engineers Records; Thence North 00°18'49" West along the centerline of said Hadden Road, also being the westerly line of Original Twinsburg Township Lot Numbers 7 and 8, a distance of 2,828.45 feet to the southwesterly corner of Lot Number 9, being a P.I. shown on said Roadway Plans and referenced by a 1-inch iron pin found inside a monument box;

Thence North 89°33'19" East along the southerly line of said Original Lot 9, also being the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, passing through the easterly Right-of-Way of said Hadden Road at a distance of 30.00 feet and referenced by a 5/8-inch iron pin found to be south 0.12 feet and west 5.64 feet, a total distance of 1,167.93 feet to a southwesterly property corner of land conveyed to B.G. and Sons, LLC as recorded in Reception Number 55349297 of the Summit County Recorders Records, said point referenced by a 5/8-inch rebar set with cap "BLR S-7774";

EXHIBIT A

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Thence North $00^{\circ}27'36''$ West along the westerly property line of said B.G. and Sons, LLC, also being the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 493.17 feet to the northwesterly property corner of land conveyed to said B.G. and Sons, LLC, referenced by a 5/8-inch rebar set with cap "BLR S-7774";

Thence North $89^{\circ}32'38''$ East along the northerly property line of said B.G. and Sons, LLC, a distance of 239.98 feet to a southeasterly property corner of land conveyed to B.G. and Sons, LLC as recorded in Reception Number 55119721 of the Summit County Recorders Records, said point referenced by a 5/8-inch rebar set with cap "BLR S-7774" and being the PRINCIPAL PLACE OF BEGINNING of a 0.3845 acre parcel of land herein intended to be described;

Thence North $00^{\circ}45'30''$ West along an easterly property line of said B.G. and Sons, LLC, a distance of 142.82 feet to a 5/8-inch rebar set with cap "BLR S-7774";

Thence North $89^{\circ}30'30''$ East along an easterly property line of said B.G. and Sons, LLC, a distance of 117.58 feet to a point in the westerly property line of land conveyed to B.G. and Sons, LLC as recorded in Reception Number 55146389 of the Summit County Recorders Records, said point referenced by a 5/8-inch rebar set with cap "BLR S-7774";

Thence South $00^{\circ}29'30''$ East along the westerly property line of said B.G. and Sons, LLC, a distance of 142.89 feet to the southwesterly property corner of said B.G. and Sons, LLC;

Thence South $89^{\circ}32'38''$ West along the northerly property line of said B.G. and Sons, LLC, a distance of 116.92 feet to the PRINCIPAL PLACE OF BEGINNING and containing 0.3845 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in November of 2006.

The Basis of Bearing was calculated and determined by the NAD 83, North Zone of the State of Ohio State Plane Coordinate System. Distances referenced are at ground level.

PARCEL NO. 5: PPN: 6401269 ROUTING #: TW0001701005000

Situated in the City of Twinsburg, County of Summit, and State of Ohio, and being part of Original Lot Number 9, Tract 3 and more fully described as follows:

Commencing at a 1-inch iron pin monument found to be north 0.41 feet, east 0.21 feet at the centerline intersection of Hadden Road (60 foot Right-of-Way) and Relocated Hadden Road (60 foot Right-of-Way) in the Plat for Route 82 Properties, LL.C. as recorded in Reception Number 54533488 of the Summit County Recorders Records;

Thence South $00^{\circ}42'06''$ East along the centerline of said Hadden Road, also being the westerly line of Original Lot 10 and the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 456.79 feet to a PK Nail found on the southwest corner of the Original Lot 10;

Thence North $89^{\circ}30'30''$ East, along the southerly line of Original Lot 10 and passing through the easterly Right-of-Way of said Hadden Road and southwest property corner of lands conveyed to R E Services (Parcel 1) as recorded in Reception Number 55062612 of the Summit County Recorders Records at a distance of 30.00 feet, referenced by a 1 inch iron pin found east 0.57 feet, continuing along the southerly line of Original Lot 10 and southerly property line of said R E Services (Parcel 1) for a total distance of 1178.78 feet to a 5/8 inch rebar set with cap "BLR S7774" in the corporate dividing line of the City of Twinsburg and the Township of Twinsburg,

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also being the southwest corner of lands conveyed to said R E Services (Parcel 1) and the PRINCIPAL PLACE OF BEGINNING of a 4.2777 acre parcel of land herein intended to be described;

Thence continuing North 89°30'30" East, along the southerly line of Original Lot 10 and southerly property line of said R E Services (Parcel 2), a distance of 356.59 feet to a 5/8 inch rebar set with cap "BLR S-7774" on the northwest corner of lands conveyed to Bahman Guyuron as recorded in Reception Number 55027097 of the Summit County Recorders Records;

Thence South 00°29'30" East, along the westerly property line of said Bahman Guyuron, a distance of 426.50 feet to a 5/8 inch rebar set with cap "BLR S-7774" on the northeast property corner of lands conveyed to an unknown owner;

Thence South 89°30'30" West, a distance of 117.58 feet, to a 5/8 inch rebar set with cap "BLR S-77747;

Thence South 00°45'30" East, a distance of 142.82 feet, to a 5/8 inch rebar set with cap "BLR S-7774" on the northerly property line of lands conveyed to Mordecai Jones as recorded in Deed Volume 7511, Page 169 of the Summit County Recorders Records;

Thence South 89°32'38" West, along the northerly property line of said Mordecai Jones, a distance of 239.98 feet to a 5/8 inch rebar set with cap "BLR S-7774" on the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, also being the northeast property corner of said Mordecai Jones;

Thence North 00°27'36" West, along the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 569.16 feet to the PRINCIPAL PLACE OF BEGINNING and containing 4.2777 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in October of 2004.

The Basis of Bearing is calculated and determined by the state plane coordinate system.

PARCEL NO. 6: PPN: 6400627 ROUTING #: TW0002301005001

Situated in the City of Twinsburg, County of Summit and State of Ohio: And known as being a part of Lot 9, Tract 3 of formerly Twinsburg Township, and more fully described as follows:

Beginning at the Northeast corner of Lot 9, which is also at the centerline of the Hudson-Twinsburg Road (State Route 91); Thence North 89 deg. 43' 28" West 2158.29 feet along the Northerly line of Lot 9 to the Southerly right of way line of State Route 14, (see sheets 13 & 14 State of Ohio Project I-80N-6(2)192), said point is Sta. 232 plus 90.24, 150 feet right of State Route 14 centerline, and the true place of beginning of the following described land;

Thence along the arc of a curve to the left 397.32 feet to 236 plus 74.16, 150 feet right of State Route 14, said arc is the Southerly right of way line having a central angle of 05 deg. 07' 08" radius of 4447.18 feet a chord of 397.19 feet and a chord bearing of South 53 deg. 48' 38" East; Thence South 00 deg. 20' 32" West 38.32 feet to a point;

Thence South 89 deg. 43' 28" East 57.50 feet to a point, said point is at Sta. 237 plus 41.81, 150 feet right of State Route 14 centerline; Thence along the arc of a curve to the left 577.67 feet to Sta. 243 plus 00, 150 feet right of State Route 14 centerline, said arc is the Southerly right of way line having a central angle of 07 deg. 26' 33", a radius of 4447.18 feet chord of 577.27 feet, and a chord bearing of South 60 deg. 59' 35" East; Thence South 58 deg. 42' 28" East 53.01 feet along the Southerly right of way line to Sta. 243 plus 50.87, 155.89 feet right of State Route 14 centerline;

EXHIBIT A

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Thence North 89 deg. 23' 55" West 1335.58 feet to an iron pin; Thence North 00 deg. 18' 59" East 568.50 feet to an iron pin at the Northerly line of Lot 9; Thence South 89 deg. 43' 28" East 404.41 feet along the Northerly line of Lot 9 to the true place of beginning. Containing 10.865 acres of land.

PARCEL NO. 7: PPN: 6400992 ROUTING #: TW0001803015000

Situated in the City of Twinsburg, County of Summit and State of Ohio: And known as being a part of Lot 10, Tract 3, formerly Twinsburg Township, and a part of Parcel 2 of land convey to Gertrude S. Hempstead by deed recorded in Volume 3406, Page 419 of Summit County Records and more fully described as follows:

Beginning in the South line of said Parcel 2 at the intersection of the South line of Lot 10 and the Southwesterly right-of-way line of S.R.14, at a point which is North 89 deg. 39' 43" West a distance of 2158.29 feet from the centerline of Darrow Road; Thence continuing West along the South line of said Lot 10, 67.56 feet to the Southwest corner of said Hempstead Parcel 2; Thence North 0 deg. 29' 05" East along the West line of said Parcel 2 a distance of 51 feet to a point in the Southwesterly right-of-way line of S.R.14;

Thence South 52 deg. 36' 37" East along said right-of-way line 86 feet to the place of beginning.

PARCEL NO. 8: PPN: 6401498 ROUTING #: TW0001803023000

Situated in the City of Twinsburg, County of Summit, and State of Ohio, and being part of Original Lot Number 10, Tract 3 and more fully described as follows:

Commencing at a 1-inch iron pin monument found to be North 0.41 feet East 0.21 feet at the centerline intersection of Hadden Road (60 feet Right of Way) and Relocated Hadden Road (60 feet Right of Way) as recorded in the Plat for Route 82 Properties, L.L.C. Reference Number 54533488 of the Summit County Deed of Records;

Thence South 00 deg. 42' 06" East along the centerline of said Hadden also being the Westerly line of Original Lot 10 and the corporation dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 456.79 feet to a PK Nail Set point on the Original Lot 10, also being the original Southwest corner of lands conveyed to Fred Lieberman as recorded in Deed Volume 5417, Page 330 of the Summit County Deed of Records;

Thence North 89 deg. 30' 30" East along the Southerly line of Original Lot 10, a distance of 30 feet to a 1-inch Iron Pin to be East 0.57 feet found on the Northwest corner of lands conveyed to Carl W. Malott and Ronald B. Malott, Et al. as recorded in Deed Reception Number 54838716 of the Summit County Deed of Records;

Thence North 89 deg. 30' 30" East along the Southerly line of Original Lot 10, a distance of 1143.78 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the said corporation dividing line, also being the Southeast corner of lands conveyed to Fred Lieberman as recorded in Deed Volume 5417, Page 330 of the Summit County Deed of Records being the principal place of beginning of a 5.1626 acre parcel of land herein intended to be described;

Thence North 01 deg. 13' 04" West along the said corporation dividing line, a distance of 555.35 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Southerly Limited Access line of Interstate Highway 480, also being the Northeast corner of lands conveyed to Fred Lieberman as recorded in Deed Volume 5417, Page 330 of the Summit County Deed of Records;

Thence South 76 deg. 40' 20" East along the Southerly Limited Access line of Interstate 480, a distance of 124.44 feet to a 5/8-inch rebar set with cap "BLR S-7774";

Thence South 49 deg. 44' 46" East along the Southerly Limited Access line of Interstate 480, a distance of 537.56 feet to a 5/8-inch Iron Pin found to be North 1.27 feet East 0.98 feet;

EXHIBIT A

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Thence South 53 deg. 38' 08" East along said Southerly Limited Access line of Interstate 480, a distance of 214.00 feet to a 5/8-inch rebar set with cap "BLR S-7774";

Thence South 00 deg. 32' 06" East along the Westerly property line of lands conveyed to Edna J. Parker, a distance of 46.36 feet to a 1- inch Iron Pin found to be West 0.49 feet on the Southerly line of said Original Lot 10;

Thence South 89 deg. 30' 30" West along the Southerly line of said Original Lot 10, a distance of 692.33 feet to the principal place of beginning.

Containing 5.1626 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in April of 2004. The Basis of Bearing is calculated and determined by the state plane coordinate system.

PARCEL NO. 9: PPN: 62-00607 ROUTING #: TW0002202007000

Situated in the Township of Twinsburg, County of Summit, and State of Ohio. And being part of Original Twinsburg Township Lot Number 8 and more fully described as follows:

Commencing at a 1-inch iron pin found inside a monument box at the centerline intersection of Hadden Road (60 foot Right-of-Way) and Highland Road (60 foot Right-of-Way) as recorded in Roadway Plans "W.P.A. Project No. 7-77-454 of the Summit County Engineers Records;

Thence North 00 deg. 18' 42" West along the centerline of said Hadden Road, also being the Westerly line of Original Lot 8, a distance of 2845.00 feet to a Monument Box found with a 1-inch iron pin found to be North 0.53 feet and West 0.09 feet from the Northwest property corner of lands conveyed to Herbert Jones as recorded in Reception Number 5509135 of the Summit County Recorders Records also being the Southwest corner of Original Lot 8 and being the Principal Place of beginning of a 0.2370 acre parcel of land herein intended to be described;

Thence North 00 deg. 18' 42" West along the centerline of said Hadden Road, a distance of 17.31 feet to an angle point as recorded in the roadway plan "W.P.A. Project No. 7-77-454" of the Summit County Engineers;

Thence North 00 deg. 44' 42" West along the centerline of said Hadden Road, a distance of 28.09 feet to the Southwest corner of lands conveyed to Virginia Hall as recorded in Reception Number 54411313 of the Summit County Recorders Records;

Thence North 89 deg. 33' 19" East along the Southerly property line of said Virginia Hall, passing through an 5/8-inch rebar set with cap "BLR S-7774" on the Easterly Right-of-Way of said Hadden Road at a distance of 30.00 feet, a total distance of 227.46 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Southwesterly property corner of said Virginia Hall;

Thence South 00 deg. 26' 41" East along the Westerly property line of said Virginia Hall, a distance 45.40 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Northwest corner of lands conveyed to Mordecai Jones as recorded in Deed Volume 7511, Page 169 of the Summit County Recorders Records;

Thence South 89 deg. 33' 19" West along the Northerly property line of said Herbert Jones, passing through an 5/8-inch rebar set with cap "BLR S-7774" on the Easterly Right-of-Way of said Hadden Road at a distance of 197.35 feet, a total distance of 227.35 feet to the Principal Place of Beginning; and,
Containing 0.2370 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in February of 2005. The Basis of Bearing was calculated and determined by the NAD 83, North Zone of the State of Ohio State Plane Coordinate System.

EXHIBIT A

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PARCEL NO. 10: PPN: 62-00609 ROUTING # TW0002202004000

Situated in the Township of Twinsburg, County of Summit, and State of Ohio, and being part of Original Twinsburg Township Lot Number 9 and more fully described as follows:

Commencing at a 1-inch iron pin found inside a monument box at the centerline intersection of Hadden Road (60 foot Right-of-Way) and Highland Road (60 foot Right-of-Way) as recorded in Roadway Plans "W.P.A. Project No. 7-77-454 of the Summit County Engineers Records;

Thence North 00 deg. 18' 42" West along the centerline of said Hadden Road, also being the Westerly line of Original Twinsburg Township Lot Numbers 7 and 8, a distance of 2,845.00 feet to an angle point;

Thence North 00 deg. 44' 42" West along the centerline of said Hadden Road, a distance of 28.09 feet to a point being the principal place of beginning of a 10.3430 acre parcel of land herein intended to be described;

Thence North 00 deg. 44' 42" West along the centerline of said Hadden Road, a distance of 26.93 to the Southwest property corner of lands conveyed to Ohio Edison Company as recorded in Deed Volume 3116, Page 87 of the Summit County Recorders Records; Thence North 89 deg. 33' 19" East along the Southerly property of said Ohio Edison Company, passing through the Easterly Right-of-Way of said Hadden Road at a distance of 30.00 feet, referenced by a 5/8-inch iron pin found to be South 1.71 feet and West 0.70 feet, a total distance of 275.92 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Southeast corner of said Ohio Edison Company; Thence North 00 deg. 28' 41" West along the Easterly property line of said Ohio Edison Company, a distance of 250.00 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Northeast property corner of said Ohio Edison Company;

Thence South 89 deg. 33' 19" West along the Northerly property line of said Ohio Edison Company, passing through an 5/8-inch rebar set with cap "BLR S-7774" on the Easterly Right-of-Way of said Hadden Road at a distance of 247.23 feet, a total distance of 277.23 feet to a point on the centerline of said Hadden Road;

Thence North 00 deg. 44' 42" West along the centerline line of said Hadden Road, a distance of 22.55 feet to a point on the centerline of said Hadden Road being the Southwest property corner of lands conveyed to BG & Sons, LLC as recorded in Deed Reception No. 55170175 of the Summit County Recorders Records;

Thence North 89 deg. 33' 19" East along the Southerly property line of said BG & Sons, LLC passing through a 5/8-inch rebar found with cap "BLR S-7774" on the Easterly Right-of-Way of said Hadden Road at a distance of 30.00 feet, a total distance of 315.59 feet to a 5/8-inch rebar found with cap "BLR S-7774" on the Southeast property corner of said BG & Sons, LLC;

Thence North 00 deg. 26' 41" West along the Easterly property line of said BG & Sons, LLC, a distance of 148.64 feet to a 5/8-inch rebar found with cap "BLR S-7774" on Northeast property corner of said BG & Sons, LLC;

Thence North 89 deg. 32' 38" East, a distance of 853.80 feet to a 5/8-inch rebar found with cap "BLR S-7774" on the Southeast property corner of lands conveyed to BG and Sons LLC as recorded in Deed Reception No. 55119721 of the Summit County Recorders Records; Thence South 00 deg. 27' 36" East along the Westerly property line of lands conveyed to BG & Sons, LLC as recorded in Deed Reception No. 55187455 of the Summit County Recorders Records, also being the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 493.69 feet to a 5/8-inch rebar found with cap "BLR S-7774" on the Northerly line of Original Twinsburg Township Lot 8;

Thence South 89 deg. 33' 19" West along the Northerly line of said Original Lot 8, also being the corporate dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 940.49 feet to a 5/8-inch rebar found with cap "BLR S-7774" on the Southeast property corner of lands conveyed Herbert Jones as recorded in Deed Reception No. 5509135 of the Summit County Recorders Records; Thence North 00 deg. 26' 41" West along

EXHIBIT A*(A8 of 11)*

the Easterly property line of said Herbert Jones, a distance of 45.40 feet to a 5/8-inch rebar found with cap "BLR S-7774" on Northeast property corner of said Herbert Jones;

Thence South 89 deg. 33' 18" West along the Northerly property line of said Herbert Jones passing through a 5/8-inch rebar found with cap "BLR S-7774" on the Easterly Right-of-Way of said Hadden Road at a distance of 197.46 feet, a total distance of 227.46 feet to the principal place of beginning.

Containing 10.3424 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B. L. Robinson Engineering & Surveying, Co. in March of 2005. The Basis of Bearing was calculated and determined by the NAD 83, North Zone of the State of Ohio State Plane Coordinate System.

PARCEL NO. 11: PPN: 62-00912 ROUTING # TW0002202003000

Situated in the Township of Twinsburg, County of Summit, and State of Ohio, and being part of Original Twinsburg Township Lot Number 8 and more fully described as follows:

Commencing at a 1-inch iron pin found inside a monument box at the centerline intersection of Hadden Road (60 foot Right-of-Way) and (60 foot Right-of-Way) as recorded in Roadway Plans "W.P.A. Project No. 7-77-454 of the Summit County Engineers Records;

Thence North 00 deg. 18' 42" West along the centerline of said Hadden Road, also being the Westerly line of Original Lot 7, a distance of 2845.00 feet to a Monument Box found with a 1-inch iron pin found to be North 0.53 feet and West 0.09 feet from the Northwest property corner of lands conveyed to Herbert Jones, as recorded in Reception Number 5509135 of the Summit County Recorders Records also being the Southwest corner of Original Lot 8;

Thence North 00 deg. 18' 42" West along the centerline of said Hadden Road, a distance of 17.31 feet to an angle point as recorded in the roadway plan "W.P.A. Project No. 7-77-454" of the Summit County Engineers;

Thence North 00 deg. 44' 42" West along the centerline of said Hadden Road, a distance of 327.58 feet to a point on the Northwest corner of lands conveyed to Virginia Hall, as recorded in Reception Number 54411313 of the Summit County Recorders Records and being the Principal Place of Beginning of a 0.9935 acre parcel of land herein intended to be described;

Thence North 00 deg. 44' 42" West along the centerline of said Hadden Road also being the Westerly line of Original Lot 8, a distance of 148.58 to the Northwest corner of lands conveyed to Kenneth Dorman, as recorded in Reception Number 54794806 of the Summit County Recorders Records;

Thence North 89 deg. 33' 19" East along the Southerly property line of lands conveyed to James V. and Valerie D. Walker, as recorded in Deed Volume 1191, Page 1085 of the Summit County Recorders Records, passing through an 5/8-inch rebar set with cap "BLR S-7774" on the Easterly Right-of-Way of said Hadden Road at a distance of 30.00 feet, a total distance of 291.38 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Northwest property corner of lands conveyed to Kenneth Dorman as recorded in Reception Number 54794806 of the Summit County Recorders Records;

Thence South 00 deg. 37' 15" West along the Westerly property line of said Kenneth Dorman, a distance of 148.64 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Southwest corner of said Kenneth Dorman;

Thence South 89 deg. 33' 19" West along Northerly property line of lands conveyed to Veronica Rodgers, as recorded in Reception Number 55088176 of the Summit County Recorders Records passing through an 5/8-inch rebar set with cap "BLR S-7774" on the Easterly Right-of-Way of said Hadden Road at a distance of 261.06 feet, a total distance of 291.06 feet to the Principal Place of Beginning and containing 0.9935 acres of land, be

EXHIBIT A

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the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in February of 2005.

The Basis of Bearing was calculated and determined by the NAD 83, North Zone of the State of Ohio State Plane Coordinate System.

PARCEL NO. 12: PPN: 62-00911 ROUTING # TW0002202003001

Situated in the Township of Twinsburg, County of Summit, and State of Ohio, and being part of Original Twinsburg Township Lot Number 8 and more fully described as follows:

Commencing at a 1-inch iron pin found inside a monument box at the centerline intersection of Hadden Road (60 foot Right-of-Way) and (60 foot Right-of-Way) as recorded in Roadway Plans "W.P.A. Project No. 7-77-454 of the Summit County Engineers Records; Thence North 00 deg. 18' 42" West along the centerline of said Hadden Road, also being the Westerly line of Original Lot 8, a distance of 2845.00 feet to a Monument Box found with a 1-inch iron pin found to be North 0.53 feet and West 0.09 feet from the Northwest property corner of lands conveyed to Herbert Jones, as recorded in Reception Number 5509135 of the Summit County Recorder's Records also being the Southwest corner of Original Lot 8;

Thence North 00 deg. 18' 42" West along the centerline of said Hadden Road, a distance of 17.31 feet to an angle point as recorded in the roadway plan "W.P.A. Project No. 7-77-454" of the Summit County Engineers;

Thence North 00 deg. 44' 42" West along the centerline of said Hadden Road, a distance of 327.58 feet to a point on the Northwest corner of lands conveyed to Virginia Hall, as recorded in Reception Number 54411313 of the Summit County Recorder's Records;

Thence North 89 deg. 33' 19" East along the Northerly property line of said Virginia Hall, passing through an 5/8-inch rebar set with cap "BLR S-7774" on the Easterly Right-of-Way of said Hadden Road at a distance of 30.00 feet, a total distance of 291.06 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Southeast property corner of lands conveyed to Kenneth Dorman as recorded in Reception Number 54794806 of the Summit County Recorder's Records and being the Principal Place of Beginning of a 0.0845 acre parcel of land herein intended to be described;

Thence North 00 deg. 37' 15" West along the Westerly property line of said Kenneth Dorman, a distance of 148.64 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Northeasterly property corner of said Kenneth Dorman also being on the Southerly property line of lands conveyed to Duane Hess, as recorded in Deed Volume 1799, Page 1158 of the Summit County Recorders Records;

Thence North 89 deg. 32' 38" East along Southerly property line of said Duane Hess, a distance of 24.99 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Northwesterly property corner of said Virginia Hall;

Thence South 00 deg. 26' 41" East along Westerly property line of said Virginia Hall, a distance 148.64 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Northwesterly property corner of said Virginia Hall;

Thence South 89 deg. 33' 19" West along the Northerly property line of said Virginia Hall, a distance of 24.53 feet to the Principal Place of Beginning and containing 0.0845 acres of land, be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B.L. Robinson Engineering & Surveying, Co. in February of 2005.

The Basis of Bearing was calculated and determined by the NAD 83, North Zone of the State of Ohio State Plane Coordinate System.

EXHIBIT A

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PARCEL NO. 13: PPN: 62-00695 ROUTING # TW0001701003000

Situated in the Township of Twinsburg, County of Summit, and State of Ohio, and being part of Original Lot Number 10, Tract 3 and more fully described as follows:

Commencing at a 1-inch iron pin monument found to be North 0.41 feet, East 0.21 feet at the centerline intersection of Hadden Road (60 feet Right of Way) and Relocated Hadden Road (60 feet Right of Way) as recorded in the Plat for Route 82 Properties, L.L.C. Reference Number 54533488 of the Summit County Deed of Records;

Thence South 00 deg. 42' 06" East along the centerline of said Hadden also being the Westerly line of Original Lot 10 and the corporation dividing line of the City of Twinsburg and the Township of Twinsburg, a distance of 456.79 feet to a PK Nail set on the Southwest corner of The Original Lot 10, also being the original Southwest corner of lands conveyed to Fred Lieberman as recorded in Deed Volume 5417, Page 330 of the Summit County Deed of Records;

Thence North 89 deg. 30' 30" East along the Southerly line of Original Lot 10, a distance of 30 feet to a 1-inch iron pin found to be East 0.57 feet on the Northwest corner of lands conveyed to Carl W. Malott and Ronald B. Malott, Et al. as recorded in Deed Reception Number 54838716 of the Summit County Deed of Records being the principal place of beginning of a 15.3169 acre parcel of land herein intended to be described;

Thence North 00 deg. 42' 06" West along the Easterly Right of Way of said Hadden Road, a distance of 456.60 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Easterly Right of Way of relocated Hadden Road, also being a point of curvature;

Thence Northeasterly along the Easterly Right of Way of said relocated Hadden Road a distance of 142.23 feet along the arc of a curve deflecting to the right, said curve having a radius of 170.00 feet and a chord which bears North 23 deg. 15' 55" East, a distance of 138.12 feet to a 5/8-inch rebar set with cap "BLR S-7774" being a point of tangency;

Thence North 88 deg. 47' 13" East along the Southerly property line of said Route 82 Properties, L.L.C., a distance of 922.98 feet to a 5/8-inch Iron Pin found to be North 0.14 feet West 1.55 feet at the Southeast corner of Sub Lot 3 as shown in said Plat for Route 82 Properties, L.L.C. said point also being on the corporation dividing line for the City of Twinsburg and the Township of Twinsburg;

Thence South 76 deg. 40' 20" East along the Southerly Limited Access line of Interstate 480, a distance of 164.64 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Northwest corner of lands conveyed to Fred Lieberman as recorded in Deed Volume 5384 Page 873 of the Summit County Deed of Records;

Thence South 01 deg. 13' 04" East along the said corporation dividing line, a distance of 555.35 feet to a 5/8-inch rebar set with cap "BLR S-7774" on the Southwest corner of lands conveyed to Fred Lieberman as recorded in Deed Volume 5384, Page 873 of the Summit County Deed of Records;

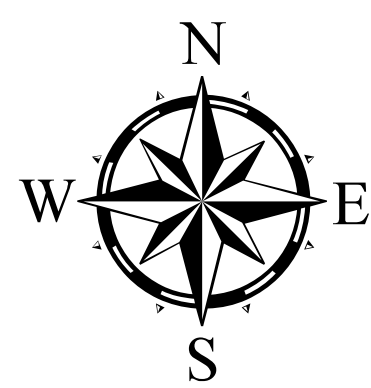
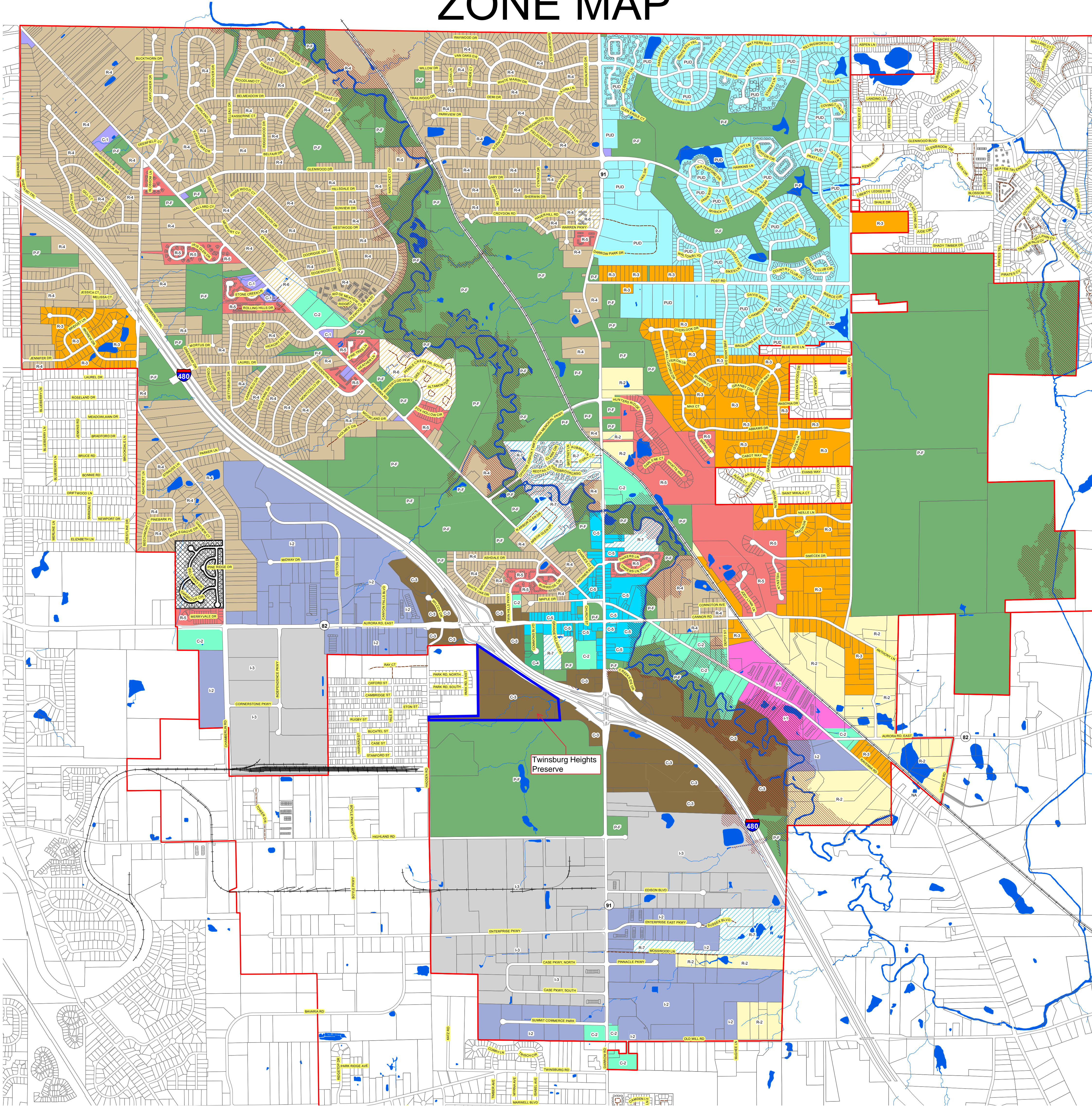
Thence South 89 deg. 30' 30" West along the Southerly line of Original Lot 10, a distance of 1143.78 feet to the principal place of beginning.

Containing 15.3169 acres of land be the same more or less, but subject to all legal highways, and easements of record as determined by a survey performed by Bruce L. Robinson, P.E., P.S. 7774, of B. L. Robinson Engineering & Surveying, Co. in April of 2004. The Basis of Bearing is calculated and determined by the state plane coordinate system.

EXHIBIT A*(All of 11)*

Zoning Maps

CITY OF TWINSBURG ZONE MAP



SAM SCAFFIDE - MAYOR
AMY MOHR P.E. - CITY ENGINEER

BASE MAP: 11/07/1989 BALLOT #34 ZONING BOOK AND MAP
AS AMENDED.

FLOOD BOUNDARIES DERIVED FROM FLOOD INSURANCE RATE MAP
(FIRM, EFFECTIVE DATE APRIL 19, 2016 BY FEMA.) UNINCORPORATED MAP
AMENDMENTS AND REVISIONS HAVE BEEN ADDED TO REFLECT CURRENT
BOUNDARIES AS 05/2016.

ZONING MAP ISSUE DATE: DECEMBER 1, 2022

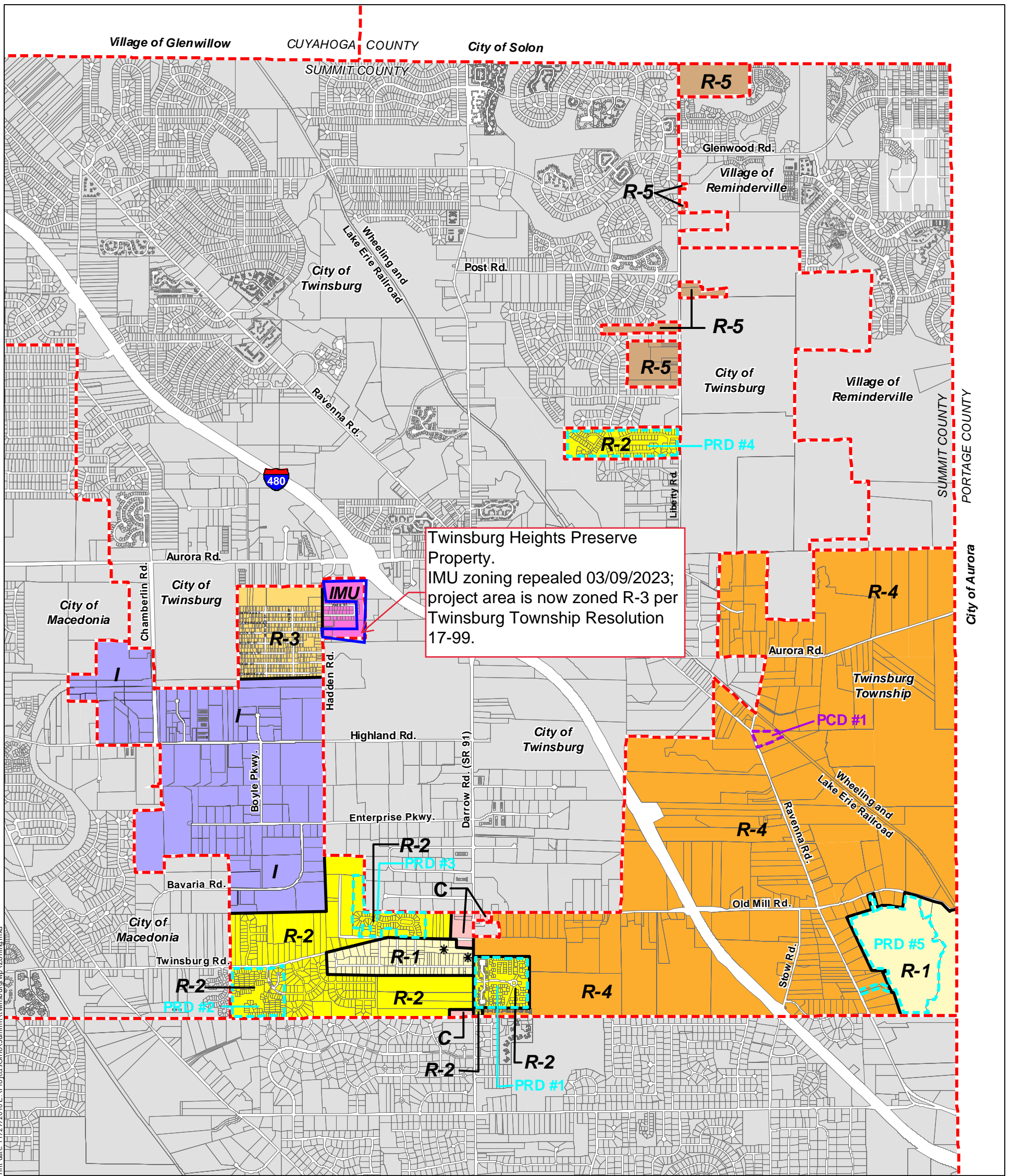
UPDATES & CHANGES:
- MAYOR UPDATE
- PARCELS (09/01/2022)

PREVIOUS ISSUE DATE: DECEMBER 11, 2018

Legend

- CITY BOUNDARY
- ZONING CLASSIFICATION:**
- C-1 = LOCAL COMMERCIAL DISTRICT
- C-2 = COMMUNITY COMMERCIAL DISTRICT
- C-3 = INTERCHANGE BUSINESS DISTRICT
- C-4 = COMMERCIAL OFFICE DISTRICT
- C-5 = MIXED RESIDENCE / BUSINESS DISTRICT
- I-1 = INTENSIVE COMMERCIAL & LIGHT INDUSTRIAL DISTRICT
- I-2 = LIMITED INDUSTRIAL DISTRICT
- I-3 = HEAVY INDUSTRIAL DISTRICT
- R-2 = RESIDENTIAL DISTRICT - LOW DENSITY - SINGLE FAMILY - 0.75 UNITS PER ACRE
- R-3 = PLANNED RESIDENTIAL DISTRICT - MEDIUM DENSITY - SINGLE FAMILY - 1.0 UNITS PER ACRE
- R-4 = PLANNED RESIDENTIAL DISTRICT - MEDIUM DENSITY - SINGLE FAMILY - 1.2 UNITS PER ACRE
- R-5 = SINGLE FAMILY CLUSTER DISTRICT - 3.5 UNITS PER ACRE
- R-6 = APARTMENT DISTRICT - MULTIFAMILY - 5.0 UNITS PER ACRE
- R-7 = SENIOR RESIDENCE DISTRICT - APARTMENT - 12.0 UNITS PER ACRE
-OR- SINGLE FAMILY CLUSTER - 5.0 UNITS PER ACRE
- R-8 = PLANNED RESIDENTIAL DISTRICT - TWO FAMILY - 1.2 UNITS PER ACRE
- PUD = PLANNED UNIT DEVELOPMENT
- P-F = PUBLIC FACILITIES DISTRICT
- F-P = FLOOD DAMAGE REDUCTION OVERLAY DISTRICT
- SPECIAL **SEE NOTE #1

NOTE #1: AS NEGOTIATED AND REFLECTED IN THE CONSENT JUDGEMENT ENTRY,
CASE NO. 5:98 CV 1018, IN THE UNITED STATES DISTRICT COURT, NORTHERN
DISTRICT OF OHIO, EASTERN DIVISION. 09/07/1999



Print date: 11/29/2010 10:51:00 AM; Project: C:\Users\chris\Documents\Twinsburg\Zoning.mxd

Zoning Districts		Legend	
R-1	Single & Two Family Low Density Residential	*	use is pursuant to a consent judgment
R-2	Single & Two Family Medium Density Residential	■	Incorporated Area
R-3	Single Family High Density Residential	---	Township Boundary
R-4	Single Family Low Density Residential	---	Zoning District Boundary
R-5	Single Family Low Density Residential	---	Planned Residential Development
C	Neighborhood Commercial	---	PRD #1 - Woodlands
IMU	Interchange Mixed Use	---	PRD #2 - Bradford
I	Industrial	---	PRD #3 - Twin Oaks
		---	PRD #4 - Kensington
		---	PRD #5 - Nature's Preserve
		---	PCD #1 - Lozanoff

REVISION DATES	
5/02	
12/02	
12/03	
5/04	
4/06	
12/06	
12/10	

Certification:
 I, Tania L. Johnson, Twinsburg Township Fiscal Officer, do hereby certify that this is a true copy of the map adopted by the Board of Township Trustees of Twinsburg Township, Summit County, Ohio, as well as those amendments made as of the revision date.

Tania L. Johnson, Twinsburg Township Fiscal Officer

Note:
 The lot lines of this map are representative of the actual lot lines and is not intended to be substituted for an official survey or used to resolve boundary or area issues. Secure a survey, consult County records or the Twinsburg Township Fiscal Officer records for dimensions and area of lots and boundaries.

Zoning Districts Map

Twinsburg Township, Summit County, Ohio

0 1,000 2,000
Feet

McKenna ASSOCIATES
INCORPORATED

Base Map Source: Summit County GIS, 2010
Data Source: Twinsburg Township

Printed
11/29/10

Zoning Description(s) & Impervious Surface Documentation

Zoning Documentation

City of Twinsburg Zoning Code Excerpts

[C3 Interchange Zoning](#)

[Parking Requirements](#)

[Landscaping Requirements](#)

Twinsburg Township

[R3 Zoning Code Excerpt](#)

[IMU Zoning Code Excerpt \(showing repeal of zoning class\)](#)

[Zoning Resolution 17-99 Rezoning IMU to R3](#)

CHAPTER 1148

Business Districts

- 1148.01 C-1 Local Commercial District; purpose.**
- 1148.02 Permitted uses.**
- 1148.03 C-2 Community Commercial District; purpose.**
- 1148.04 Permitted uses.**
- 1148.05 C-3 Interchange Business District; purpose.**
- 1148.06 Permitted uses.**
- 1148.07 C-4 Commercial Office District; purpose.**
- 1148.08 Permitted uses.**
- 1148.09 C-5 Mixed Residence/Business District purpose.**
- 1148.10 C-5 Mixed Residence/Business District; permitted uses.**
- 1148.11 Lot area and width requirements; Business Districts.**
- 1148.12 Land coverage.**
- 1148.13 Yard and setback requirements; Business Districts.**
- 1148.14 Supplementary yard regulations; Business Districts.**
- 1148.15 Height regulations.**
- 1148.16 Street widening C-3 Business Districts.**
- 1148.17 Ingress and egress C-3 Business Districts.**
- 1148.18 Waste material storage.**
- 1148.19 Dwelling in Business Districts.**
- 1148.20 Business District Architectural Design standards.**
- 1148.21 Planning Commission and Architectural Review Board review process for commercial/historic buildings.**
- 1148.22 Business operations within enclosed buildings.**

1148.01 C-1 LOCAL COMMERCIAL DISTRICT; PURPOSE.

To provide for uses principally to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs. The district is intended to serve families living within a one-half (1/2) to one (1) mile radius and should be located at the center of this trade area. It is intended that this district will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic.

(Ord. 87-1989. Passed 7-11-89.)

1148.02 PERMITTED USES.

- (a) Art, photo, stationery, notion, toy and gift sales.
- (b) Banks.
- (c) Barber and beauty shop.
- (d) Clothing, apparel, and variety shop.
- (e) Delicatessen.
- (f) Drug store.
- (g) Dry cleaning and laundry agency (providing nonexplosive and nonflammable solvents are used).
- (h) Florist shop and garden supply sales.
- (i) Food sales including supermarket.
- (j) Hardware stores including the sale of paint, wallpaper and household and garden appliances.
- (k) Preparation and processing of food and drink to be retailed on premises, including bakery, delicatessen, meat market, confectionery, restaurant, ice cream parlor, soda fountain, tavern but excluding fast food eating establishments.
- (l) Professional offices such as medical, dental, architectural, engineering, etc.
- (m) Self-service laundries.
- (n) Shoe repair shop.
- (o) Sporting goods.
- (p) Tailor and dressmaker.
- (q) Television and radio repair shops.

- (r) Lawn care and garden supplies and the outside sale of plant material.
- (s) Tool and appliance rental.
- (t) Dance studio.
- (u) Household appliance repair.
- (v) Signs, as regulated by Chapter 1173 of this Ordinance.
- (w) Accessory uses clearly incidental to and customarily related to the primary permitted use.
(Ord. 87-1989. Passed 7-11-89.)
- (x) Pet grooming. (Ord. 55-2020. Passed 7-14-20.)

1148.03 C-2 COMMUNITY COMMERCIAL DISTRICT; PURPOSE.

This district is created to provide for a principal central shopping center of community importance, where concentrations of convenience and comparison shopping facilities, financial and business services and such similar community-wide facilities may be provided in an efficient and well-designed center. (Ord. 87-1989. Passed 7-11-89.)

1148.04 PERMITTED USES.

- (a) Offices, stores and services permitted in C-1 Local Commercial Districts.
- (b) Accessory uses clearly incidental to and customarily related to the primary permitted use.
- (c) Administrative business or finance office and organizations.
- (d) Amusement and recreation (motion picture theaters).
- (e) Antique store.
- (f) Art, photo, stationery, notion, toy and gift sales.
- (g) Automotive parts dealer.
- (h) Banks.
- (i) Barber and beauty shops.
- (j) Clothing, apparel and variety shops.
- (k) Delicatessen store.
- (l) Department store.
- (m) Display showroom excluding motor vehicle.
- (n) Drugstore.
- (o) Dry cleaning and laundry agency (providing nonexplosive and nonflammable solvents are used).
- (p) Florist shop and garden supply sales.
- (q) Food sales, including supermarkets.
- (r) Hardware stores, including the sale of paint, wallpaper, household and garden appliances.
- (s) Heating, plumbing, electrical equipment dealer.
- (t) Off-street public parking lot and garage.
- (u) Office or organization primarily engaged in accounting, architecture, advertising, printing, art, correspondence, design, editing, engineering, insurance, photography, realty, research and other similar uses.
- (v) Passenger transportation agency.
- (w) Preparation and processing of food and drink to be retailed on premises including bakery, meat market, confectionery, restaurant, ice cream parlor, soda fountain, tavern, but excluding drive-in facilities.
- (x) Professional office and clinic (similar use: Training Center for Mentally Disabled) (Ord. 190-2006. Passed 12-5-06.)
- (y) Radio and television broadcasting station.
- (z) Repair of household appliances and bicycles.
- (aa) Retail sales of furniture, appliances, and other major household articles.
- (bb) Retail sale of general merchandise
- (cc) Shoe repair shop.
- (dd) Signs, as regulated by Chapter 1173 of this Ordinance.
- (ee) Sporting goods store.
- (ff) Tailor and dressmaker.
- (gg) Outside sale of nursery plant material provided a conditional use permit is approved.
(Ord. 87-1989. Passed 7-11-89.)

- (hh) Post-secondary educational uses and training centers including colleges, trade schools, technical schools, language institutes, personal development and counseling facilities, where students receive career and skills training in an indoor classroom or laboratory setting, whether operated as private or public institutions. (Ord. 68-2010. Passed 4-27-10.)
- (ii) Child day care center. (Res. 148-2006. Passed 8-22-06.)
- (jj) Pet grooming. (Ord. 55-2020. Passed 7-14-20.)

1148.05 C-3 INTERCHANGE BUSINESS DISTRICT; PURPOSE.

This district is established to provide a means for establishing well-designed and efficient facilities oriented to the highway traveler including all-night and rest-stop services. Where possible, access roads with controlled egress and ingress to highways and local roads should be encouraged. (Ord. 87-1989. Passed 7-11-89.)

1148.06 PERMITTED USES.

- (a) Offices, stores and services as permitted in C-2 Community Commercial Districts except: amusement and recreation; garden supply sales; heating, plumbing, electrical equipment dealer; radio and television broadcasting station; and repair of household appliances and bicycles.
- (b) Gasoline service station by conditional use (wherein the services rendered shall be limited to its main function plus minor tune-ups; auto repairs of a minor nature, such as tire repair and spark plugs). There shall be no storage of inoperative motor vehicles or body or fender work performed in this district.
- (c) Restaurants for the dispensing of foods by conditional use.
- (d) Motels and hotels.
- (e) Passenger transportation agency and terminal.
- (f) Professional offices such as medical or dental, architectural, engineering, etc.
- (g) Signs, as regulated by Chapter 1173 of this Ordinance.
- (h) New and rebuilt automobile parts and equipment.
- (i) Accessory uses clearly incidental to and customarily related to the primary permitted use.
- (j) Accessory Uses - Motor vehicle rental by conditional use.
(Ord. 87-1989. Passed 7-11-89.)
- (k) Pet grooming. (Ord. 55-2020. Passed 7-14-20.)

1148.07 C-4 COMMERCIAL OFFICE DISTRICT; PURPOSE.

This district is established to provide an environment conducive to well-located and designed office building sites to accommodate professional offices, sales office and nonprofit organizations. (Ord. 87-1989. Passed 7-11-89.)

1148.08 PERMITTED USES.

- (a) Administrative, business or finance offices and organizations.
- (b) Banks.
- (c) Offices of organizations primarily engaged in accounting, architecture, advertising, art, correspondence, design, editing, engineering, insurance, photography, realty, research and other uses similar in character.
- (d) Professional offices and human medical clinics.
- (e) Radio and television broadcasting stations, not including transmission towers.
- (f) Signs, as regulated by Chapter 1173 of this Ordinance.
- (g) Accessory uses clearly incidental to and customarily related to the primary permitted use.
(Ord. 87-1989. Passed 7-11-89.)
- (h) Post-secondary educational uses and training centers including colleges, trade schools, technical schools, language institutes, personal development and counseling facilities, where students receive career and skills training in an indoor classroom or laboratory setting, whether operated as private or public institutions.
(Ord. 68-2010. Passed 4-27-10.)

1148.09 C-5 MIXED RESIDENCE/BUSINESS DISTRICT; PURPOSE.

This district is established to encourage compact, sustainable, mixed-use development in the central part of the City. Residential mixed-use development with offices, retail and residential components are encouraged. Apartment units shall not exceed thirty percent (30%) of the residential component of a mixed-use development.

Individual living unit area shall be no less than 750 sq. ft. for apartments and 1,000 sq. ft. for condominiums. Multiple uses are permitted on a single lot or in a single building provided each use contained therein is permitted by right or permitted conditionally in the district. The requirements as related to lot area, lot width, land coverage, building and parking yards and setbacks will be predicated on the preparation of a Business Area Plan as prescribed in this Chapter.

(Ord. 69-2008. Passed 11-4-08.)

1148.10 C-5 MIXED RESIDENCE/BUSINESS DISTRICT; PERMITTED USES.

- (a) Restaurants and taverns including outdoor dining and service.
- (b) Residential townhouses, condominiums and apartments.
- (c) Professional offices.
- (d) Drug stores.
- (e) Medical offices and clinics
- (f) Food sales.
- (g) Retail sales of general merchandise.
- (h) Retail sales of apparel and shoes.
- (i) Novelty stores.
- (j) Antiques stores.
- (k) Book stores, card shops, stationary stores.
- (l) Hardware store.
- (m) Jewelry stores.
- (n) Art galleries, art supply stores.
- (o) Banks, savings and loans and commercial lending institutions.
- (p) Dry cleaning, beauty shops, boutiques.
- (q) Tailor, dressmaker.
- (r) Preparation and processing of food and drink to be retailed on the premises including bakery, meat market, confectionery restaurant, ice cream parlor, coffee shops and similar establishments.
- (s) Museums, exhibit halls.
- (t) Post-secondary educational uses and training centers including colleges, trade schools, technical schools, language institutes, personal development and counseling facilities where students receive career and skills training in an indoor classroom, laboratory or studio setting, whether operated by a private or public institution.
- (u) Off-street parking and private parking garage or lot.
(Ord. 73-2013. Passed 7-9-13.)
- (v) Yoga studio. (Ord. 72-2013. Passed 5-14-12.)
- (w) Pet grooming. (Ord. 55-2020. Passed 7-15-20.)

1148.11 LOT AREA AND WIDTH REQUIREMENTS; BUSINESS DISTRICTS.

Except in the C-5 Mixed Residence/ Business District, the following business uses shall be designed, erected, altered, moved or maintained, in whole or in part, only in accordance with the following schedule:

Business Use	Minimum Lot Area	Minimum Lot Width
Motel-Hotel	1,000 sq. ft./unit	250 ft.
Service Station		
Interior Lot	32,500 sq. ft.	180 ft.
Corner Lot	40,000 sq. ft.	200 ft.
Single Business Use		150 ft.
Multiple Business Uses on the same lot		200 ft.

(Ord. 69-2008. Passed 11-4-08.)

1148.12 LAND COVERAGE.

Except in the C-5 Mixed Residence/Business District, the land area covered by main and accessory buildings in any business district shall not exceed twenty-five percent (25%) of the total area of the zoning lot. (Ord. 69-2008. Passed 11-4-08.)

1148.13 YARD AND SETBACK REQUIREMENTS; BUSINESS DISTRICTS.

In all Business Districts, buildings and land shall abut a dedicated street for the required lot width, and buildings and parking shall be designed, erected, altered, moved or maintained, in whole or in part, only in accordance with the following schedule:

SCHEDULE - MINIMUM YARD AND, BUILDING SETBACK REQUIREMENTS

Zoning District	Main and Accessory Building and Use	Front Yard Street (From ROW) (ft.)	Side Yard Abutting Residential District (ft.)	Side Yard Abutting Nonresidential Use (Ft.)	Rear Yard Abutting Residential District (ft.)	Rear Yard Abutting Nonresidential Use (ft.)
C-1 Local Commercial	Stores & Offices	50	50	20	60	25
	Parking & Drives	20	30	10	30	10
C-2 Community Commercial	Stores & Offices	70	60	20	60	25
	Parking & Drives	20	30	10	30	10
C-3 Interchange Business	Service Station Restaurant Motel Office	70	50	20	50	50
	Parking & Drives	25	30	10	30	10
C-4 Commercial Office	Offices	50	25	10	40	40
	Parking & Drives	20	15	10	15	10

(Ord. 69-2008. Passed 11-4-08.)

1148.14 SUPPLEMENTARY YARD REGULATIONS; BUSINESS DISTRICTS.

(a) Gasoline Pump Islands and Canopies: Gasoline pump island if constructed and operated as a part of a service station may be erected in front of the established building line, but not less than twenty (20) feet from the street right-of-way line. All driveways, platforms and curbs of the service stations, whether located on a City street, County road or State highway, shall be designed in accordance with the latest revision of the "Regulations Governing Ingress and Egress at Gasoline Service Stations Fronting on all Highways Under State Jurisdiction in Ohio" adopted by the Ohio Department of Transportation.

(b) Off-Street Parking: Where off-street parking areas are planned and designed as a coordinated facility with adjacent existing or planned parking areas, the Planning Commission may waive the side yard parking and drive setback requirements of this Chapter.

(c) Side Yards on Corner Lots: Whenever a business building is located on a corner lot, the width of the building side yard on the side street shall be not less than fifty (50) feet on major arterial streets, thirty-five (35) feet for collector streets and twenty-five (25) feet for local collector and local streets. On a corner lot, parking shall be set back at least twenty (20) feet from the side street right-of-way.

(d) Yard Screening and Landscaping: Whenever a business building is located on a lot which adjoins a Residential District, a side or rear yard of not less than set forth on the preceding schedule shall be provided on the business lot, and the Planning Commission may require a wall or fence five (5) to eight (8) feet in height and supplementary landscape planting to shield adjacent residential areas from parking lot illumination, headlights, fumes, heat, blowing papers and dust, and to reduce the visual encroachment of business buildings, signs and activities.

(Ord. 69-2008. Passed 11-4-08.)

1148.15 HEIGHT REGULATIONS.

The height of any main building shall not exceed thirty-five (35) feet in any C-1, C-2 and C-5 Zoning District. Mechanical space for building equipment placed on a flat building roof may be allowed above the maximum height specified, provided that such mechanical space is set back a minimum of fifteen (15) feet from any exterior wall, does not exceed six (6) feet in height and is adequately screened from view, and provided, further, that such mechanical space and screening are approved by the Planning Commission. The height of any main building in a C-3 and C-4 Zoning District may exceed 35 feet provided that the front and rear yard depth is increased by two (2) feet for each additional foot of height over 35 feet and the side yard width is increased by one (1) foot for each additional foot of height over 35 feet and a conditional use permit is approved. In a C-5 Zoning District building height may exceed thirty-five (35) feet if a conditional use permit is acquired through the process described at Chapter 1151.

(Ord. 97-2012. Passed 8-28-12.)

1148.16 STREET WIDENING C-3 BUSINESS DISTRICTS.

Each site plan for improvements in a C-3 Zoning District shall include a dedication for public use a parallel frontage access right-of-way of not less than ten (10) feet in width extending the full width of the lot. Additional pavement meeting the requirements of the City Engineer shall be provided if so determined by the Planning Commission.

(Ord. 69-2008. Passed 11-4-08.)

1148.17 INGRESS AND EGRESS C-3 BUSINESS DISTRICTS.

The vehicular entrances and exits to private property shall not be permitted closer than four hundred (400) feet from the centerline of the nearest interchange ramp, which ramp intersects an arterial highway or major thoroughfare.

(Ord. 69-2008. Passed 11-4-08.)

1148.18 WASTE MATERIAL STORAGE.

In Business Districts, no garbage, rubbish, waste material, empty containers or waste processing equipment shall be permitted outside of any building, unless a specific outside storage area is approved by the Planning Commission. If outside storage is approved by the Commission, such storage shall be in containers approved by the Chief Building and Zoning Inspector, and the waste container area shall be screened from public view. The type and method of such screening shall be subject to approval by the Commission.

No liquid waste shall be discharged into an open body of water or a sewer, unless treated or controlled so that the amount of solid substances, oils, grease, acids, alkalines and other chemicals does not exceed the amount permitted by other codes of the State, County or City. No waste containing material harmful to the sewerage system or the sewage treatment process shall be discharged into the municipal sewerage system. Damage resulting from accidental spills or emissions of solid, liquid or gaseous waste shall be the responsibility of the offender.

(Ord. 69-2008. Passed 11-4-08.)

1148.19 DWELLING IN BUSINESS DISTRICTS.

No dwelling unit shall be erected in any C-1, C-2, C-3 and C-4 Zoning District.

(Ord. 69-2008. Passed 11-4-08.)

1148.20 BUSINESS DISTRICT ARCHITECTURAL DESIGN STANDARDS.

The intent of the following standards is to encourage creative and innovative design techniques that are harmonious with each other, to protect the value of buildings and property, and to preserve the image and character of a "unique" small town community. It is recognized that a community should be visually attractive as well as financially prosperous. The manner in which a use is accomplished is as important as the use. The quality of architecture and building construction is important to the preservation and enhancement of building and property values, prevention of the physical deterioration of buildings, and the promotion of the image of the community and the general welfare of its citizens.

(Ord. 33-2008. Passed 4-22-08.)

The following architectural review principles, criteria, and review guidelines are established:

(a) Appearance.

- (1) Buildings shall be designed so as to be compatible with surrounding architectural styles and so as not to be unsightly or offensive to general accepted taste and community standards.

- (2) Corporate stylized architectural elements (building features that are used for advertising or national image) shall be minimized to the extent that they are not the dominant architectural element and so that the building remains compatible with the surrounding architecture.
- (b) Building Materials.
- (1) Traditional Building materials such as Masonry (Natural Stone, Simulated Stone, Brick.), Wood, Glass (Tinted -Reflective or Block), shall be used on all exterior visible portions of structures.
 - (2) Other materials may be approved if their use is appropriate for the location and architectural style proposed and they are approved by the Architectural Review Board.
- (c) Building Facade.
- (1) Plain, monolithic structures with long walls and roof plane surfaces are discouraged.
 - (2) Each building facade shall incorporate design elements such as changes in color or texture; projections, recesses, and reveals; arcades or pergolas providing pedestrian interest; or equivalent elements that subdivide the wall into human scale proportions.
 - (3) Building facades shall have highly visible customer entrances that feature canopies, overhangs, arcades, distinctive roof forms, arches, display windows, or landscaped features. Primary entrances should face streets on which they are located.
 - (4) Buildings shall have well defined rooflines with attention to architectural detail. Consideration should be given to the prevailing pattern of roofs in the surrounding area. Building architecture shall promote consistent architectural character and detail on all sides of the structure, including the use of building materials.
- (d) Building Scale.
- (1) New, remodeled, or altered buildings must be in relative proportion to the original building elements and/or neighboring buildings.
 - (2) Wherever feasible, buildings shall be designed to provide massing configurations with a variety of different wall planes.
 - (3) Where applicable, building mass shall be broken by dividing it into smaller components and creating functional open space and pedestrian oriented areas between buildings.
- (e) Color. Structure and building color shall be in harmony with the existing neighborhood buildings. Colors shall be architecturally and aesthetically pleasing.
- (f) Screening.
- (1) Site design and development should consider impacts of noise and light on adjacent properties.
 - (2) Using plants and fence materials; vegetative screens may be proposed.
 - (3) Where landscaping is used as screening it shall be opaque year round.
 - (4) Plant materials shall be chosen which are indigenous, moderately fast growing, and require minimal maintenance.
 - (5) The landscape design shall incorporate the entire site and consist of a palette of plants with year round appeal which might include annuals, perennials, shrubs and trees pursuant to Chapter 1172 of the Zoning Code.
 - (6) Landscape screening shall be of a height and density so that it provides the full desired effect within three (3) growing seasons.
 - (7) Where a Business abuts a Residential District, the Planning Commission shall require a fence or an earthen mound of a minimum of four (4) feet in height with a slope not to exceed three-to-one (3 to 1) and a planting plateau of up to five (5) feet in width.
- (g) Service and Mechanical Equipment Areas.
- (1) The location of service areas and mechanical equipment shall be considered as part of the overall site design.
 - (2) Service areas and mechanical equipment shall be screened from public view.
 - (3) Screening shall be architecturally integrated for all utilities service entrance equipment. All ground-mounted equipment shall be screened from public view by a wall of material similar to the buildings or landscaping, equal to or greater in height than the height of the mechanical equipment.
 - (4) All transformer boxes, meter panels and electric equipment, and any other utility equipment, not able to be screened by landscaping or walls, shall be painted to match the building color.

- (5) Buildings shall not be designed or orientated to expose loading docks, service areas, HVAC elements, garbage dumpsters, or non-residential overhead doors to the public rights of way. Exceptions may be allowed if acceptable buffering is included.
- (6) Buildings adjacent to residential areas shall not be designed or orientated to expose HVAC elements, garbage dumpsters, or non-residential overhead doors towards the adjacent residential areas. Exceptions may be allowed if acceptable buffering is included.
- (7) All service station fuel tank vent piping shall be screened from arterial streets and public view.
- (8) Screening of roof-mounted equipment. All roof-mounted equipment that rises above the roofline of any building or structure shall be screened from view of any public street or adjacent residential area with a building material consistent and compatible with the building.
- (h) Driveup or Drive-through. Drive-through menu boards, automatic teller machines and similar facilities shall be screened from street view, and architecturally integrated with building design through the use of common materials and colors.
- (i) Canopies. Design of service station canopies shall be integrated with adjacent building architecture through the use of similar materials, colors and roof forms.
- (j) Signs. A master sign plan shall be prepared illustrating the location, type, size, and materials of all signage, pursuant to Chapter 1173 of the Zoning Code.
- (k) Streetscape Improvements.
 - (1) A Streetscape Plan shall be submitted for the entire site. The Streetscape Plan shall address the relationship between vehicular and pedestrian traffic, pedestrian facilities, street and sidewalk lighting, landscaping, street furniture, trash receptacles, and transit stops.
 - (2) The design of streets, pedestrian ways, landscaping, lighting, and street furniture shall be coordinated and integrated throughout the site.
 - (3) Vehicular streets and driveways shall be designed to be compatible with pedestrian ways to encourage a pedestrian friendly environment. The width of streets shall be sensitive to pedestrian scale, and shall be minimized to avoid hazards and inconvenience to pedestrians while allowing for efficient vehicular traffic flow.
 - (4) Site furnishings such as benches, seating, trash receptacles, bike racks, lighting fixtures, and tree grates shall be addressed in the Streetscape Plan.
- (l) Pedestrian Access and Circulation.
 - (1) The site shall be connected to adjacent properties and pedestrian facilities to the maximum extent feasible.
 - (2) Decorative sidewalks, such as brick pavers, are encouraged at key intersections or streets.
 - (3) Street furniture or other amenities are encouraged, such as plazas, benches, and decorative pedestrian light fixtures.
 - (4) Open and public areas should be provided as a mixture of green space landscaping and pedestrian areas.
- (m) Vehicular Circulation and Access.
 - (1) Street designs are encouraged to incorporate traffic calming devices and techniques.
 - (2) Common or shared access points are encouraged.
 - (3) Circulation systems shall be designed to efficiently facilitate traffic flow, yet designed to discourage speeds and volumes that impede pedestrian activity and safety.
 - (4) To the maximum extent feasible, common or shared service and delivery access shall be provided between adjacent parcels or buildings, and provided to the rear of buildings.
 - (5) The developer as part of the site plan review process shall provide traffic impact studies when requested by Planning Commission.
- (n) Parking.
 - (1) Parking should not be a Dominant Site Feature.
 - (2) Parking areas and driveways shall be landscaped in compliance with perimeter buffer and interior landscaping requirements of Chapter 1172. Where parking areas are situated adjacent to the sidewalks, street rights of way or adjacent properties with limited available landscape area or other site limitations, consideration may be given to use of decorative fences and/or masonry walls. The visual impact of parking shall be minimized through the use of interior landscaped islands and through dividing parking spaces into groupings.

- (3) Adequate parking and unloading facilities shall be provided at the site or at designated loading zones so that no loaded vehicles at any time stand on a public right-of-way awaiting entrance to the site.
- (4) Off-street parking lots shall be so arranged and marked with adequate drives and aisles for safe and convenient maneuvering giving access to parking spaces, and in no case shall a parking space be permitted which would necessitate the backing of a motor vehicle into a street or over a public walk.
- (5) Parking shall be distributed as per Chapter 1174.

(o) Lighting.

- (1) Building and signage lighting must be indirect, with the light source(s) hidden from direct pedestrian and motorist view.
- (2) Outdoor lighting of a building parking area, or signage, shall be directed so as not to directly shine on adjacent properties.
- (3) Any lighting used to illuminate any off-street parking and loading area shall be arranged to direct light away from adjoining premises.
- (4) Under canopy lighting (such as service station pump canopies) shall be flush mounted to provide down lit illumination and shall not be of such intensity as to cause interference with vision of persons on public streets or in residential districts.
- (5) All lighting shall be shielded from adjacent residential districts.

(Ord. 33-2008. Passed 4-22-08.)

(p) C-5 Mixed Residence/Busienss District.

- (1) Building Materials on exterior walls. In order to encourage that new buildings and additions are attractive and contribute to the City's broader goals for the central area, the following materials standards apply to building additions and new construction.

PRIMARY MATERIALS (Minimum 80% of all facades, 50% of side elevations, and 35% of rear elevations*)	ACCENT MATERIALS (Maximum 20% of any side or rear elevation*)	UNACCEPTABLE MATERIALS
Kiln-fired clay brick	Stucco	Plywood
Stone (natural - including field stone, river rock, cut and dimensioned stone)	Vinyl, steel, aluminum and fiber cement siding	Cinder block, smooth-faced block
Cast stone	Architectural metals	EIFS (Exterior insulation and finish systems)
	Architectural/finish grade wood or timber	
	Split-faced block	
	Wood shingles	
*Excludes doorways and windows		

- (2) Supplemental Architectural Review Submittal Requirements. For a new building or an addition to an existing building in the C-5 District, architectural drawings of all building elevations, and a detailed description of all exterior construction materials, including the percentage of the exterior walls covered by each material, must accompany your submittal to the Architectural Review Board. The following should also be provided to further clarify the design intent:

- Color renderings of all building elevations.
- Color photographs of similarly constructed buildings

- (3) Exceptions. Strict adherence to these rules shall not be such as to prevent architectural creativity. Requests for exceptions based on architectural design and creativity, and compatibility with surrounding developed properties, may be considered by the Architectural Review Board. Exceptions will be considered for building additions or modifications which are designed to be compatible with the existing or adjacent structures.

(Ord. 132-2015. Passed 11-24-15.)

1148.21 PLANNING COMMISSION AND ARCHITECTURAL REVIEW BOARD REVIEW PROCESS FOR COMMERCIAL/HISTORIC BUILDINGS.

All new construction, addition and renovation of buildings in whole or in part, and site development within the Business Districts will be subject to permitted use and Comprehensive Plan compliance reviews by the Planning Commission, and in addition, shall be subject to design review by the Architectural Review Board prior to granting a zoning or building permit. A two-step review process is required. The first step is conducted by the Planning Commission, which will review an application and determine compliance with use restrictions and compliance with the Comprehensive Plan. This initial review shall occur within forty-five (45) days of receipt of an application. Planning Commission will make a determination and either recommend the application for further review by the Architectural Review Board or reject the application as not in compliance with the Zoning Code and Comprehensive Plan objectives. Upon approval of the use and determination of compliance with the Comprehensive Plan, Planning Commission will refer applicant to the Architectural Review Board for further examination relative to Business District Architectural Design Standards. Second step reviews will be conducted by the Architectural Review Board. The Board is vested with the responsibility of interpreting the Section 1148.39 Business District Architectural Design Standards referenced above and advising Planning Commission. The Architectural Review Board shall hear, review, recommend approval, recommend modification, or recommend disapproval of the application to the Planning Commission. The Board shall conduct its reviews in open meetings of the Board within thirty (30) days after referral of an application by Planning Commission. The Architectural Review Board shall notify the applicant of the time and location of its meetings. Further, the Board shall notify the applicant, the Planning Commission and the Building Commissioner of its determination in writing, stating the reasons for their recommendation within ninety (90) days of the first scheduled meeting on the application. The denial of an application may be appealed to the Board of Zoning Appeals for final disposition in accordance with the provisions of Section 1199.11.

(Ord. 33-2008. Passed 4-22-08.)

1148.22 BUSINESS OPERATIONS WITHIN ENCLOSED BUILDINGS.

(a) In all business districts, all storage, retail sales and services shall be conducted within enclosed buildings unless a conditional use permit has been secured for storage or conduct of business outside the walls of the principal building. In any case, outdoor storage shall be confined to locations in the immediate vicinity of the main building. Planning Commission shall have the authority to require additional parking spaces where retail sales and services are accommodated outside enclosed buildings.

(b) Retail sales in open yards limited to garden equipment and supplies, nursery stock, automobiles rental equipment, and monuments may be permitted provided such sales are in connection with a legal conforming use in the district and are activities normally associated with business conducted within a business building on the same lot.

(Ord. 35-2011. Passed 4-12-11.)

CHAPTER 1174

Off-Street Parking and Loading Regulations

- 1174.01 Off-street parking.
- 1174.03 Schedule of parking requirements.
- 1174.05 Supplementary regulations.
- 1174.07 Change in use or enlargement of premises.
- 1174.09 Loading and unloading space requirements; minimum spaces required.
- 1174.11 Landbanked parking.
- 1174.13 Parking lot area lighting.
- 1174.15 Accessible parking spaces.

1174.01 OFF-STREET PARKING.

In all zoning districts, in connection with every building or part thereof hereinafter created, off-street parking facilities shall be provided as prescribed by this chapter.
(Ord. 73-2000. Passed 12-17-00.)

1174.03 SCHEDULE OF PARKING REQUIREMENTS.

Accessory off-street parking facilities shall be provided in quantities not less than set forth in the following schedule:

Use	Minimum Spaces Required
Residential	
One-family	2 per dwelling unit (enclosed)
Two-family	2 per dwelling unit (enclosed)
One-family cluster*	2 per dwelling unit (enclosed)
Apartment*	2 1/4 per dwelling unit (1 enclosed)
Hotel, motel	1 per guest room, plus 1 for each employee
* Additional guest off-street parking as determined by the Planning Commission.	
Use	Minimum Spaces Required
Community Facilities	
Governmental: Municipal, County State & Federal buildings, principally administrative functions	1 per 300 sq. ft. of floor area used by the public plus 1 for each 2 employees
Civic: Art galleries libraries, museums, churches, club and community centers.	1 per 500 sq. ft. of floor area (*)
Educational: Primary and secondary schools.	1 per 1,000 sq. ft. of floor area (*)
College/post-secondary education	1 per two employees plus 1 per three students of classroom capacity (*)
Places of assembly: Auditoriums, lodge halls, gymnasiums and stadiums	1 per 4 seats
Health & Welfare:	
General and special hospitals	1 per 500 sq. ft. of floor area or 1 for two beds; whichever is greater
Institutions for children and aged, nursing homes, sanitariums	1 per 1,000 sq. ft. of floor area
Medical centers	7 per 1,000 sq. ft. of floor area devoted to the activity or 1 per 2 members, whichever is greater
* For the assembly parts of the building, one space per each four seats, or one space for each 48 square feet of assembly floor area shall be added.	
Business:	

Retail stores and services (20,000 sq. ft. floor area and less)	4 per 1,000 sq. ft. of floor area
Community and regional shopping centers (over 20,000 sq. ft. floor area)	4 spaces per 1,000 sq. ft. of gross leasable retail area plus 1 landbanked space per 1,000 sq. ft. of gross leasable area. Landbanked parking area shall be reserved for future improvement and use if demand warrants. (GLRA - Gross leasable retail area is the total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors, if any, expressed in square feet, measured from center lines of joint partitions and the exterior of outside walls). This does not include office in which medical, dental, research and other kinds of special organizations are housed. It does include banks and other similar activities which may be part of a shopping center. Parking for office space usage at/or immediately adjacent to community or regional shopping centers shall be provided at the rate of 2.5 spaces per each 1,000 sq. ft. of office floor area).
Use	Minimum Spaces Required
Business (Cont.)	
Drive-in restaurant (no inside service)	1 per motor vehicle served, plus 1 per employee on the largest shift, plus 5 stacking spaces per drive-up service window.

Carry-out restaurant	6 per 1,000 sq. ft. of gross floor area plus one per employee on the largest shift.
Sit-down restaurant/lounge	18 per 1,000 sq. ft. of gross floor area or 1 per two seats, whichever is greater.
Food stores	5 per 1,000 sq. ft. of gross floor area.
Mortuaries	1 space per 100 sq. ft. of floor area.
Places of assembly, theaters, halls, arenas	1 per 4 seats.
Beauty and barber shops	1.5 per chair plus 1 per employee.
Child/senior daycare	1 per employee plus 1 per five students.
Commercial Recreation:	
Open commercial amusement	1 per 500 sq. ft. of floor area.
Bowling alleys	4 per alley plus 1 space for each 2 employees.
Indoor tennis facility	5 ½ spaces per court.
Health club	5 per 1,000 sq. ft. of gross floor area.
Golf courses	6 for each green.
Nurseries, garden supplies, agricultural produce and similar outdoor sales uses	Total parking area equal to twenty (20) percent of total lot area, plus one for each employee.
Offices:	
Medical and dental	1 per 200 sq. ft. of floor area.
Professional, sales, administrative	1 per 350 sq. ft. of floor area.
Banks	1 per 500 sq. ft. of floor area, plus 1 for each employee.
Services and Manufacturing:	
Wholesale, distribution, laboratories, general services, services, machine shops and similar establishments	1 per three employees on the two largest successive shifts
Manufacturing plants	1 per two employees on the two largest successive shifts.
Repair and service garages	1 per 500 sq. ft. at gross floor area.

For specific buildings or uses not scheduled above, the Planning Commission shall apply the unit of measurement set forth in the above schedule which is deemed to be similar to the proposed building or use. If no similar use is listed, Planning Commission may assign a standard it deems appropriate for the site and nature of the use proposed. No dwelling shall be considered a Nonconforming Use under the provisions of Chapter 1157 solely due to a failure to comply with provisions of this section.
(Ord. 173-2000. Passed 12-17-00.)

1174.05 SUPPLEMENTARY REGULATIONS.

(a) **Floor Area.** For the purposes of this chapter, "floor area" in offices, merchandising and service types of uses shall mean the area used for services to the public and excludes areas used principally for nonpublic purposes such as storage, incidental repair, processing, show windows, and restrooms. "Gross floor area" shall mean the total floor area of the particular use.

(b) **Parking Area Design.** Parking areas shall be designed in accordance with the following off-street Parking Dimensions and layout and so graded and drained as to dispose of all surface water accumulation within the parking area. Maximum grade shall not exceed five percent (5%) in parking areas and not to exceed six percent (6%) in roadways in parking areas. Except in PF - Public Facilities Districts, paved surfaces with continuous concrete curbing shall be provided in connection with any off-street parking area of five (5) cars or more. Continuous concrete curbing may be omitted only upon recommendation of the City Engineer after a determination that an alternative to continuous concrete curbing is preferred for water quality or other reasons. In Public Facilities Districts, parking areas serving parks and natural areas may be constructed of gravel or pervious surface materials and without continuous curbing. Entry drives serving such facilities must be paved with asphalt or concrete for the first forty-five (45) feet of drive length to avoid transport of stones or loose material to the public right-of-way.

(c) **Parking Stall Design.** Each off-street parking space oriented at a 90 degree angle to the travel lane shall have a minimum dimension of at least nine feet (9') by eighteen feet (18'). Spaces oriented at different angles to the travel lane shall have minimum dimensions as stipulated in the table "OFF-STREET PARKING DIMENSIONS & LAYOUT."
(Ord. 42-2001. Passed 4-11-01.)

(d) **Entrance and Exit Drives.** No property located on a major arterial thoroughfare or collector street shall have more than one access way, unless the property has over 200 feet of frontage upon such a street, in which case the property may have one access way for each full 200 feet of frontage. Such access ways in residential area shall not be less than ten (10) feet in width at the right of way line with a maximum of twenty-four (24) feet wide up to the sidewalk. The apron width at the curb shall be a minimum of six (6) feet wider than the width of the access drive. Such access ways in commercial or industrial areas shall not be less than twenty-four (24) feet in width at the right of way line nor less than thirty-four (34) feet wide at the curb line of the street.
(Ord. 44-2023. Passed 4-25-23.)

(e) **Yard Restrictions.** Parking shall be permitted in front yards only under the following conditions:

- (1) In any residential district, parking may be permitted in driveways except that no vehicle over 8,000 pounds gross vehicle weight, and not more than 2 vehicles per household used for a home occupation or business purpose shall be parked in a front yard.
- (2) In C-1, C-2, C-3 and I-1 Districts, Off-street parking facilities may be located in front yard providing that points of access and related landscaping are compliant with appropriate Code sections.
- (3) In I-2 and I-3 Districts, Off-street parking facilities shall be located primarily in the side and rear yards with limited visitor and executive parking in the front yard, and providing that points of access and related landscaping are compliant with appropriate Code sections.

(f) **Location.** Parking spaces required for a specific use shall be located on the lot of such use or as provided in subsection (g) below.

(g) **Joint Use of Facility.**

- (1) Churches, civic clubs, community centers, and lodge halls may, subject to approval by Planning Commission, make

arrangements with business establishments which normally have different hours of operation for sharing up to, but not more than, fifty percent (50%) of their requirements in adjacent parking areas which are accessory to such business uses. Where there is a sharing of facilities by different owners or tenants, there shall be a written agreement covering a period of time as may be required by the Planning Commission, to be signed by the owner and joint user and filed in the Building Department. Should any of the uses be changed or the facilities discontinued, then the required spaces for the use or uses remaining shall be provided elsewhere as a condition precedent to the continued use of such building or buildings.

(2) Business and industrial uses:

- A. Planning Commission may modify the number of spaces required in these standards where free parking areas or public parking areas are readily accessible and/or where public transportation is used extensively.
- B. Parking facilities shall be provided on the same lot as the main use being served, except where modified by Planning Commission in recognition of binding joint use agreements. At least fifty percent (50%) of the parking spaces required by these regulations shall be provided on the lot of the use generating the demand. Where there is a sharing of facilities by different owners or tenants, an agreement specifying the number of spaces and period of time the agreement shall be binding shall be submitted, reviewed and recommended by Planning Commission. Such agreement shall be by lease or by deed restriction.

(Ord. 17-2006. Passed 2-28-06.)

(h) Continuation of Facilities. Off-street parking and loading facilities accessory to an existing use on the effective date of this Zoning Ordinance and those required as accessory to a use created or a building constructed or altered thereafter, may be continued and maintained in operation, shall not be reduced below the requirements of this Zoning Ordinance during the period that the main use is maintained, unless an equivalent number of spaces is provided for such use in another location approved by the Planning Commission.

(Ord. 17-2006. Passed 2-28-06.)

(i) Screening Requirements.

- (1) Parking areas in any district designed to accommodate more than ten vehicles and located adjacent to a public street shall provide a landscaped screen between the street and the parking area as required by perimeter buffer requirements of Section 1172.07(a).
- (2) Interior parking lot landscaping shall be provided consistent with requirements of Section 1172.07(b). For the purpose of this section, the area of a parking lot shall be the total vehicular surface area including circulation aisles. Landscaping in any part of a yard or adjacent to buildings shall not be included as interior landscaping.
- (3) Screening of parking areas in any non residential district abutting residential districts. Screening shall be provided consistent with fence regulations appearing at Section 1164.01(b) unless otherwise approved by the Architectural Review Board. In approving a modification from these requirements the Architectural Review Board may consider the impacts of existing tree and vegetation removal and may permit alternate fence locations more removed from the property line.
- (4) Screening of parking areas used in conjunction with automotive or equipment service establishments. Vehicles remaining on a service site for more than forty-eight hours shall be stored either in an enclosed building or within an area enclosed on all sides by a fence or wall. The fence or wall shall comply with provisions of Section 1164.01(b).

(j) Parking Non-passenger Vehicles and/or Commercial Equipment in a Residential District. The placing, storing, or parking, on a lot or on a public street, within a residential zoned district, of such commercial vehicles or equipment including trucks, vans, panel trucks, bulldozers, back-hoes, semi-tractor/trailer; owned or used by the occupants of the premises, and not governed by the following is prohibited:

- (1) Licensed as a passenger vehicle, noncommercial motor vehicles; vehicles displaying license plates issued to a handicapped person and imprinted with the international wheelchair symbol; vehicles displaying a valid parking card issued by the State of Ohio to handicapped persons.
- (2) That such vehicle may be so placed, parked and permitted to stand for a period during the delivery therefrom or the pickup of articles or materials to be used or consumed on the related premises.
- (3) When such vehicles are used in connection with constructing, altering, repairing, maintaining or cleaning a building on such lot when the described work is in progress.
- (4) One single-axle vehicle described as a truck, and not exceeding four tons in gross vehicle weight, may be stored or parked in a garage with the garage doors closed on a residential premises provided all the following conditions are observed:
 - A. There are no offensive odors emitted from the truck.
 - B. That such vehicle shall not be used as a warehouse for the storage of substantial goods, supplies, or other material, i.e. ladders, paint, etc.
 - C. There are no animals, fish or fowl stored in the truck.
 - D. There are no foodstuffs or other organic materials stored in the truck which would create a condition that would attract, harbor or contain vermin, insects or rodents.
 - E. The use and garaging of a truck shall not result in a public nuisance which is offensive to neighboring property owners or residents by reason of excessive noise, late hours of truck use, intensity of activity or other such reasons.
 - F. The vehicle has only equipment as originally purchased which may include a top on a pickup truck, but does not include ladders or other equipment or materials placed or stored on the exterior of the vehicle.
- (5) Any vehicle otherwise lawfully maintained or parked upon a parcel or parcels under common ownership and not in front of the building setback line and not visible from the lot line of neighboring properties.

(k) Parking of Recreational Vehicles and/or Equipment in a Residential District. The placing, parking, and/or storing of recreational vehicles and/or equipment associated with recreational uses in a residential zoned district, shall be governed by the following:

- (1) Not more than one open air parking space for a recreational vehicle used for recreational purposes by the occupants of the dwelling may be located in a side or rear yard area provided that:
 - A. No vehicles shall be placed closer than three feet to any side or rear yard property line.
 - B. No vehicle shall be placed within the front yard setback area, except for the purpose of loading or unloading, for a period not to

exceed forty-eight hours.

C. All such vehicles and equipment shall be maintained in good repair, operable condition and carry a current license and/or registration, if required by law.

D. No such vehicles or equipment shall be connected to electricity, sewers, water or gas utilities, nor be occupied for housekeeping or living purposes for more than three days and nights.

Exception: If a determination is made by the Building Commissioner that moving such vehicles to the rear or side yard, because of lot and dwelling configuration, would be impossible, said vehicle may be parked in the front yard, on an approved surface, no closer than fifteen (15) feet to the right of way. (Right of way measurement is indicated in the plat book and shall be measured by the center-line of the street).

(Ord. 173-2000. Passed 12-17-00.)

1174.07 CHANGE IN USE OR ENLARGEMENT OF PREMISES.

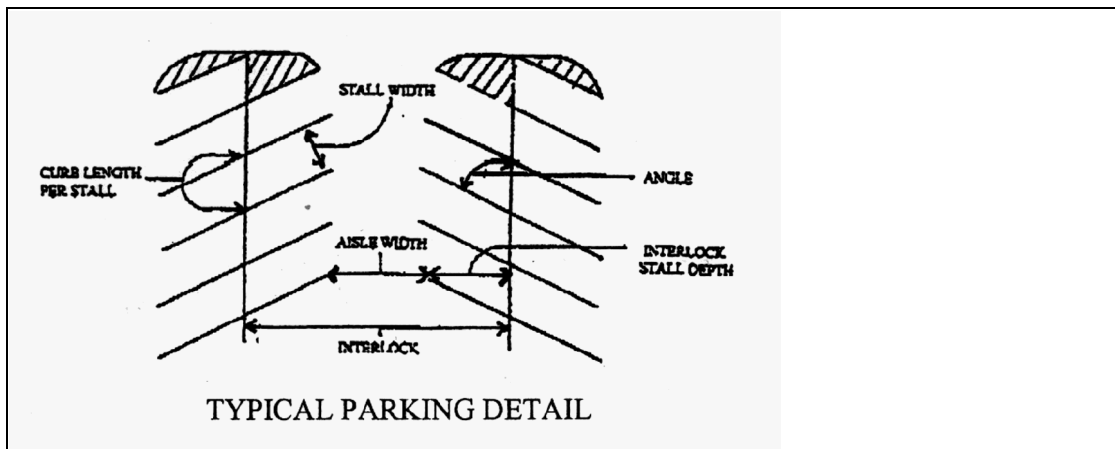
In all districts, when a building, structure or premises has a change of use, addition of dwelling units, gross floor area, seating capacity or other units of measure specified herein for required parking facilities which creates a need for an increase of more than fifteen percent (15 %) in off-street parking, additional facilities as required herein shall be provided only for such increase in use. However, off-street parking spaces for such additional units or enlargement plus any existing off-street parking need not exceed the total amount of off-street parking spaces which would be required for the entire use if constructed new.

(Ord. 173-2000. Passed 12-17-00.)

**OFF-STREET PARKING DIMENSIONS & LAYOUT
(All Dimensions in Feet)**

ANGLE	45.0	60.0	75.0	90.0
INTERLOCK	40.0	50.5	54.5	59.0
AISLE WIDTH	11.0	16.3	19.1	23.0
INTERLOCK				
STALL DEPTH	14.5	17.1	17.7	18.0
CURB LENGTH	12.7	9.9	9.3	9.0

Note: Circulation aisles having a dimension of less than 23 feet shall be one-way aisles. Dimensions for parking angles other than those listed above shall be approved by the City Engineer. (Ord. 42-2001. Passed 4-11-01.)



1174.09 LOADING AND UNLOADING SPACE REQUIREMENTS; MINIMUM SPACES REQUIRED.

(a) Every building used for any of the following purposes: manufacturing, storage, warehousing, department store, wholesale store, retail store, market, hotel, hospital, laundry, dry cleaner, dairy, mortuary and other uses similarly and customarily receiving or distributing goods by motor vehicle; shall provide space on the premises for loading purposes on the basis of the following regulations:

- (1) At the discretion of Planning Commission every use referred to above and having over 5,000 square feet of gross floor area shall be provided with at least one truck loading and unloading space not less than twelve (12) feet in width, forty (40) feet in length, and fourteen (14) foot height clearance. One additional 20,000 square feet of gross floor area in the building.
- (2) Access to truck loading and unloading space shall be provided directly from a public street or alley that will not interfere with public convenience and that will permit the orderly and safe movement of such trucks.
- (3) Loading space as required under this section shall be provided as additional to the off-street parking spaces required and shall not be considered as supplying off-street parking space.
- (4) Loading spaces shall not be oriented so as to be directly visible from the public street. In those instances where, due to unavoidable site conditions, the loading area is placed on the building front, a landscape screen approved by Planning Commission shall be provided.

(Ord. 173-2000. Passed 12-17-00.)

1174.11 LANDBANKED PARKING.

If the Planning Commission determines that the total number of off-street parking spaces required by this chapter is not reasonably necessary to meet the actual parking demand for a specific facility, it may allow the developer to construct a lesser number of actual parking spaces in accordance with the following provisions:

- (a) A site plan be presented to the Commission indicating the accommodation of the total number of spaces required indicating those required spaces to be landbanked and not constructed;
- (b) The entire landbanked parking area(s) shall be improved with appropriate landscape treatment acceptable to the Commission; and
- (c) If the Commission determines that the actual parking demand; a future change of use or tenancy; and/or expansion of the use requires additional off-street parking spaces, such additional parking shall be provided in the previously landbanked area(s) on the site.

(Ord. 173-2000. Passed 12-17-00.)

1174.13 PARKING LOT AREA LIGHTING.

Parking and circulation areas, pedestrian areas and related outdoor use areas in non-residential and mixed-use districts shall be illuminated to provide safety and security for the users of these areas, to provide security for property, and to maintain privacy for adjacent residential properties. Exterior lighting shall be designed, installed and maintained according to the following standards:

- (a) Illumination Levels. Except as provided in subsection (b), exterior lighting shall provide minimum maintained horizontal foot-candle (fc) illumination as follows:

Activity type	Maintained footcandles
Parking and pedestrian areas	0.6 fc minimum
Property security only	0.2 fc minimum
Vehicle use area only	1.0 fc minimum

Note: Exterior lighting in parking areas may be extinguished when not in use. Exterior lighting in pedestrian areas may be reduced to the property security level during hours when these areas are not in use.

- (b) Light Trespass. In order to maintain privacy and avoid nuisance, exterior lighting shall be designed and maintained to provide a maximum of one-tenth foot-candle (0.1 fc) illumination at side or rear property lines which are adjacent to a residential use or zoning district.
- (c) Shields and Cutoff Fixtures Required. Exterior lighting shall be designed and maintained so that glare is not cast on adjacent properties, regardless of use, or on adjacent streets. Luminaries over ten feet in height shall be designed with cut-off shields or other devices which eliminate light above an angle of 85 degrees of the vertical axis of the light source.
- (d) Exclusions. Standards in this section shall not apply to street lighting or to lighting of public outdoor recreation activities.

1174.15 ACCESSIBLE PARKING SPACES.

If parking spaces are provided for employees or visitors, or both, then accessible spaces shall be provided in each such parking area in conformance with current ADA published requirements and must include at least one van-accessible space at every parking lot. The following provides a guide that may be updated as changes in the ADA requirements are made:

Total spaces in lot	Required Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	*
1000 and over	**

* 2 percent of total

** 20 plus 1 for each 100 over 1000

The total number of accessible parking spaces may be distributed among parking lots, if greater accessibility is achieved.

(Ord.102-2010. Passed 09-14-10.)

1172.01 INTENT.

The intent of this chapter is to improve the appearance of vehicular use areas and property abutting public rights of way; to require buffering between different land uses; and to protect, preserve and promote the aesthetic appeal, character and value of the surrounding neighborhoods; and to promote public health and safety through the reduction of noise pollution, air pollution, water pollution, visual pollution, air temperature and artificial light glare.

(Ord. 173-2000. Passed 12-17-00.)

1172.03 PURPOSE.

It is further the purpose of this chapter to specifically promote the preservation and replacement of trees and significant vegetation removed in the course of land development, and to promote the proper utilization of landscaping between certain land to minimize the opportunities of nuisances. (Ord. 173-2000. Passed 12-17-00.)

1172.05 SITES AFFECTED.

(a) New Sites. No certificate of zoning compliance or building permit shall be issued hereafter for any site development or the construction or improvement of any building, structure or vehicular use area except where landscaping for such development construction has been approved as required by the provisions of this chapter.

(b) Existing Sites. No building, structure, or vehicular use area shall be constructed or expanded unless the minimum landscaping required by the provisions of this chapter is provided to the property to the extent of its alteration or expansion. In the case of a substantial expansion, the entire site must be brought into compliance with the minimum requirements of this chapter. An alteration or expansion to an existing property is substantial when:

(1) In the case of an alteration or expansion involving both an existing building or structure and additional land, and, if applicable, additional structures or buildings, the area or square footage of the expanded or altered land or structure or building, respectively, exceeds twenty-five percent (25%) of the area or square footage of the existing land or structure or building respectively, exclusive of the alteration or expansion.

(2) "Land," as used herein, includes land used for open space, parking or building purposes.

(Ord. 173-2000. Passed 12-17-00.)

1172.07 MINIMUM LANDSCAPE REQUIREMENTS.

This section describes the minimum requirements that shall be met in regard to perimeter buffer landscaping for different land use areas, perimeter landscaping for vehicular use areas, interior landscaping and shading of parking lots, landscaping for service areas, and additional site landscaping for businesses, buildings, structures or other new developments.

(a) Perimeter Buffer Landscaping Requirements.

(1) Purpose. It is the purpose of this section to improve the appearance of vehicular use areas, to separate vehicular and pedestrian traffic areas, to reduce the effects of glare from automobile headlights, to screen the appearance of parking areas from public rights-of-way and adjacent properties (vehicular use area perimeter requirements), and to require buffering between different land uses and along certain public rights-of-way (property perimeter requirements).

(2) Opacity requirements. Landscape materials, fences, and walls used to fulfill perimeter landscaping requirements shall be installed to provide at least 80 percent year round opacity. Landscape materials must be predominantly evergreen species and meet opacity requirements within four years after installation.

(3) Perimeter buffer landscape zone. The perimeter buffer landscape zone shall be provided by the property owner adjoining the street, unless the authority building the street has fully met all requirements on the street right-of-way.

(4) Property perimeter requirements. Property perimeter requirements provide buffering between different land uses and along certain rights-of-way.

(5) Vehicular use area perimeter requirements. Vehicular use area perimeter requirements provide buffering of areas used by vehicles such as parking lots and driveways from adjacent property or public rights-of-way.

(6) Requirements conflicts. Whenever a parcel or activity falls under two or more categories, only one category, that with the most stringent requirements, shall be enforced.

(7) Perimeter buffer landscape zone conflicts. The required perimeter buffer landscape zone may be combined with a utility or other easement as long as all of the landscape requirements can be provided in addition to, and separate from, any other easement. Cars or other objects shall not overhang or otherwise intrude upon the required perimeter buffer landscape zone more than two and one-half feet, and wheel stops or curbs shall be required.

(8) Existing landscape material. Existing landscape material shall be shown on the required plan, and any material in satisfactory condition may be used to satisfy these requirements in whole or in part when, in the opinion of the public approval authority, such material meets the requirements and achieves the objectives of this chapter.

(9) Landscaping at driveway and street intersections. To insure that landscape materials do not constitute a driving hazard, a sight triangle shall be observed at all street intersections or intersections of driveways and streets. Within this sight triangle, neither landscape material nor parked vehicles, except for required grass or ground cover, shall be permitted. Within the sight triangle, trees shall be permitted as long as, except during early growth stages, only the tree trunk is visible between the ground and eight feet above the ground, or otherwise does not present a traffic visibility hazard.

A. Driveway intersection sight triangle. At intersections of driveways with streets, the sight triangle shall be established by locating the intersection of the street curb with the driveway edge, and by measuring from this point a distance of twenty feet (20) along the street curb to a point and connecting these points.

B. Street intersection sight triangle. At street intersections, the sight triangle shall be formed by measuring at least thirty-five (35) feet along curb lines and connecting these points.

(b) Interior Landscaping for Vehicular Use Areas. Any open vehicular use area, excluding loading, unloading and storage areas in an industrial, public facility, commercial or business zone, containing more than 6,000 square feet of area, or twenty or more vehicular parking spaces, shall provide interior landscaping in addition to the previously required perimeter landscaping. Interior landscaping may be peninsula or island types, and must include at least one deciduous shade tree per peninsula or island to be counted towards the required landscape area.

(1) Purpose. It is the purpose of this section to break up large areas of impervious surfaces in order to provide shade and heat

abatement, and enhance the appearance of the community.

- (2) **Landscape area.** For each 100 square feet or fraction thereof, of vehicular use area, a minimum total of five square feet of landscaped area shall be provided.
- A. **Minimum area.** The minimum landscape area permitted shall be 100 square feet with a minimum inside dimension width of 10 feet, and four-foot minimum dimension to all trees from edge of pavement where vehicles overhang.
- B. **Maximum contiguous area.** In order to encourage the required landscape areas to be properly dispersed, no individual landscape area shall be larger than 350 square feet in size, and no individual area shall be larger than 1,500 square feet in vehicular use areas over 30,000 square feet. In both cases, the least dimension of any required area shall be four feet minimum dimension to all trees from edge of pavement where vehicles overhang. Individual landscape areas larger than above are permitted as long as the additional area is in the excess of the required minimum total.
- (3) **Vehicle overhang.** Parked vehicles may hang over the interior landscaped area no more than two and one-half feet, as long as concrete or other wheel stops are provided to insure no greater overhang or penetration of the landscaped area.
- (c) **Screening For Service Structures.** Service structures shall be screened in all zoning districts. For the purposes of this section, service structures shall include but not be limited to loading docks, storage tanks, electrical transformers, utility vaults which extend above the surface, cooling towers, roof top units and other equipment or elements providing service to a building or a site. Structures may be grouped together; however, screening height shall be based upon the tallest of the structures. Dumpsters shall be screened from public view by an enclosure constructed of material approved by the Planning Commission.
- (1) **Screening requirements.** A continuous (having 100 percent opacity) planting, hedge, fence, wall of earth, which would enclose any service structure on all sides is required, unless such structure must be frequently moved, in which case screening on all but one side is required. The height of the screening material shall be one foot more than the height of the enclosed structure, but shall not be required to exceed 12 feet in height. Whenever a service structure is located next to a building wall, perimeter landscaping material or vehicular use area landscaping material, such walls or screening material may fulfill the screening requirement for that side of the service structure if that wall or screening material is of sufficient height to meet the height requirement set out in this section. Plant material used to screen a service structure shall be an evergreen species which retains its needles throughout the year. Deciduous plant material cannot be used to fulfill this screening requirement. The height of the evergreen plant material at installation must be equal to, or greater than, two-thirds of the height of the service structure(s), and meet the height and opacity requirements within four years. No interior landscaping shall be required within an area screened for service structures.
- (2) **Curbs to protect screening material.** Whenever screening material is placed around any trash disposal unit or waste collection unit, or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening material on these sides where there is such material. The curbing shall be at least one foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.
- (d) **Additional Site Landscaping Requirements.** All new developments, regardless of type, and all alterations or expansions to existing developments, shall provide site landscaping in addition to previously required perimeter landscaping. Site landscaping shall consist primarily of new tree planting or the preservation of existing trees or hedges within the development site.
- (1) **Preservation of wooded areas:** It is encouraged that efforts be made to preserve natural vegetation areas. Consideration shall be given to laying out streets, lots, structures and parking areas to avoid the unnecessary destruction of heavily wooded areas or outstanding tree specimens. It is further encouraged that whenever possible, heavily wooded areas be designated as preserves.
- (2) **Preservation of existing landscaping materials.** All trees having a trunk diameter of eight (8) inches or greater as measured 4.5 feet from ground level shall be preserved unless such trees are exempted as follows:
- A. Trees within public rights-of-way or utility easements or a temporary construction easement as approved by the Municipal Engineer.
- B. Trees within the ground coverage of proposed structure or within twelve (12) feet of the perimeter of such structures.
- C. Trees within the driveway access to parking or service areas or proposed areas to service a single-family home.
- D. Trees that in the judgment of the City Arborist are damaged, diseased, over mature, or which interfere with utility lines or are an inappropriate or undesirable species for that specific location. It is encouraged that exempted trees subject to destruction are preserved by relocation and replanting of such trees on a lot.
- (3) **Site planting requirement.**
- A. **Purpose.** It is the purpose of this subsection to provide additional landscaping to enhance the appearance and customer attraction of commercial and industrial areas, to enhance the architectural character and aesthetics of the site, and to enhance the beautification of the City. This subsection pertains to additional landscaping located around the building and other portions of the site. It does not include landscape material that has been provided to fulfill the planting requirements for interior landscaping, vehicular use area perimeters, property perimeters, and street trees.
- B. For all new development the following number and size of trees are required within the interior landscaped area:

Schedule of the Minimum Number and Caliper of Trees

Use and Zoning Types	Total Number of Trees	Min. Caliper of Trees (in.)
Residential		
Individual lot:	4	2
Per Acre:	10	2
Single Family Cluster per acre:	10	2

Multi-family per acre:	10	2
Business districts per acre:	10	2
Public Facilities Districts:	10	2
Industrial districts/acre:	8	2
Other districts per acre:	10	2

C. Parking Lots: See subsection (b) hereof.

D. No new tree plantings shall be required if existing trees meet or exceed the number required in this chapter and providing that such trees are evenly distributed throughout the developed area and not confined either to out-of-the-way dense clusters or to the perimeter of the developed area. The minimum tree size for such existing tree plantings shall be no less than two (2) inch in trunk diameter. Trees to be preserved shall be subject to a discretionary review by the City Arborist.

(4) For new development or construction, if new tree plantings are required for conformance to the landscaping requirements of this chapter, the applicant or owner shall indicate on the landscape plan the location and size of such tree plantings. If such landscape plan is approved, the applicant or owner shall plant such trees as may be required within one year or the next planting season after issuance of a building permit.

(Ord. 173-2000. Passed 12-17-00.)

CHAPTER 9

R-3 RESIDENTIAL DISTRICT SINGLE FAMILY HIGH DENSITY RESIDENTIAL DISTRICT

- 9.1 Purpose.** The purpose of establishing regulations to govern the R-3 Residential District (8,800 sq. ft. District) is to provide for continued high density residential development or redevelopment in the area of the Township that was previously subdivided and is constrained by small lots and which was formerly zoned for this purpose prior to the 1999 amendments to the Township's Zoning Resolution.
- 9.2 Permitted Uses.** Within the R-3 Residential District, no building, structure, or premises shall be constructed, used, arranged, modified, or altered except for one or more of the following uses:
- a. Single-Family dwellings and attached garages;
 - b. Parks, Playgrounds, and Open Space; and
 - c. Home Occupations.
- 9.3 Conditional Uses.** The following conditional uses may be permitted subject to compliance with all conditions set forth relative to each conditionally permitted use and upon securing a conditional use certificate from the Twinsburg Township Board of Zoning Appeals, and category 2 use development approval subject to Chapter 24 of this Resolution, as applicable: *(effective 2/18/2010)*
- a. Educational Institutions;
 - b. Places of Assembly; *(effective 2/18/2010)*
 - c. Passive Recreation; *(effective 2/18/2010)* and
 - d. Active Recreation. *(effective 2/18/2010)*
- 9.4 Minimum Lot Area.**

- a. Every single family dwelling shall have a lot area of not less than 8,800 square feet.
- b. All other uses shall have a minimum lot area of not less than 43,560 square feet.

9.5 Minimum Lot Width and Frontage.

- a. The lot width shall not be less than seventy (70) feet at the minimum building setback line as set forth in Section 9.7.
- b. The minimum lot frontage shall not be less than eighty (80) feet for residential uses and not less than one hundred (100) feet for all other uses.

9.6 Minimum Size of Dwelling. Every dwelling unit shall have a minimum floor area of 1,200 square feet and every dwelling unit of more than one story shall have a minimum ground floor area of 800 square feet. *(effective 5/18/2012)*

9.7 Building Setback Lines. The front of the building or any part thereof shall be generally aligned with the setback lines of a majority of the buildings on the same side of the same block of the same street. No building or any portion thereof, except steps and uncovered porches less than ten (10) feet in depth, shall be erected at less than twenty (20) feet from any fronting road, street, or right-of-way. *(effective 11/21/2014)*

9.8 Side Yard Setback. The minimum width of a side yard shall be not less than five (5) feet on each side of the building, provided that fifteen (15) feet of separation is maintained between buildings on adjacent lots. *(effective 11/21/2014)*

9.9 Rear Yard Setback. The minimum distance between the rear of the building or any portion thereof and the rear lot line shall be not less than twenty (20) feet. Detached accessory buildings shall have a rear yard setback of not less than ten (10) feet. *(effective 4/9/2021)*

9.10 Height of Structures. No structure shall be higher than thirty five (35) feet.

9.11 Corner Lots. In the case of a corner lot, the set back line for any building shall be not less than fifteen (15) feet from any lot line abutting any right-of-way. The side of the building or any part thereof shall be generally aligned with the setback lines of a majority of the buildings on the same side of the same block on the same side street. *(effective 11/21/2014)*

9.12 Private Garages. Every new dwelling unit shall have an attached or detached private garage with an area of not less than four hundred (400) square feet designed to accommodate not less than two passenger automobiles. *(effective 10/10/2019)*

CHAPTER 12

INTERCHANGE MIXED USE DISTRICT (IMU DISTRICT)

(Entire Chapter repealed 03/09/2023)

TOWNSHIP OF TWINSBURG

COUNTY OF SUMMIT

STATE OF OHIO

RESOLUTION NO. 17-99 *As Amended*

**A RESOLUTION TO MODIFY INTERCHANGE MIXED USE DISTRICT
REQUIREMENTS,
DEFINITIONS, AND RIPARIAN SETBACK REGULATIONS,
AND TO REZONE PROPERTY DESCRIBED HEREIN
FROM IMU (INTERCHANGE MIXED USE) DISTRICT
TO R-3 (SINGLE FAMILY HIGH DENSITY RESIDENTIAL) DISTRICT,
ALL IN THE HADDEN ROAD EAST AREA, BY AMENDING VARIOUS SECTIONS OF
CHAPTERS 6, 21, AND 22, AND BY REPEALING CHAPTER 12 IN ITS ENTIRETY,
ALL OF THE ZONING RESOLUTION OF THE TOWNSHIP OF TWINSBURG**

WHEREAS, an amendment to the Zoning Resolution of the Township of Twinsburg has been proposed in a manner as provided for in Chapter 519 of the Ohio Revised Code; and

WHEREAS, on December 15, 2022, the Summit County Planning Commission considered said proposed amendment and forwarded its recommendation on said proposed amendment to the Twinsburg Township Zoning Commission (the “Zoning Commission”); and

WHEREAS, on January 3, 2023, the Zoning Commission considered said proposed amendment, including holding a public hearing on said proposed amendment as required, and forwarded its recommendation on said proposed amendment to this Board;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Township of Twinsburg, County of Summit, State of Ohio:

SECTION 1. CHAPTER 6, DISTRICTS AND ZONING MAP, is hereby amended to read as follows:

“CHAPTER 6

DISTRICTS AND ZONING MAP

6.1 Classes and Types of Zoning Districts

In order to regulate and guide the nature and location of business, commercial, industrial, residential, recreational, and other land uses; and, in order to specify and regulate the amount of land area which may be occupied; and, in order to establish minimum yards and setbacks for buildings and structures; and, in order to provide and preserve open space, contiguous and substantial where possible; and, in order to regulate the density of buildings and population, the territory of Twinsburg Township, Summit County, Ohio, is hereby divided into the following types of districts and grouped according to each zoning class, and shall be known as herein listed and as shown on the Zoning Districts Map.

Classes of Districts	Type Of District Within Each Class
Residential Districts: R-1	Residential District (1-Acre District)
R-2	Residential District (1/2-Acre District)
R-3	Residential District (8,800 Sq. Ft. District)
R-4	Residential District (2-Acre District)
R-5	Residential District (4-Acre District)
Commercial Districts: C	Neighborhood Commercial District <i>(effective 1/28/2005)</i>
Industrial Districts: I	Industrial District <i>(effective 12/7/2002)</i>
Mixed Use Districts: IMU	Interchange Mixed Use District <i>(effective 8/15/2008)</i>
Other Districts: PRD	(Planned Residential Development)* <i>(effective 5/31/2002)</i>
PCD	(Planned Commercial Development)* <i>(effective 4/22/2006)</i>
CUD	(Category 2 Use Development)* <i>(effective 2/18/2010)</i>

*PRD (Planned Residential Development), PCD (Planned Commercial Development), and CUD (Category 2 Use Development) are zoning district overlays established pursuant to Section 519.021(C) of the Ohio Revised Code. A PRD may be located in any underlying R District, subject to a determination of compliance and final PRD approval in accordance with the provisions of Chapter 16 of this Zoning Resolution. A PCD may be located in any underlying C District, or in any area where the Comprehensive Plan recommends consideration of a Commercial Overlay, subject to a determination of compliance and final PCD approval in accordance with the provisions of Chapter 14 of this Zoning Resolution. A CUD may be located in any district, subject to a determination of compliance and final CUD approval in accordance with the provisions of Chapter 24 of this Zoning Resolution. For any such area with such determination and such approval, the Zoning Districts Map shall note the underlying zoning classification(s) for that area, but shall also note that the area has obtained such determination and such approval. The means of notation shall be as determined by the Township. This modification to the Zoning Districts Map shall be a ministerial act, as provided in Section 519.021(C) of the Ohio Revised Code.

6.2-6.5 [no change]”

SECTION 2. CHAPTER 12, INTERCHANGE MIXED USE (IMU) DISTRICT, be and is hereby repealed in its entirety.

SECTION 3. CHAPTER 21, DEFINITIONS, is hereby amended to read as follows:

“CHAPTER 21

DEFINITIONS

21.1-21.110 [no change]

21.111 **Variance (Riparian)** means a modification of the enforcement of the Riparian Setback Zoning Resolution that will not be contrary to the public interest and where, due to conditions peculiar to this property and not the result of the action of the applicant, a literal enforcement of the Zoning Resolution would result in undue hardship to the applicant, ~~except with regard to a Fashion Shopping Center, as defined in Section 12.13 of this Resolution.~~

21.112-21.118 [no change]”

SECTION 4. CHAPTER 22, RIPARIAN SETBACK REGULATIONS, is hereby amended to read as follows:

“CHAPTER 22

RIPARIAN SETBACK REGULATIONS

22.1-22.7 [no change]

22.8 Variances within Riparian Setback

- a. Applications for variances to the provisions of this Chapter shall be submitted to the Twinsburg Township Board of Zoning Appeals, ~~except that applications for variances to the provisions of this Chapter for Fashion Shopping Centers in the IMU Interchange Mixed Use District shall be submitted to the Twinsburg Township Zoning Commission.~~
- b. The Township Board of Zoning Appeals ~~or, where applicable, the Township Zoning Commission;~~ shall consult with representatives from the Summit SWCD; the Ohio Department of Natural Resources, Division of Natural Areas; the Ohio Environmental Protection Agency, Division of Surface Water; the County of Summit Engineer; the Department of Environmental Services of Summit County; the Summit County Health Department; or other technical experts as necessary to consider variance requests.
- c-e. [no change]
- f. In reviewing whether to grant variances, the Twinsburg Township Board of Zoning Appeals ~~or, where applicable, the Township Zoning Commission;~~ shall consider the following:
 - 1-4. [no change]

22.9-22.10 [no change]”

SECTION 5. Rezoning. The zoning classification of the following described property shall be amended as follows:

Approximately 44 acres rezoned from IMU (Interchange Mixed Use) to R-3 (Single Family High Density Residential); all more or less generally described as being east of Hadden Road, and bounded to the north, south, and east by the Township's boundary with the City of Twinsburg; known by the following permanent parcel numbers:

6200124	6200701	6201043
6200204	6200702	6201070
6200205	6200703	6201325
6200206	6200719	6201404
6200207	6200725	6201405
6200221	6200726	6201406
6200476	6200727	6201496
6200477	6200728	6201556
6200478	6200764	6204707
6200496	6200908	6204708
6200519	6200911	6204709
6200520	6200912	6204710
6200596	6200916	6204711
6200607	6200917	6205080
6200609	6200984	6205081
6200612	6201017	
6200695	6201039	

; and as depicted on the map attached hereto and incorporated as Exhibit A hereto.

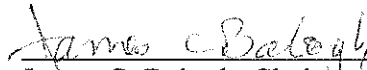
SECTION 6. Meetings. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including but not limited to Section 121.22 of the Revised Code.


SECTION 7. Effective Date. This Resolution shall become effective 30 days after the date of adoption of this Resolution or at the earliest date allowed by law.

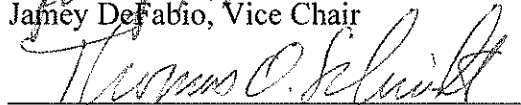
This Resolution is hereby declared to have been adopted by the Board of Trustees of the Township of Twinsburg, County of Summit, State of Ohio, at a meeting, called and held on the 8th day of February, 2023.

YEAS: Balogh, DeFabio, Schmidt
NEAS:
ABSTAIN:

BOARD OF TRUSTEES

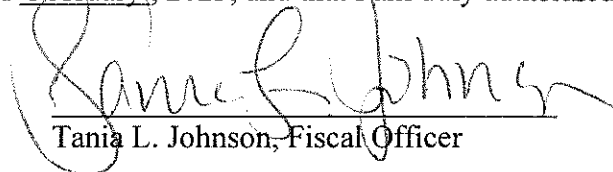

James C. Balogh, Chair


Jamey DeFabio, Vice Chair


Thomas O. Schmidt, Trustee

CERTIFICATION

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Board of Trustees of the Township of Twinsburg, County of Summit, State of Ohio, at a meeting held on the 8th day of February, 2023, and that I am duly authorized to execute this certification.


Tania L. Johnson, Fiscal Officer

Fraction at Risk Documentation

[West Creek correspondence with City of Twinsburg City Planner Lynn Muter re: C-3 property development](#)

[Lynn Muter City Planner City of Twinsburg contact info](#)

[West Creek Conservancy impervious surface analysis of C-3 zoned properties in City of Twinsburg](#)



Kelly McCarthy <kelly.mccarthy917@gmail.com>

C-3 Zoning Question

10 messages

Kelly McCarthy <kelly.mccarthy917@gmail.com>

Thu, Dec 7, 2023 at 4:08 PM

To: lmuter@twinsburg.oh.us

Good afternoon Ms. Muter,

My name is Kelly McCarthy. I am working with West Creek Conservancy, a nonprofit conservation organization who recently acquired several parcels of land along the border of the City of Twinsburg and Twinsburg Township, near the highway 480 interchange. The parcels that are in the City of Twinsburg are zoned C-3.

We are trying to quantify the ecological benefit of West Creek's conservation of this land, which is currently almost entirely forested. Based on our preliminary interpretation of the City's zoning code, it looks like there are pretty robust setbacks and regulations related to parking and max building area, such that only about 41% of the total land could be timbered and converted to impervious surfaces. This seems highly conservative for a commercially zoned property, so I wanted to check my understanding.

Based on what you've seen in other C-3 zoned areas, what do you think is a reasonable estimate of timbering and land use conversion to impervious surface for a property zoned as such? Basically we are trying to estimate the amount of trees and pervious surface that could have been lost had the property been commercially developed.

I appreciate any guidance or insight you are able to offer!

Kindly,
Kelly McCarthy

Muter, Lynn <LMuter@twinsburg.oh.us>

Thu, Dec 7, 2023 at 4:20 PM

To: Kelly McCarthy <kelly.mccarthy917@gmail.com>

Hi Kelly,

I'll need a moment on this, but can help out with an estimate. I'm out of the office tomorrow, but can come up with some numbers next week. Do you have a deadline that you're up against? Lynn

[Quoted text hidden]

Kelly McCarthy <kelly.mccarthy917@gmail.com>

Thu, Dec 7, 2023 at 4:52 PM

To: "Muter, Lynn" <lmuter@twinsburg.oh.us>

Next week would be perfect! No urgent deadline here. Thank you so very much!

Kelly
[Quoted text hidden]

Muter, Lynn <LMuter@twinsburg.oh.us>

Mon, Dec 11, 2023 at 1:35 PM

To: Kelly McCarthy <kelly.mccarthy917@gmail.com>

Kelly,

The City of Twinsburg administration supported rezoning of this C-3 location to I-2 - industrial uses. I would argue that the land would have seen development in either of these zoning classifications: C-3 or I-2 - if it were to be

developed. I have seen concept site plans for both scenarios. Frankly the City of Twinsburg was more supportive of the industrial zoning. Not sure that is helpful information for your purposes, but that is the reality. In any case, development of the site would have been big box retail or large warehouse and distribution uses. Both of these land uses come with significant building envelopes and off-street parking areas. Typically there is not much tree preservation because developers do not expect the natural vegetation to survive construction site pressures. (They concede to site clearing for ease of construction and because trees are probably going to be stressed to a point of no return during the construction phase.) The industrial districts allow for 40% building coverage, while the C-3 District allows for 25% building coverage. However, off-street parking desired for big box retail is as high, if not higher, than for industrial uses.

See attached aerial of the Creekside Drive development. Creekside Drive is zoned C-3. There are some fast food restaurants, a hotel, some retail and the Kent State Regional Campus. All of these uses come with substantial parking areas. I calculated the hotel site at 81% lot coverage. I'd say we are at 70% average with these uses. Even when the building is small (Chipotle) the parking area encompasses much of the remaining site. The only open space is the storm water detention basin, which also must be cleared of trees to function properly.


An industrial example also attached. The former Chrysler stamping plant is shown in attachment two. This building was razed and is now the Cornerstone Business Park – attachment three. This was the City's preferred vision for the property in question. We're at approximately 70% impervious surfaces at this site.

With all of that said, I would think calculating the lot coverage for developed properties on Creekside would give you a more accurate accounting of the number you are seeking. Hope this helps, Lynn

[Quoted text hidden]

3 attachments

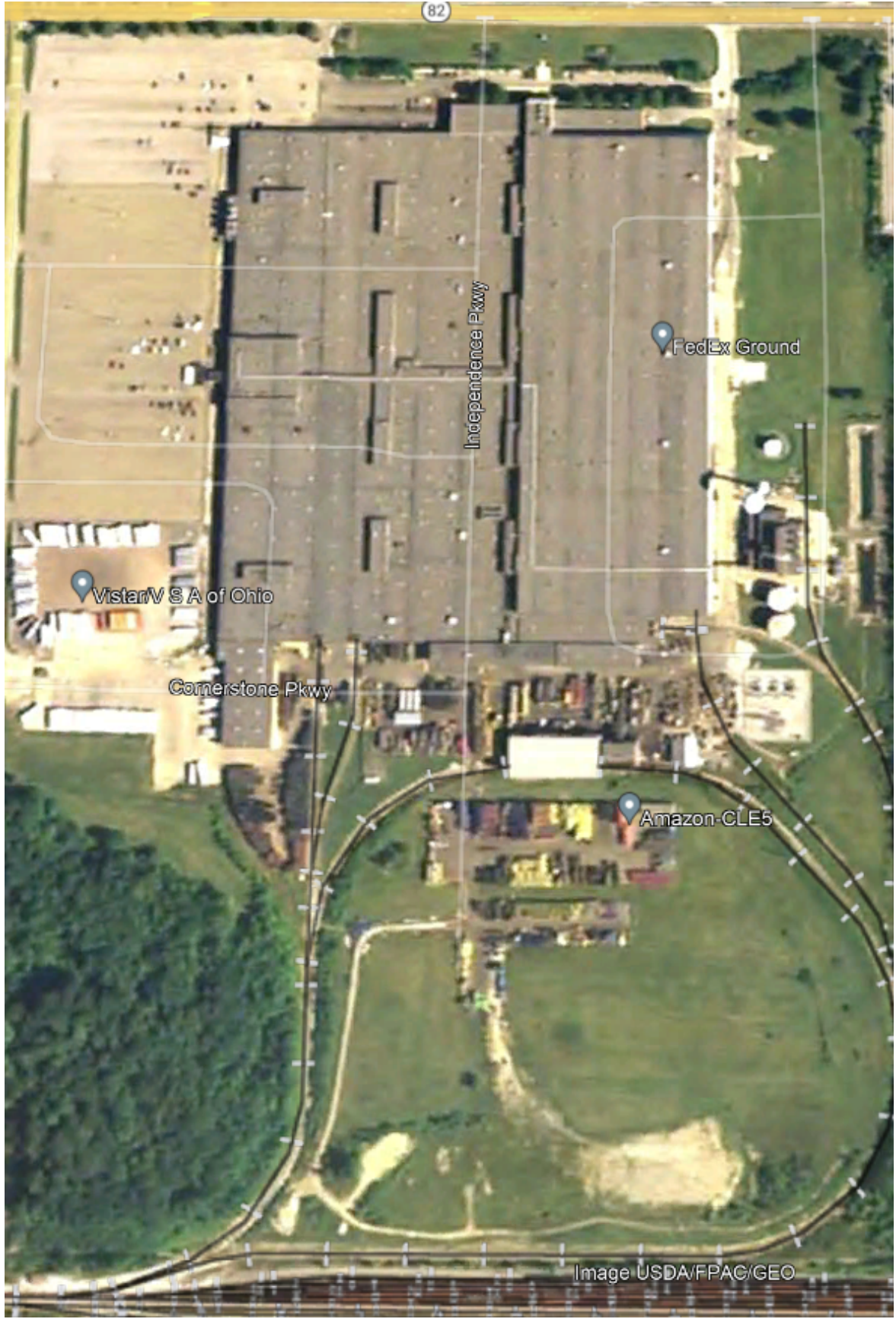
 **Creekside Drive.doc**
2138K

 **Chrysler.doc**
1018K

 **Cornerstone.doc**
719K



Creekside Drive, C-3 District, PP# 6407096 – hotel site. The impervious area measures approximately 81% of the site. Numerous open space areas on these parcels contain stormwater management basins. Areas adjacent to Tinker’s Creek that are undeveloped are deed restricted with conservation easements.



82

Vistar V S A of Ohio

Comerstone Pkwy

Independence Pkwy

FedEx Ground

Amazon-CLE5

Image USDA/FPAC/GEO





- Facebook
- Instagram
- Twitter
- YouTube

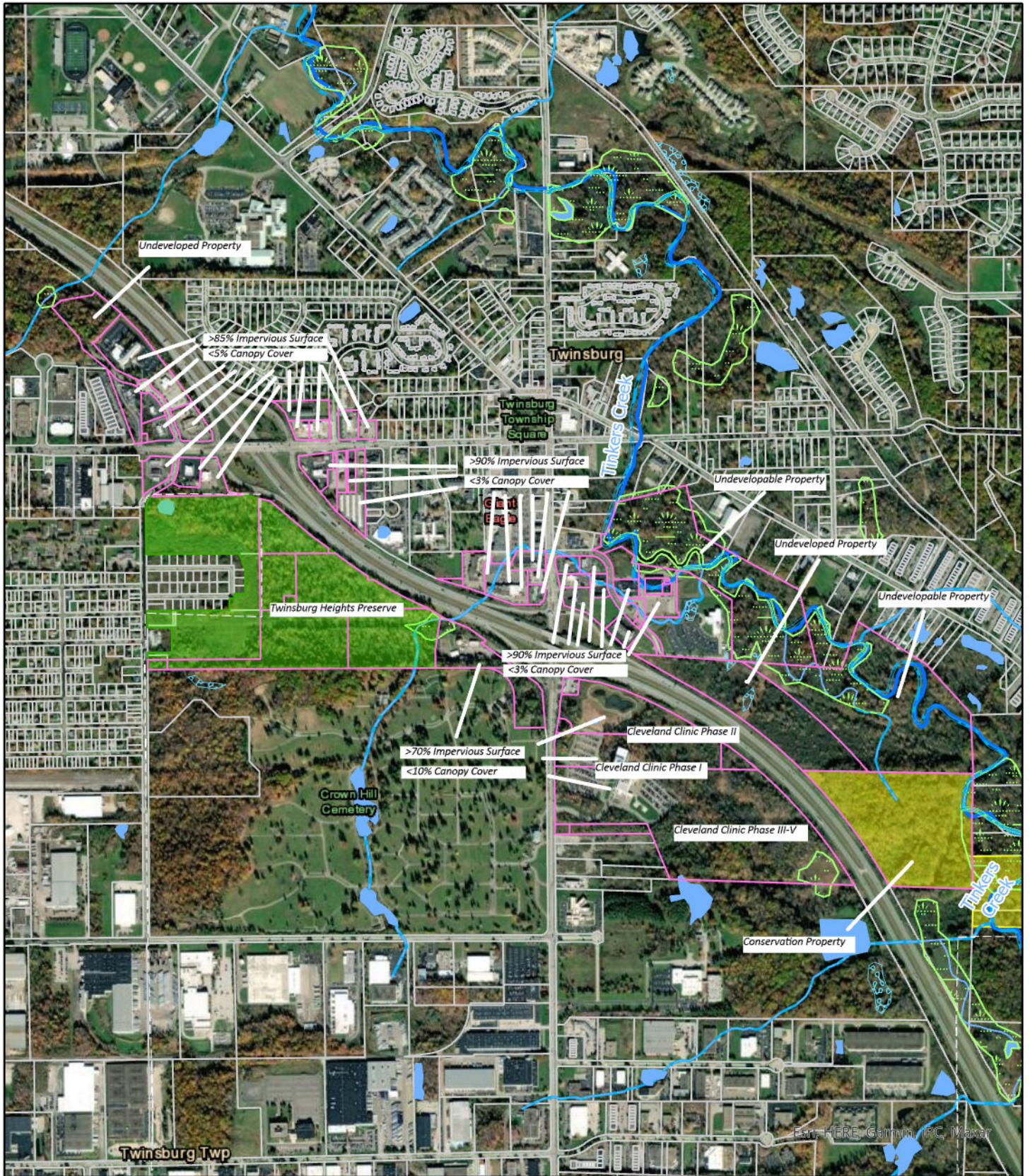
- Sign-Up For Emergency Alerts
- Sign-Up for eNewsletter
- Agendas & Minutes
- Codified Ordinances
- Document Center
- Twinsburg Videos
- Job Openings
- Community Partnerships
- Voting Information

Home > Staff Directory

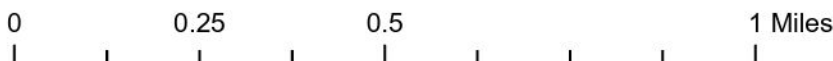
Lynn Muter

Planning Division
 Title: City Planner
 Phone: 330-963-6221
Email

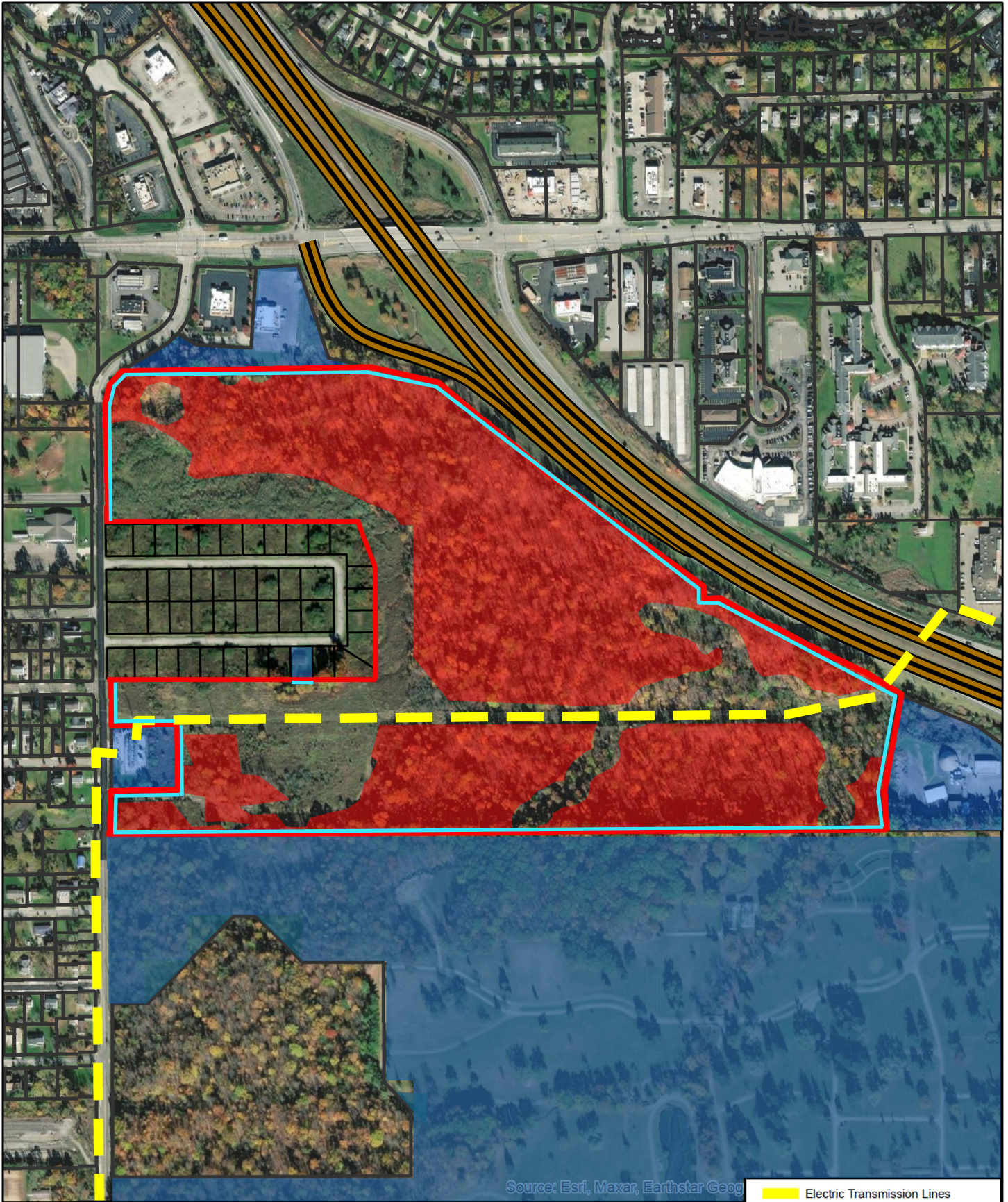
[Return to Previous Page](#)



TWINSBURG C-3 COMMERCIAL ZONING & IMPERVIOUS SURFACES



Threat of Loss Demonstration



Source: Esri, Maxar, Earthstar Geog



Twinsburg Heights Preserve Developed Perimeter (77.7%)

0 0.075 0.15
Miles



- Electric Transmission Lines
- Interstate 480
- Project Area
- Twinsburg Heights Parcel Boundary
- Adjacent Developed Parcels
- Parcels
- Developed Perimeter

Attestation of No Double Counting and No Net Harm



Twinsburg Heights Preserve Attestation of No Double Counting of Credits & No Net Harm

I am the Executive Director of West Creek Conservancy and make this attestation regarding the no double counting of credits and no net harm from this tree preservation project, Twinsburg Heights Preserve.

1. Project Description

The Project that is the subject of this attestation is described more fully in both our Application and our Project Design Document (PDD), both of which are incorporated into this attestation.

2. No Double Counting by Applying for Credits from another Registry

West Creek Conservancy has not and will not seek credits for CO₂ for the project trees or for this project from any other organization or registry issuing credits for CO₂ storage.

3. No Double Counting by Seeking Credits for the Same Trees or Same CO₂ Storage

West Creek Conservancy has not and will not apply for a project including the same trees as this project nor will it seek credits for CO₂ storage for the project trees or for this project in any other project or more than once. West Creek Conservancy checked the location of the Project Area against the Registry-provided geospatial database, which contains geospatial data on the project areas of all registered urban forest carbon preservation projects to date. Project Operator has determined that there is no overlap of Project Area or Project Trees with any registered urban forest carbon preservation project.

4. No Net Harm

The trees preserved in this project will produce many benefits, as described in our Application and PDD. Like almost all urban trees, the project trees are preserved for the benefits they deliver to people, communities, and the environment in a metropolitan area.

The project trees will produce many benefits and will not cause net harm. Specifically, they will not:

- Displace native or indigenous populations
- Deprive any communities of food sources
- Degrade a landscape or cause environmental damage

Signed on March 5, in 2024, by Derek Schafer for West Creek Conservancy.



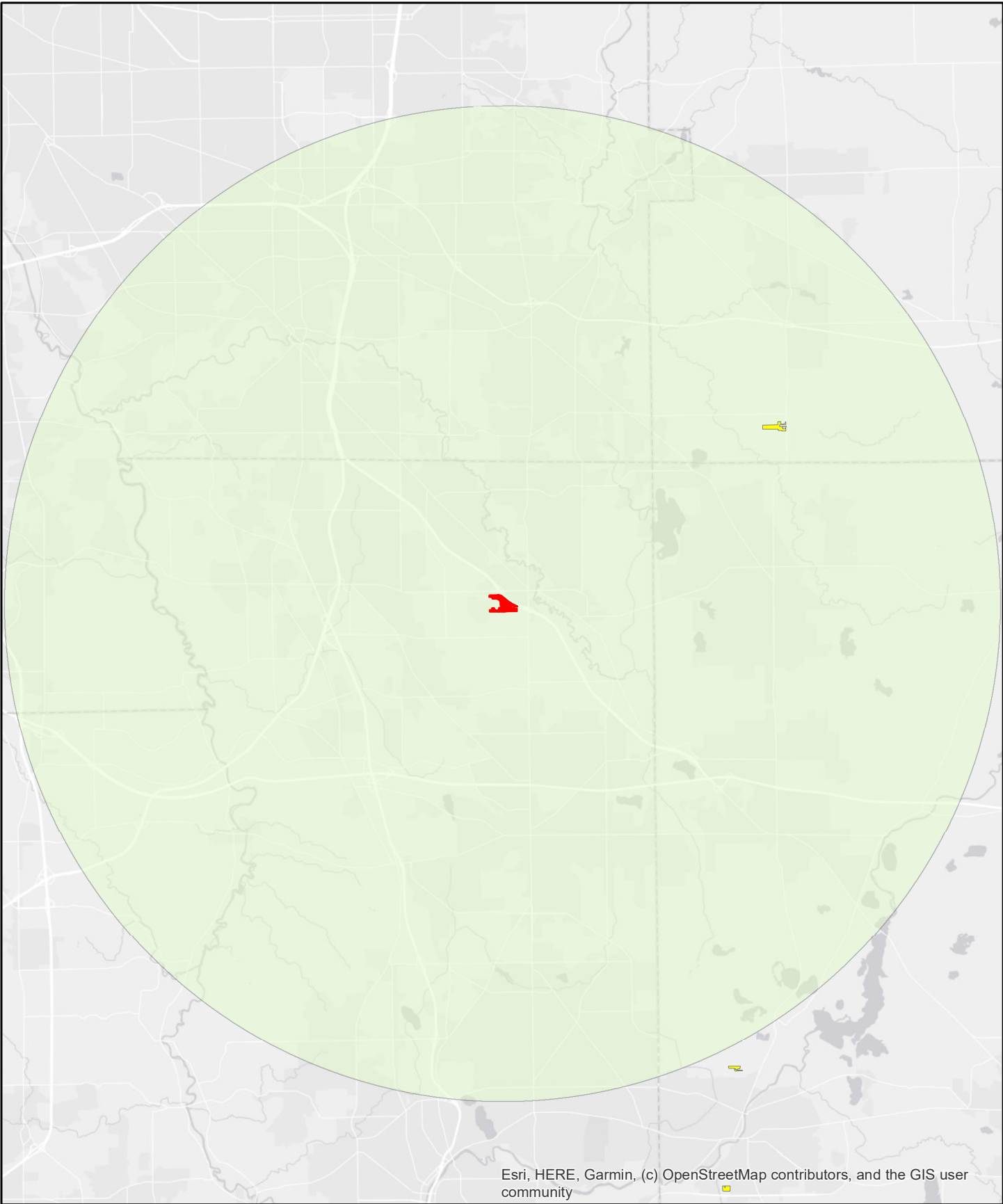
Signature

440-915-2940

Phone

d.schafer@westcreek.org

Email

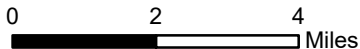


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Twinsburg Heights Preserve

No Double Counting



- Existing Preservation Projects
- Twinsburg Heights Preserve
- 10 mile buffer from Project Area



Attestation of Additionality



Twinsburg Heights Preserve Attestation of Additionality

I am the Executive Director of West Creek Conservancy and make this attestation regarding additionality from this tree preservation project, Twinsburg Heights Preserve.

- Project Description
 - The Project that is the subject of this attestation is described more fully in the Application and the Project Design Document (PDD), both of which are incorporated into this attestation.
- Prior to the start of the project, the trees in the Project Area were not protected via easement or recorded encumbrance or in a protected zoning status that preserves the trees.
- The zoning in the Project Area currently allows for a non-forest use.
- The trees in the Project Area face a threat or risk of removal or conversion out of forest.
- West Creek Conservancy recorded in the public land records an easement, covenant, or deed restriction specifically protecting the trees for the project duration of 40 years.
- Additionality is also embedded in the quantification methodology that our project followed. Projects cannot receive, and the project will not receive, credits for trees that would have remained had development occurred, nor can they receive soil carbon credits for soil that would have been undisturbed had development occurred. The project also had to apply a discount to credited carbon for potential displaced development due to the project.
- Project Implementation Agreement for Project Duration
 - West Creek Conservancy signed a Project Implementation Agreement with City Forest Credits for 40 years.
- The revenue from the sale of carbon credits will play a material role in the successful and durable preservation of the Project Area's carbon stock by providing funding for stewardship and maintenance that ensure the forest's long-term health and resilience. Revenue generated from the sale of carbon credits will support West Creek Conservancy's ongoing stewardship of the property, including invasive species treatment and deer management, as well as installation and maintenance of public access infrastructure to facilitate use of the property as a public nature preserve.
- West Creek Conservancy became aware of carbon crediting as a potential source of revenue for projects through the success that another conservation organization in Northeast Ohio, Western Reserve Land Conservancy, had in securing carbon credits to fund ongoing stewardship of protected forested properties in the region. West Creek Conservancy became aware of the work of City Forest Credits in the same manner. West Creek Conservancy first engaged City Forest Credits in January of 2023, and Twinsburg Heights Preserve was identified as a potentially viable property for carbon crediting in February.

Signed on March 5, in 2024, by Derek Schafer for West Creek Conservancy.

D-11-1
Signature

Derck Schafer
Printed Name

440-915-2940
Phone

dschafer@westercreek.org
Email

Carbon Quantification Tool

City Forest Credits - Preservation Protocol Carbon Quantification Calculator

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Project Operator West Creek Conservancy
Project Name Twinsburg Heights Preserve
Project Location City of Twinsburg, Twinsburg Township, Summit County, OH
Date 1/25/2024

Carbon Quantification Summary

49.3 Total Project Area Acres
 24.52 Biomass tC/ac
 89.89 Biomass tCO2e/ac
 4,432 Accounting Stock, tCO2e
 90% Fraction at risk of tree removal
 3,989 Avoided Biomass Emissions, tCO2e
 65% Avoided impervious surface, percent
 32 Avoided impervious surface, acres
 3,846 Avoided Soil Carbon Emissions, tCO2e
 18.3% Displacement
 730 Displaced Biomass Emissions, tCO2e
 1,165 Displaced Soil Emissions
 3,259 Credits from Avoided Biomass Emissions, tCO2e
 2,681 Credits from Avoided Soil Emissions, tCO2e
 5,940 Total Credits attributed to the project, tCO2e
 594 Registry Reversal Pool Account (10%), tCO2e

Protocol Section Supplemental information/notes

include project area for all parcels enrolled in carbon project
 11.1.B A complete inventory was performed on all trees within the project area that had a diameter at breast height of 5 inches or more, corresponding to method 11.1.B , include i-Tree eco results
 11.1.B
 11.1.B
 11.2 Based on zoning - see 11.2 in preservation protocol
 11.2
 11.3 Based on zoning - see 11.3 in preservation protocol
 11.4
 11.4
 11.5 Fraction of avoided development that cannot be served by development or re-development of existing non-treed properties within the urban area

Assumes that redevelopment causes increase in impervious surface on redeveloped parcels

5,346 Total credits issued to the project, tCO2e
108 Total credits issued to the project, tCO2e/acre

Year	Credits Issued This Year	Credits Issued	Buffer Credits Issued
1	5,346	5,346	594
2	-	5,346	0
3	-	5,346	0
4	-	5,346	0
5	-	5,346	0

	metric ton	SE	Percent SE	Area (acres)	Biomass tC/acre
Total Area	1390.21	181.57	0.13060617	49.3	24.52

Fraction at Risk	
Township R3	90%
City C3	90%
Total	90%

	Avoided Imp %	Acreage
Township R3	50%	12.28
City C3	70%	37.02
Total		0.65018

Fraction at Risk & Impervious Surface Worksheet - Residential Zoning

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Fraction at Risk of Tree Removal for Twinsburg Township R3

Supplemental Information/Notes

Fraction at Risk Equation (per Protocol Section 11.2.B.ii):

12.28 Project Area (acres)
 0.202 Minimum lot size (acres/unit)
 60.00 Max potential dwelling units
 120.00 Clearing estimated at 2 acres/unit
 -10.77 Clearing estimated at 10% of remaining area
 109.2 Total potentially cleared area
 889.48% Fraction at risk of tree removal

Check the local zoning code

Since the Fraction at Risk is greater than 90%, 90% should be used.

90% Fraction at Risk of Tree Removal

Impervious Surface for Twinsburg Township R3

If zoning code does not specify maximum lot coverage or yard setbacks, use the lesser of 50% or the fraction at risk of tree removal. Per 11.3.B

OR If the Zoning Code specifies maximum lot coverage

N/A Avoided impervious surface (maximum lot coverage)

Zoning code does not specify max impervious surface

OR If the Zoning Code does not specify maximum lot coverage but specifies minimum yard setbacks

12.28 Project Area (acres)
 8800.00 Minimum lot size (sqft/unit)
 70.00 Minimum lot width (feet)
 125.71 Estimated lot length (feet)
 20 Front yard setback (ft)
 1,400 Estimated front yard setback (sqft)
 20 Rear yard setback (ft)
 1,400 Estimated rear yard setback (sqft)
 5 Side yard setback
 857 Estimated side yard setbacks (sqft/unit)
 3,657 All setbacks per unit (sqft/unit)
 58% Avoided impervious surface

Check the local zoning code

To be conservative, zoning-specified yard setbacks were used to estimate avoided impervious surface. Since the side yard minimums allow for avoided impervious surface greater than 50%, the Protocol-specified standard deduction of 50% impervious surface avoided for residential use was used instead.

50% Avoided Impervious Surface

Fraction at Risk & Impervious Surface Worksheet - Industrial/Commercial Zoning

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Fraction at Risk of Tree Removal for City of Twinsburg C3

Supplemental Information/Notes

Per 11.2.A, 90% of Accounting Stock is eligible as Fraction at Risk for Commercial and Industrial Zoning. This aligns with information from the City of Twinsburg Planning Division that little tree preservation occurs because of site pressures during construction.

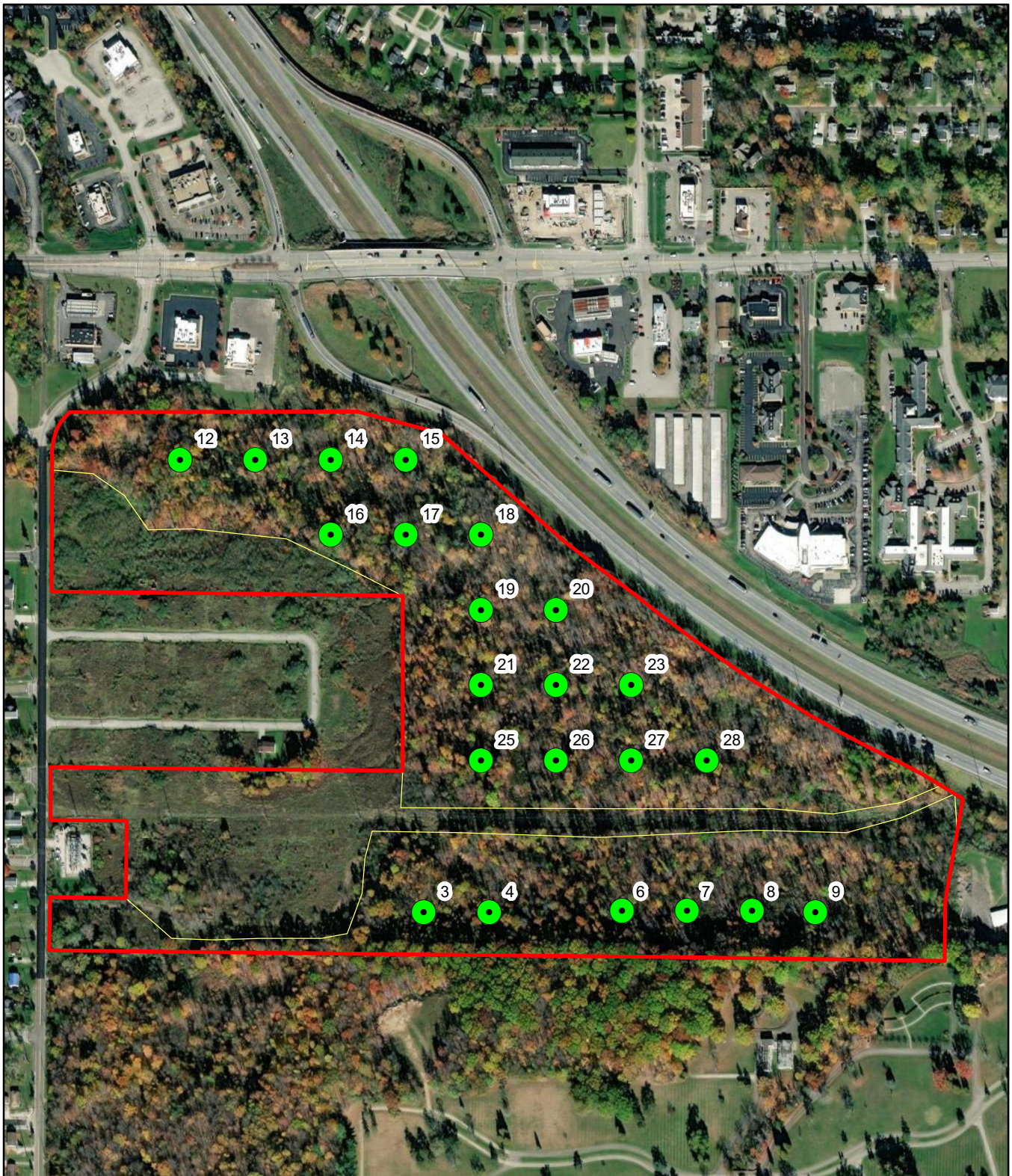
90% Fraction at Risk of Tree Removal

Impervious Surface for City of Twinsburg C3

Per 11.3.A, 90% of Project Area is eligible as Avoided Impervious Surface for Commercial and Industrial Zoning. The City of Twinsburg Ordinances include landscaping and tree protection requirements. However, 70% to 80% is more consistent with observed practice per the City of Twinsburg Planning Division. To be conservative, 70% was used.

70% Avoided Impervious Surface

Tree Plot Map



West Creek-Twinsburg

Summit County, OH



0 260 520 1,040 Feet

Map Created On: 8/16/2023

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Tree Characteristics Chart(s)

I. Tree Characteristics of the Urban Forest

The urban forest of Twinsburg has an estimated 5,804 trees with a tree cover of 93.0 percent. The three most common species are Sugar maple (36.7 percent), Red maple (31.7 percent), and American beech (7.7 percent).

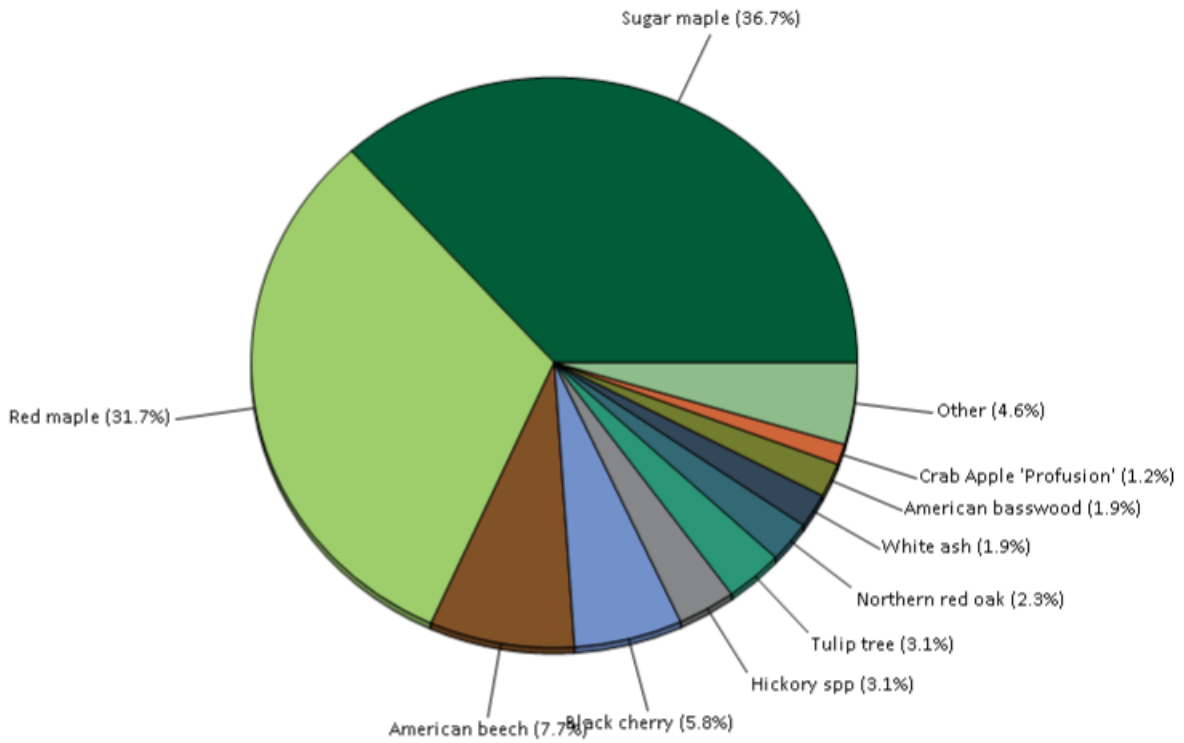


Figure 1. Tree species composition in Twinsburg

The overall tree density in Twinsburg is 291 trees/hectare (see Appendix III for comparable values from other cities).

iTree Eco Raw Data & Carbon Biomass Report

Plot	ID	Survey Date	Species	DBH 1 (in)	DBH 1: He	DBH 1: Me	DBH 2 (in)	DBH 2: He	DBH 2: Me	DBH 3 (in)	DBH 3: He	DBH 3: Me	DBH 4 (in)	DBH 4: He	DBH 4: Me	DBH 5 (in)	DBH 5: He	DBH 5: Me	DBH 6 (in)	DBH 6: He	DBH 6: Me	Crown: Co	Comments
3	1		Black cher	15		TRUE				TRUE					TRUE						TRUE	70% - 75%	
3	2		Sugar map	5		TRUE				TRUE					TRUE						TRUE	70% - 75%	
3	3		Sugar map	10		TRUE				TRUE					TRUE						TRUE	70% - 75%	
3	4		Sugar map	6		TRUE				TRUE					TRUE						TRUE	70% - 75%	
3	5		Sugar map	6		TRUE				TRUE					TRUE						TRUE	70% - 75%	
3	6		Crab Apple	5		TRUE				TRUE					TRUE						TRUE	50% - 55%	
3	7		Crab Apple	8		TRUE				TRUE					TRUE						TRUE	50% - 55%	
3	8		Crab Appl	6		TRUE				TRUE					TRUE						TRUE	50% - 55%	
3	9		Sugar map	8		TRUE				TRUE					TRUE						TRUE	70% - 75%	
3	10		White ash	9		TRUE				TRUE					TRUE						TRUE	5% - 10%	
3	11		Black cher	6		TRUE				TRUE					TRUE						TRUE	70% - 75%	
3	12		Pin oak (Q)	5		TRUE				TRUE					TRUE						TRUE	70% - 75%	
3	13		Black cher	8		TRUE				TRUE					TRUE						TRUE	70% - 75%	
3	14		White ash	5		TRUE				TRUE					TRUE						TRUE	50% - 55%	
3	15		Sugar map	6		TRUE				TRUE					TRUE						TRUE	70% - 75%	
3	16		Sugar map	5		TRUE				TRUE					TRUE						TRUE	70% - 75%	
3	17		Black cher	9		TRUE				TRUE					TRUE						TRUE	70% - 75%	
3	18		Hickory sp	5		TRUE				TRUE					TRUE						TRUE	70% - 75%	
3	19		White ash	8		TRUE				TRUE					TRUE						TRUE	5% - 10%	
3	20		Sugar map	6		TRUE				TRUE					TRUE						TRUE	70% - 75%	
3	21		Downy ser	6		TRUE				TRUE					TRUE						TRUE	70% - 75%	
3	22		Sugar map	6		TRUE				TRUE					TRUE						TRUE	70% - 75%	
4	1		Hickory sp	9		TRUE				TRUE					TRUE						TRUE	90% - 95%	
4	2		Sugar map	11		TRUE				TRUE					TRUE						TRUE	90% - 95%	
4	3		Sugar map	13		TRUE				TRUE					TRUE						TRUE	90% - 95%	
4	4		Hickory sp	11		TRUE				TRUE					TRUE						TRUE	90% - 95%	
4	5		Pin oak (Q)	16		TRUE				TRUE					TRUE						TRUE	90% - 95%	
4	6		Black cher	16		TRUE				TRUE					TRUE						TRUE	70% - 75%	
4	7		Sugar map	5		TRUE				TRUE					TRUE						TRUE	70% - 75%	
4	8		Northern r	11		TRUE				TRUE					TRUE						TRUE	70% - 75%	
4	9		White mull	6		TRUE				TRUE					TRUE						TRUE	70% - 75%	
4	10		Hickory sp	13		TRUE				TRUE					TRUE						TRUE	90% - 95%	
4	11		Sugar map	8		TRUE				TRUE					TRUE						TRUE	70% - 75%	
6	1		Sugar map	6		TRUE				TRUE					TRUE						TRUE	70% - 75%	
6	2		Sugar map	6		TRUE				TRUE					TRUE						TRUE	70% - 75%	
6	3		Red maple	10		TRUE				TRUE					TRUE						TRUE	70% - 75%	
6	4		Sugar map	6		TRUE				TRUE					TRUE						TRUE	70% - 75%	
6	5		Red maple	9		TRUE				TRUE					TRUE						TRUE	70% - 75%	
6	6		Red maple	5		TRUE				TRUE					TRUE						TRUE	50% - 55%	
6	7		White ash	15		TRUE				TRUE					TRUE						TRUE	25% - 30%	
6	8		Sugar map	6		TRUE				TRUE					TRUE						TRUE	70% - 75%	
6	9		Sugar map	5		TRUE				TRUE					TRUE						TRUE	70% - 75%	
6	10		Sugar map	5		TRUE				TRUE					TRUE						TRUE	70% - 75%	
6	11		White oak	16		TRUE				TRUE					TRUE						TRUE	90% - 95%	
6	12		Sugar map	5		TRUE				TRUE					TRUE						TRUE	70% - 75%	
6	13		Northern r	16		TRUE				TRUE					TRUE						TRUE	90% - 95%	
6	14		Sugar map	5		TRUE				TRUE					TRUE						TRUE	70% - 75%	
6	15		Red maple	15		TRUE				TRUE					TRUE						TRUE	70% - 75%	
6	16		Black cher	15		TRUE				TRUE					TRUE						TRUE	50% - 55%	
7	1		Tulip tree (12		TRUE				TRUE					TRUE						TRUE	70% - 75%	
7	2		Red maple	14		TRUE				TRUE					TRUE						TRUE	70% - 75%	
7	3		Red maple	6		TRUE				TRUE					TRUE						TRUE	70% - 75%	
7	4		Black cher	8		TRUE				TRUE					TRUE						TRUE	50% - 55%	
8	1		Red maple	7		TRUE				TRUE					TRUE						TRUE	70% - 75%	
8	2		Red maple	5		TRUE				TRUE					TRUE						TRUE	70% - 75%	

Benefits Summary of Trees by Species

Location: Twinsburg, Summit, Ohio, United States of America

Project: Twinsburg, Series: Twinsburg-Carbon, Year: 2023

Generated: 12/19/2023



Species	Trees		Carbon Storage	
	Number	SE	(metric ton)	SE
Red maple	1,838	±467	477.26	±140.44
Sugar maple	2,129	±402	410.35	±110.19
Downy serviceberry	22	±22	1.31	±1.28
Hickory spp	179	±93	31.73	±18.89
American hornbeam	22	±22	0.91	±0.89
American beech	448	±222	106.38	±49.57
White ash	112	±70	20.57	±11.97
Tulip tree	179	±81	50.19	±23.45
Cucumber tree	45	±44	10.87	±10.63
Crab Apple 'Profusion'	67	±66	4.43	±4.33
White mulberry	22	±22	1.38	±1.35
Eastern hophornbeam	22	±22	1.29	±1.26
Eastern cottonwood	22	±22	61.25	±59.87
Black cherry	336	±132	95.60	±36.91
White oak	22	±22	12.18	±11.90
Pin oak	45	±30	12.93	±11.47
Northern red oak	134	±57	76.18	±44.68
Black locust	22	±22	1.14	±1.12
American basswood	112	±110	12.54	±12.26
American elm	22	±22	1.71	±1.67
Total	5,804	±546	1,390.21	±181.57

Biomass tC/acre calculation: A plot sample forest assessment adhering to the standards set in CFC Tree Preservation Protocol Section 11.1.B was conducted. The sample established 22 sample plots sized at 1/10th-acre. Within every plot, each live tree at least 5" in diameter at 4.5' above the ground where the height above the ground is measured on the uphill side of the tree was inventoried. Species, diameter, and overall tree condition were recorded for each tree. i-Tree Eco was utilized to input the sample plot data to determine the carbon storage.

Carbon quantification is based on the sample plots. The metric tons of Carbon is 1,390.21. The standard error is 181.57.

$$\text{Biomass tC/acre} = (\text{metric tons of carbon} - \text{standard error}) / \text{project area acres}$$

$$(1390.21 - 181.57) / 49.3 = 24.52 \text{ (cell B11 on carbon calculator)}$$

iTree Canopy Report & Data Points

Id	Cover Clas	Description	Latitude	Longitude
1	Tree/Shrub		41.30752	-81.4498
2	Tree/Shrub		41.30807	-81.4491
3	Tree/Shrub		41.3079	-81.4502
4	Tree/Shrub		41.30692	-81.4506
5	Tree/Shrub		41.30849	-81.4511
6	Tree/Shrub		41.30553	-81.4514
7	Tree/Shrub		41.30533	-81.4511
8	Tree/Shrub		41.30688	-81.4491
9	Tree/Shrub		41.30552	-81.447
10	Tree/Shrub		41.30877	-81.4501
11	Tree/Shrub		41.30555	-81.4537
12	Tree/Shrub		41.30795	-81.4473
13	Tree/Shrub		41.30591	-81.448
14	Tree/Shrub		41.30585	-81.4471
15	Tree/Shrub		41.30575	-81.4501
16	Tree/Shrub		41.30974	-81.4525
17	Tree/Shrub		41.30822	-81.4495
18	Tree/Shrub		41.30952	-81.4506
19	Tree/Shrub		41.30528	-81.4475
20	Tree/Shrub		41.30729	-81.4506
21	Tree/Shrub		41.30557	-81.4485
22	Tree/Shrub		41.30568	-81.4468
23	Tree/Shrub		41.30937	-81.4503
24	Tree/Shrub		41.30625	-81.4476
25	Tree/Shrub		41.30956	-81.4524
26	Grass/Herbaceous		41.30532	-81.4466
27	Tree/Shrub		41.30969	-81.4537
28	Tree/Shrub		41.30888	-81.4498
29	Tree/Shrub		41.30932	-81.4536
30	Tree/Shrub		41.30966	-81.4517
31	Tree/Shrub		41.3086	-81.45
32	Tree/Shrub		41.30592	-81.4467
33	Tree/Shrub		41.30781	-81.4473
34	Tree/Shrub		41.30602	-81.451
35	Tree/Shrub		41.30765	-81.4482
36	Tree/Shrub		41.30586	-81.4507
37	Tree/Shrub		41.30737	-81.45
38	Tree/Shrub		41.30886	-81.4494
39	Tree/Shrub		41.30565	-81.4472
40	Tree/Shrub		41.30911	-81.4502
41	Tree/Shrub		41.30562	-81.4468
42	Tree/Shrub		41.30877	-81.4493
43	Tree/Shrub		41.30562	-81.4499

44 Tree/Shrub	41.30885	-81.4511
45 Tree/Shrub	41.30964	-81.4512
46 Tree/Shrub	41.30525	-81.4526
47 Tree/Shrub	41.30757	-81.449
48 Tree/Shrub	41.30723	-81.4482
49 Tree/Shrub	41.30823	-81.4484
50 Tree/Shrub	41.30785	-81.4485
51 Tree/Shrub	41.30522	-81.4475
52 Tree/Shrub	41.30543	-81.4529
53 Tree/Shrub	41.30945	-81.4532
54 Tree/Shrub	41.30609	-81.4496
55 Tree/Shrub	41.306	-81.4502
56 Tree/Shrub	41.30988	-81.4515
57 Tree/Shrub	41.30824	-81.4507
58 Tree/Shrub	41.30574	-81.4485
59 Tree/Shrub	41.30885	-81.4508
60 Tree/Shrub	41.30608	-81.4504
61 Tree/Shrub	41.30743	-81.4491
62 Tree/Shrub	41.30671	-81.4487
63 Tree/Shrub	41.30537	-81.4519
64 Tree/Shrub	41.30531	-81.4521
65 Tree/Shrub	41.30954	-81.4531
66 Tree/Shrub	41.30864	-81.4501
67 Tree/Shrub	41.30726	-81.449
68 Tree/Shrub	41.30914	-81.45
69 Tree/Shrub	41.30684	-81.4451
70 Tree/Shrub	41.30573	-81.4512
71 Tree/Shrub	41.30584	-81.4496
72 Tree/Shrub	41.30559	-81.4446
73 Tree/Shrub	41.30916	-81.4536
74 Grass/Herbaceous	41.30618	-81.4509
75 Tree/Shrub	41.30972	-81.4518
76 Tree/Shrub	41.30525	-81.4503
77 Grass/Herbaceous	41.30558	-81.4464
78 Tree/Shrub	41.30744	-81.4497
79 Tree/Shrub	41.30945	-81.4524
80 Tree/Shrub	41.30576	-81.4459
81 Tree/Shrub	41.3069	-81.4476
82 Tree/Shrub	41.30826	-81.4486
83 Tree/Shrub	41.30722	-81.4509
84 Tree/Shrub	41.30698	-81.4501
85 Tree/Shrub	41.3095	-81.4526
86 Tree/Shrub	41.30574	-81.4493
87 Tree/Shrub	41.30785	-81.4486

88 Tree/Shrub	41.3092	-81.4516
89 Tree/Shrub	41.30902	-81.4503
90 Tree/Shrub	41.30779	-81.4477
91 Tree/Shrub	41.30623	-81.4478
92 Tree/Shrub	41.30972	-81.4526
93 Tree/Shrub	41.30579	-81.4499
94 Grass/Herbaceous	41.30567	-81.4531
95 Tree/Shrub	41.30586	-81.4458
96 Tree/Shrub	41.30802	-81.4489
97 Tree/Shrub	41.30715	-81.4482
98 Tree/Shrub	41.30721	-81.4498
99 Tree/Shrub	41.30534	-81.4459
100 Tree/Shrub	41.30528	-81.4455
101 Soil/Bare Ground	41.30553	-81.4535
102 Tree/Shrub	41.30851	-81.4497
103 Tree/Shrub	41.3061	-81.4514
104 Tree/Shrub	41.30674	-81.4486
105 Tree/Shrub	41.30954	-81.4517
106 Tree/Shrub	41.30961	-81.4506
107 Tree/Shrub	41.30981	-81.4529
108 Tree/Shrub	41.30764	-81.4486
109 Tree/Shrub	41.30544	-81.4488
110 Tree/Shrub	41.30835	-81.4489
111 Tree/Shrub	41.30692	-81.4504
112 Grass/Herbaceous	41.30548	-81.4455
113 Tree/Shrub	41.30908	-81.4505
114 Grass/Herbaceous	41.30571	-81.4531
115 Tree/Shrub	41.30905	-81.4532
116 Tree/Shrub	41.30965	-81.4521
117 Tree/Shrub	41.30543	-81.4503
118 Tree/Shrub	41.30911	-81.4529
119 Tree/Shrub	41.30953	-81.4528
120 Tree/Shrub	41.30594	-81.4537
121 Tree/Shrub	41.30814	-81.4477
122 Tree/Shrub	41.30705	-81.4455
123 Tree/Shrub	41.30975	-81.4514
124 Tree/Shrub	41.30715	-81.4508
125 Tree/Shrub	41.30826	-81.4508
126 Tree/Shrub	41.30905	-81.4511
127 Tree/Shrub	41.30527	-81.4491
128 Tree/Shrub	41.30958	-81.4501
129 Tree/Shrub	41.30834	-81.4506
130 Tree/Shrub	41.30827	-81.4482
131 Tree/Shrub	41.30828	-81.4488

132 Tree/Shrub	41.31	-81.452
133 Tree/Shrub	41.30597	-81.4494
134 Tree/Shrub	41.30965	-81.4534
135 Tree/Shrub	41.30612	-81.4512
136 Grass/Herbaceous	41.30572	-81.453
137 Tree/Shrub	41.30568	-81.446
138 Tree/Shrub	41.30733	-81.4484
139 Tree/Shrub	41.30702	-81.4504
140 Tree/Shrub	41.30723	-81.449
141 Tree/Shrub	41.30532	-81.4504
142 Tree/Shrub	41.30525	-81.4476
143 Tree/Shrub	41.30702	-81.4455
144 Tree/Shrub	41.30531	-81.4457
145 Tree/Shrub	41.30703	-81.4503
146 Tree/Shrub	41.30846	-81.4484
147 Tree/Shrub	41.30577	-81.4457
148 Tree/Shrub	41.309	-81.454
149 Tree/Shrub	41.30915	-81.45
150 Tree/Shrub	41.30978	-81.4527

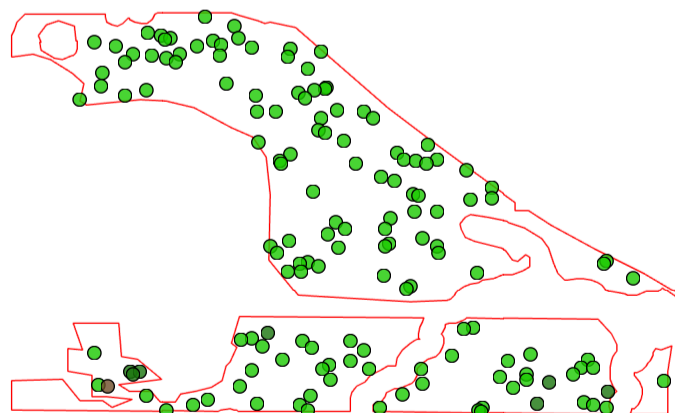
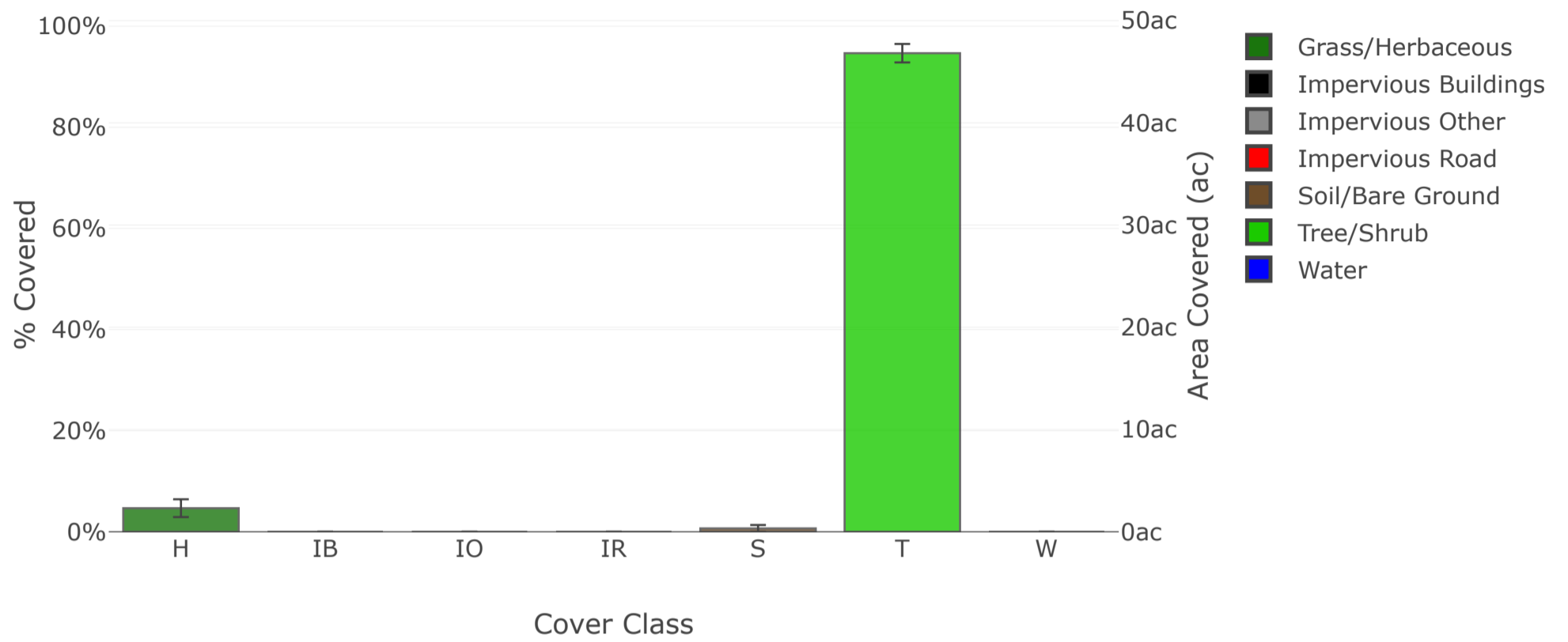
i-Tree Canopy

Cover Assessment and Tree Benefits Report

Estimated using random sampling statistics on 12/14/2023



Land Cover



Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ac) ± SE
H	Grass/Herbaceous		7	4.67 ± 1.76	2.31 ± 0.87
IB	Impervious Buildings		0	0.00 ± 0.00	0.00 ± 0.00
IO	Impervious Other		0	0.00 ± 0.00	0.00 ± 0.00
IR	Impervious Road		0	0.00 ± 0.00	0.00 ± 0.00
S	Soil/Bare Ground		1	0.67 ± 0.67	0.33 ± 0.33
T	Tree/Shrub		142	94.67 ± 1.83	46.81 ± 0.91
W	Water		0	0.00 ± 0.00	0.00 ± 0.00
Total			150	100.00	49.44

Tree Benefit Estimates: Carbon (English units)

Description	Carbon (T)	±SE	CO ₂ Equiv. (T)	±SE	Value (USD)	±SE
Sequestered annually in trees	51.78	±1.00	189.87	±3.68	\$8,832	±171
Stored in trees (Note: this benefit is not an annual rate)	1,604.59	±31.10	5,883.51	±114.02	\$273,664	±5,304

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 1.106 T of Carbon, or 4.056 T of CO₂, per ac/yr and rounded. Amount stored is based on 34.281 T of Carbon, or 125.697 T of CO₂, per ac and rounded. Value (USD) is based on \$170.55/T of Carbon, or \$46.51/T of CO₂ and rounded. (English units: T = tons (2,000 pounds), ac = acres)

Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (lb)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	28.63	±0.55	\$14	±0
NO ₂	Nitrogen Dioxide removed annually	273.61	±5.30	\$23	±0
O ₃	Ozone removed annually	2,273.00	±44.05	\$1,920	±37
SO ₂	Sulfur Dioxide removed annually	174.14	±3.37	\$7	±0
PM _{2.5}	Particulate Matter less than 2.5 microns removed annually	160.22	±3.11	\$6,063	±117
PM ₁₀ *	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	1,216.82	±23.58	\$2,448	±47
Total		4,126.42	±79.97	\$10,475	±203

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in lb/ac/yr @ \$/lb/yr and rounded: CO 0.612 @ \$0.50 | NO₂ 5.846 @ \$0.08 | O₃ 48.561 @ \$0.84 | SO₂ 3.720 @ \$0.04 | PM_{2.5} 3.423 @ \$37.84 | PM₁₀* 25.997 @ \$2.01 (English units: lb = pounds, ac = acres)

Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	517.32	±10.03	\$4,623	±90
E	Evaporation	4,131.51	±80.07	N/A	N/A
I	Interception	4,133.11	±80.10	N/A	N/A
T	Transpiration	5,791.29	±112.24	N/A	N/A
PE	Potential Evaporation	26,346.41	±510.60	N/A	N/A
PET	Potential Evapotranspiration	19,796.56	±383.66	N/A	N/A

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Hydrological Estimates are based on these values in Kgal/ac/yr @ \$/Kgal/yr and rounded: AVRO 11.052 @ \$8.94 | E 88.267 @ N/A | I 88.301 @ N/A | T 123.727 @ N/A | PE 562.875 @ N/A | PET 422.941 @ N/A (English units: Kgal = thousands of gallons, ac = acres)

About i-Tree Canopy

The concept and prototype of this program were developed by David J. Nowak, Jeffery T. Walton, and Eric J. Greenfield (USDA Forest Service). The current version of this program was developed and adapted to i-Tree by David Ellingsworth, Mike Binkley, and Scott Maco (The Davey Tree Expert Company)

Limitations of i-Tree Canopy

The accuracy of the analysis depends upon the ability of the user to correctly classify each point into its correct class. As the number of points increase, the precision of the estimate will increase as the standard error of the estimate will decrease. If too few points are classified, the standard error will be too high to have any real certainty of the estimate.



Additional support provided by:



Cobenefit Calculator

City Forest Preservation Co-Benefits Quantification Tool for the Northeast Climate

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The analyst can use this method to calculate the amount of co-benefits estimated to (deciduous and coniferous), and estimates annual co-benefits in Resource Units and \$ per year. The tool estimates the large, medium and small trees in the deciduous and coniferous life forms. Resources are assigned to the representative species for each tree-type. Energy effects are reduced to 20% of those in areas affected by climate and shade effects than areas with street trees. Local prices were

Steps

1) Use i-Tree Canopy, or another tool, to estimate the amount of area that is covered by tree cover in the project area. Also, enter the non-tree cover area.

2) Table 2 automatically provides estimates of co-benefits for the current canopy and the future canopy in the climate zone and assume that the deciduous and coniferous canopy is evenly distributed.

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Zone

to be produced by existing tree canopy. The tool uses information you provide on tree canopy cover (CFC). Transfer functions (i.e., kWh of electricity per m² of tree canopy) were calculated as the average of values for the dbh corresponding to a 25-year old tree were used, along with the crown projection values in the i-Tree Streets source data because preserved areas generally have fewer nearby buildings. Values from i-Tree Streets.

covered by deciduous and coniferous tree cover. In Table 1 enter the area (acres) in deciduous and coniferous

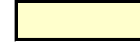
energy in Resource Units (e.g., kWh) per year and \$ per year. Values are adapted from i-Tree Streets results distributed among large, medium and small tree types.

deciduous
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Light yellow background denotes an input cell ->



Directions
1) Use i-Tree Canopy, or another tool, to estimate the amount of deciduous and coniferous tree cover area (acres) (Cell C20 and D20).
2) Use i-Tree Canopy, or another tool, to estimate the amount of non-tree cover area (acres) (Cell F20) in the project area.
3) In Cell G20 the total area of the project is calculated (acres). Prompt i-Tree Canopy to provide an estimate of the project area by clicking on the gear icon next to the upper right portion of the image and selecting "Report By Area."
4) Total Project Area, cell G17 should equal 100%.

Table 1. Tree Cover

	Deciduous Tree Cover	Coniferous Tree Cover	Total Tree Cover	Non-Tree	Total Project Area
Percent (%)	93%	0%	93%	7%	100%
Area (sq miles)	0.072	0.000	0.072	0.005	0.08
Area (m2)	185,547	0	185,547	13,962	199,508
Area (acres)	45.85	0.00	45.85	3.45	49.30

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Using the information you provide on tree canopy cover, the tool provides estimates of co-benefits in Resource Units and \$ per year.

Table 2. Co-Benefits per year with current tree canopy cover.

Ecosystem Services	Resource Units Totals	Total \$
Rain Interception (m3/yr)	23,449.8	\$49,563.68
Air Quality (t/yr)		
O3	0.8148	\$1,696.39
NOx	0.3491	\$726.75
PM10	0.4003	\$1,508.90
Net VOCs	0.0537	\$56.23
Air Quality Total	1.6178	\$3,988.26
Energy (kWh/yr & kBtu/yr)		
Cooling - Elec.	71,205	\$9,975.87
Heating - Nat. Gas	2,947,538	\$41,225.12
Energy Total (\$/yr)		\$51,201.00
Grand Total (\$/yr)		\$104,752.94

Social Impacts

City Forest Carbon Project Social Impacts



UN Sustainable Development Goals

The 17 United Nations Sustainable Development Goals (SDGs) are an urgent call for action and global partnership among all countries, representing key benchmarks for creating a better world and environment for everyone. Well-designed and managed urban forests make significant contributions to the environmental sustainability, economic viability and livability of cities. They help mitigate climate change and natural disasters, reduce energy costs, poverty and malnutrition, and provide ecosystem services and public benefits. See more details in the CFC Carbon Project Social Impact Reference Guide.

Instructions

This template sets out all relevant SDGs and lists various urban forest project activities that fall within each SDG. Evaluate the SDGs to determine how your carbon project provides social impacts that may contribute towards achievement of the global goals. Check the box(es) that contain one of your project activities and describe in no fewer than two sentences how your project activities align with the corresponding SDG. On page 12, select the icon for three to five of the most relevant SDGs to your project and provide any additional information.

SDG 3 - Good Health and Well Being

Goal: Ensure healthy lives and promote well-being for all at all ages.

Examples of project activities include, but are not limited to:

- Plant or protect trees to reduce or remove air pollutants
- If planting trees, select trees for reduced pollen counts and irritant production
- Plant or protect trees to create shade, provide UV exposure protection, reduce extreme heat negative effects, and/or reduce temperatures to relieve urban heat effects
- Design project to buffer sounds, optimize biodiversity, or create nature experiences
- Locate project near vulnerable populations, such as children or elderly
- Locate project near high volume roads to screen pollutants
- Locate project near people to encourage recreation, provide new parks or green space, or otherwise promote an active lifestyle
- Locate project near schools, elderly facilities, or mental health services to promote nature-based wellness, attention restoration, or other mental well-being
- Locate project in area with conditions of project-defined high inequity to trees, such as at schools, affordable or subsidized housing, formerly redlined neighborhoods, areas with high property vacancy rates, or area with high proportion of renters
- Reduce stormwater runoff or improve infiltration rates
- Design project to reduce human exposure to specific pollutants or toxins
- Other

Prior to West Creek Conservancy's acquisition and conservation of the Twinsburg Heights Preserve property, development threat was imminent. The previous landowner intended to commercially develop the property, due to its prime location right off the Highway 480 interchange and proximity to other commercial and dense residential areas. Commercial development of the property, however, was counter to the wishes of the neighboring residential community of Twinsburg Township. Twinsburg Heights is a predominately Black community with a long, storied history of community care and resilience in the face of historic discrimination. Many families in Twinsburg Heights have been there for generations and wish to see the close-knit, residential character of the community kept intact. This community still grapples with the legacy of the racially discriminatory practice of redlining, with Highway 480 directly adjacent to the neighborhood and fewer public amenities such as sidewalks and streetlights than can be found in adjacent neighborhoods within the City of Twinsburg and Twinsburg Township. The commercial land use conversion of the property would have had significant and irreparable impacts on the Twinsburg Heights community, including exacerbating pre-existing stormwater issues such as flooding and erosion.

Conservation of the Twinsburg Heights Preserve property preserves the ecosystem services including flood control, urban heat relief, and filtration of air pollutants that the property provides to the adjacent community. The project area intercepts an estimated 23,450 cubic meters of rainfall annually, and the trees with the project area also intercept and absorb an estimated 1.6 tons of air pollutants per year, including ozone (O₃), nitrogen oxides (NO_x), particulate matter (PM₁₀) and volatile organic compounds (VOCs). Additionally, West Creek Conservancy's plans to turn the property into a publicly accessible nature preserve including installation of walking trails will provide recreational opportunities for the community, while also likely increasing residential property values for the adjacent community of Twinsburg Heights.

The Twinsburg Heights Preserve project area was assessed using the US EPA's Environmental Justice Screening and Mapping Tool (EJ Screen) The EJ Screen tool combines environmental and demographic indicators to assess cumulative vulnerability to environmental health hazards, referred to in the EJ Screen tool as EJ indexes. The residential community directly to the west of the project area, defined as Blockgroup 391535301052, entirely comprises people of color (89% Black, 8% Hispanic, and 3% two or more races). With all neighboring Blockgroups comprising between 19-27% people of color, this demonstrates the persistent legacy of historic redlining in this community. This Blockgroup has an EJ Index score in the 90th national percentile or higher for Particulate Matter (91st percentile), Toxic Releases to Air (95th percentile), RMP Facility Proximity (96th percentile), Hazardous Waste Proximity (92nd percentile) and Wastewater Discharge (95th percentile). This Blockgroup is also in the 89th percentile nationally for heart disease risk, and in the 95th percentile nationally for cancer risk. Preservation of the Twinsburg Heights Preserve is therefore also a matter of environmental justice, serving to help mitigate the harmful effects of what is known as environmental redlining – the historic (and modern) placement of toxic, polluting facilities in proximity to communities of color.

SDG 6 - Clean Water and Sanitation

Goal: Ensure availability and sustainable management of water and sanitation for all

Examples of project activities include, but are not limited to:

- Research and assess environmental injustices related to water in project area
- Locate project near high-traffic roads or to otherwise improve, mitigate, or remediate toxic landscapes near water
- Protect or plant trees to improve historically or culturally important sites related to water that have been degraded and/or neglected
- Reduce stormwater by planting or protecting trees
- Plant forested buffers adjacent to streams, rivers, wetlands, or floodplains
- Prevent soil erosion by protect steep slopes
- Improve infiltration rates
- Improve, mitigate, or remediate toxic landscapes and human exposure to risk
- Drought resistance, such as selecting appropriate water-efficient trees for project climate zone
- Other

Not only does the conservation of the Twinsburg Heights Preserve property help mitigate the stormwater flood risk faced by the adjacent Twinsburg Heights residential community (as described in SDG 3), but it also preserves a forest buffer for the approximately 12,269 linear feet of unnamed headwater streams that flow through the property into a tributary of Tinkers Creek. According to the Tinkers Creek – Town of Twinsburg NPS-IS Plan, several locations downstream of the project site are not reaching water quality attainment standards or the goals of the NPS-IS Plan. With an estimated 23,450 cubic meters of rainfall intercepted annually within the project area, preservation of the property's headwater streams, surrounding forested riparian areas and natural topography has prevented the water quality degradation and downstream flood risk that would certainly have resulted from stream channel alteration and riparian vegetation removal associated with the timbering and commercial development of the Twinsburg Heights Preserve property.

SDG 8 - Decent Work and Economic Growth

Goal: Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all

Examples of project activities include, but are not limited to:

- Community participation in project implementation, including such things as providing access to financial resources for ongoing community-based care
- Emphasize local hiring and support small businesses
- Promote local economic opportunities through workforce training, career pathway development, or other employment
- Other

N/A

SDG 10 - Reduced Inequalities

Goal: Reduce inequalities within and among countries

Examples of project activities include, but are not limited to:

- Provide connections and cohesion for social health, such as create or reinforce places that promote informal interactions, engage local residents and users in tree management, include symbolic or cultural elements, or other events
- Research, understand, and design to address understand historic and current sociocultural inequities, community health conditions, environmental injustices, or prior local greening efforts in community
- Locate project near vulnerable populations, such as children or elderly, to provide air quality improvements or buffer against extreme heat effects
- Locate project in high-density residential areas or where there is a lack of trees to improve access and promote an active lifestyle
- Locate project near schools, elderly facilities, or mental health services to promote nature-based wellness, attention restoration, or other mental well-being
- Locate project in area with conditions of project-defined high inequity to trees, such as at schools, affordable or subsidized housing, formerly redlined neighborhoods, areas with high property vacancy rates, or area with high proportion of renters
- Locate project near high-traffic roads or to otherwise improve, mitigate, or remediate toxic landscapes
- Protect or plant trees to improve historically or culturally important sites that have been degraded and/or neglected
- Community engagement in project design, including such things as engaging and respecting existing relationships and social networks, community cultural traditions, and public participation methods that are empowering and inclusive
- Community participation in project implementation, including such things as addressing and removing barriers to participation, promote ongoing community-based care and access to financial resources
- Emphasize local hiring and support small businesses
- Research and consider potential for gentrification and displacements
- Promote local economic opportunities through workforce training, career pathway development, or other employment
- Other

West Creek Conservancy's conservation of the Twinsburg Heights Preserve property was aligned with the expressed wishes of the adjacent, formerly redlined and predominately African American residential community of Twinsburg Heights. The property provides a critical natural buffer between this community, which scores in the top percentiles nationally for several Environmental Justice indicators, and the adjacent Highway 480 as well as nearby polluting facilities, including hazardous waste facilities, EPA-mandated Risk Management Program facilities, and other industrial facilities emitting toxic releases. The residents of Twinsburg Heights expressly opposed the commercial development of the property that is now the Twinsburg Heights Preserve, and desired it to remain a natural area for the enjoyment of residents for generations to come. West Creek Conservancy is further respecting that community wish by working in collaboration with Summit County Metroparks to create a plan for full

public access to this regionally significant natural area, including possible future incorporation of the Twinsburg Heights Preserve property as part of the Summit County Metroparks system of managed parklands.

SDG 11 - Sustainable Cities and Communities

Overall: Make cities inclusive, safe, resilient, and sustainable.

Examples of project activities include, but are not limited to:

- Plant or protect trees to reduce or remove air pollutants
- If planting trees, select trees for reduced pollen counts and irritant production
- Locate project near high volume roads to screen pollutants
- Locate project near vulnerable populations, such as children or elderly
- Plant or protect trees to create shade, provide UV exposure protection, reduce extreme heat negative effects, and/or reduce temperatures to relieve urban heat effects
- Locate project near people to encourage recreation, provide new parks or green space, or otherwise promote an active lifestyle
- Design project to improve wellness and mental health, such as planting trees to buffer sounds, optimize biodiversity, optimize views from buildings, or create nature experiences
- Locate project near schools, elderly facilities, or mental health services to promote nature-based wellness, attention restoration, or other mental well-being
- Provide connections and cohesion for social health, such as create or reinforce places that promote informal interactions, engage local residents and users in tree management, include symbolic or cultural elements, or other events
- Research, understand, and design to address understand historic and current sociocultural inequities, community health conditions, environmental injustices, or prior local greening efforts in community
- Locate project in area with conditions of project-defined high inequity to trees, such as at schools, affordable or subsidized housing, formerly redlined neighborhoods, areas with high property vacancy rates, or area with high proportion of renters
- Community engagement in project design, including such things as engaging and respecting existing relationships and social networks, community cultural traditions, and public participation methods that are empowering and inclusive
- Community participation in project implementation, including such things as addressing and removing barriers to participation, promote ongoing community-based care and access to financial resources
- Other

West Creek Conservancy's conservation of the Twinsburg Heights Preserve property was aligned with the expressed wishes of the adjacent, formerly redlined and predominately African American residential community of Twinsburg Heights. The property provides a critical natural buffer between this community, which scores in the top percentiles nationally for several Environmental Justice indicators, and the adjacent Highway 480 as well as nearby polluting facilities, including hazardous waste facilities, EPA mandated Risk Management Program facilities, and other industrial facilities emitting toxic releases. The commercial land use conversion of the property, as was the intent of the previous owner and was aligned with the zoning of the property, would have had significant and irreparable impacts on the Twinsburg Heights community, not only eliminating this natural buffer but also exacerbating pre-existing stormwater issues including flooding and erosion. Conservation of the property as a natural area and ongoing stewardship by West Creek Conservancy will preserve and enhance the ecosystem services including flood control, urban heat relief, and filtration of air pollutants that the Twinsburg Heights

Preserve provides to the Twinsburg Heights community. Among these ecosystem services are interception of an estimated 23,450 cubic meters of rainfall annually, and absorption an estimated 1.6 tons of air pollutants per year.

Additionally, West Creek Conservancy plans to work with Summit County Metroparks to establish the Twinsburg Heights Preserve as a formal, publicly accessible nature preserve, including installation of walking trails. This will provide opportunities for connection and recreation for residents and visitors of the Twinsburg Heights community. This is aligned with the desire of the Twinsburg Heights community to preserve the close-knit, residential character of the neighborhood that has withstood the test of time.

SDG 12 - Responsible Production and Consumption

Goal: Ensure sustainable consumption and production patterns

Examples of project activities include, but are not limited to:

- Plant or protect trees to create shade or reduce temperatures to relieve urban heat effects
- Provide cooling benefits and energy savings by shading impervious surfaces such as streets or parking lots, or planting trees on south and west sides of buildings
- Other

N/A

SDG 13 - Climate Action

Goal: Take urgent action to combat climate change and its impacts.

Examples of project activities include, but are not limited to:

- Plant or protect trees to reduce or remove air pollutants
- Plant or protect trees to create shade or reduce temperatures to relieve urban heat effects
- Promote community capacity for social and climate resilience by engaging local residents or users in tree management, or other events to connect people to the project
- Reflect cultural traditions and inclusive engagement for climate resilience
- Design project to improve soil health
- Provide cooling benefits and energy savings by shading impervious surfaces such as streets or parking lots, or planting trees on south and west sides of buildings
- Plant or protect trees to reduce stormwater runoff
- Select water-efficient trees for climate zone and drought resistance
- Create and/or enhance wildlife habitat
- Other

Permanent conservation of the Twinsburg Heights Preserve property by West Creek Conservancy yields multiple ecosystem service benefits to the adjacent residential Twinsburg Heights community, including filtering air pollutants, relieving urban heat effects exacerbated by the adjacent highway (and avoiding the additional urban heat island effect that would certainly have resulted from the clear-cutting and commercial development of the property), and mitigating stormwater flood risk by slowing and reducing stormwater runoff. Conservation of Twinsburg Heights Preserve not only benefits the Twinsburg Heights community, but also preserves habitat for numerous state- and federally listed species of birds, fish, amphibians, plants, reptiles, and bats that have been identified on or within range of the property (see SDG 15), while also yielding water quality benefits downstream in the Tinkers Creek subwatershed (see SDGs 6 and 14).

SDG 14 - Life Below Water

Goal: Conserve and sustainably use the oceans, seas and marine resources for sustainable development.

Examples of project activities located in areas with marine ecosystems include, but are not limited to:

- Locate project near high-traffic roads or to otherwise improve, mitigate, or remediate toxic landscapes near water
- Plant or protect trees in project areas to reduce stormwater runoff
- Plant forested buffers adjacent to streams, rivers, wetlands, or floodplains
- Prevent soil erosion into by protecting steep slopes
- Improve infiltration rates
- Improve, mitigate, or remediate toxic landscapes and human exposure to risk
- Drought resistance, such as selecting appropriate water-efficient trees for project climate zone
- Enhance wildlife habitat, such as riparian habitat for fish, birds, and other animals
- Other

The Twinsburg Heights Preserve property contains approximately 12,269 linear feet of unnamed headwater streams that flow into a tributary of Tinkers Creek. According to the Tinkers Creek – Town of Twinsburg NPS-IS Plan, several locations downstream of the project site are not reaching water quality attainment standards or the goals of the NPS-IS Plan. Preservation of over 2 miles of headwater streams and the surrounding forested riparian areas and natural topography has prevented the water quality degradation and downstream flood risk that would certainly have resulted from stream channel alteration and riparian vegetation removal associated with the timbering and commercial development of this property. Additionally, the densely forested character of the property provides important buffer for these headwater streams from stormwater runoff from the adjacent Highway 480 and residential communities, which would likely present an even greater threat to water quality in the watershed as climate change results in increased frequency and intensity of extreme weather events in the region.

SDG 15 - Life on Land

Goal: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.

Examples of project activities include, but are not limited to the following with increased functionality of green infrastructure:

- Plant or protect trees to reduce stormwater runoff
- Select water-efficient trees for climate zone and drought resistance
- Create and/or enhance wildlife habitat to improve local biodiversity
- Plant forested buffers adjacent to streams, rivers, wetlands, or floodplains
- Prevent soil erosion by protect steep slopes
- Improve infiltration rates
- Other

Twinsburg Heights Preserve, with its beech-maple forest, mesic forest, sedge meadows, and sandstone ledges, supports a variety of native plant and wildlife habitats. The property has been identified as providing suitable habitat for, and within range of, at least 14 species of birds, fish, and amphibians and two species of plants that are listed as either threatened or endangered in the state of Ohio, as well as one federally endangered plant species (northern monkshood, *Aconitum noveboracense*) and one federally threatened reptile species (eastern massasauga, *Sistrurus catenatus*). Five state-listed species of bat have been documented by West Creek Conservancy staff on the Twinsburg Heights Preserve property, including the big brown bat (*Eptesicus fuscus*), silver-haired bat (*Lasionycteris noctivagans*), hoary bat (*Lasiurus cinereus*), and red bat (*Lasiurus borealis*) (all listed as species of concern in the state of Ohio), as well as the Ohio endangered tricolored bat (*Perimyotis subflavus*). Additionally, the property is less than two miles from Liberty Park, which is a known location of at least five hibernaculum for threatened and endangered bat species. The Twinsburg Heights Preserve property contains geological features and terrestrial habitat known to be significant to both the federally endangered Indiana bat (*Myotis sodalis*) and northern long-eared bat (*Myotis septentrionalis*), both of which have been identified within two miles of the property. Permanent conservation of the Twinsburg Heights Preserve has removed the threat of loss of the biodiversity and wildlife habitat found within this natural area, while concurrently preserving forested riparian buffer to the headwater streams located on the property.

SDG 17 - Partnerships for the Goals

Overall: Strengthen the means of implementation and revitalize the global partnership for sustainable development.

Examples of project activities include, but are not limited to:

- Promote community connections and capacity for social resilience by engaging local residents or users in tree management, or other events to connect people to the project
- Community engagement in project design, including such things as engaging and respecting existing relationships and social networks, community cultural traditions, and public participation methods that are empowering and inclusive
- Community participation in project implementation, including such things as addressing and removing barriers to participation, promote ongoing community-based care and access to financial resources
- Other

The residents of Twinsburg Heights expressly opposed the commercial development of the property that is now the Twinsburg Heights Preserve, and desired it to remain a natural area for the enjoyment of residents for generations to come. West Creek Conservancy is further respecting that community wish by working in collaboration with Summit County Metroparks to create a plan for full public access to this regionally significant natural area, including possible future incorporation of the Twinsburg Heights Preserve property as part of the Summit County Metroparks system of managed parklands.

Summary of Project Social Impacts



Prior to West Creek Conservancy's acquisition and conservation of the Twinsburg Heights Preserve property, development threat was imminent. The previous landowner intended to commercially develop the property, due to its prime location right off the Highway 480 interchange and proximity to other commercial and dense residential areas. Commercial development of the property, however, was counter to the wishes of the neighboring residential community of Twinsburg Township.

Twinsburg Heights is a predominately Black community with a long, storied history of community care and resilience in the face of historic discrimination. Many families in Twinsburg Heights have been there for generations and wish to see the close-knit, residential character of the community kept intact. This community still grapples with the legacy of the racially discriminatory practice of redlining, with Highway 480 directly adjacent to the neighborhood and fewer public amenities such as sidewalks and streetlights than can be found in adjacent neighborhoods within the City of Twinsburg and Twinsburg Township. The commercial land use conversion of the property would have had significant and irreparable impacts on the Twinsburg Heights community, including exacerbating pre-existing stormwater issues such as flooding and erosion.

Conservation of the Twinsburg Heights Preserve property preserves the ecosystem services including flood control, urban heat relief, and filtration of air pollutants that the property provides to the adjacent community. The project area intercepts an estimated 23,450 cubic meters of rainfall annually, and the trees with the project area also intercept and absorb an estimated 1.6 tons of air pollutants per year, including ozone (O₃), nitrogen oxides (NO_x), particulate matter (PM₁₀) and volatile organic compounds (VOCs). Additionally, West Creek Conservancy's plans to turn the property into a publicly accessible nature preserve including installation of walking trails will provide recreational opportunities for the community, while also likely increasing residential property values for the adjacent community of Twinsburg Heights.

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Twinsburg Heights Preserve, with its beech-maple forest, mesic forest, sedge meadows, and sandstone ledges, supports a variety of native plant and wildlife habitats. The property has been identified as providing suitable habitat for, and within range of, at least 14 species of birds, fish, and amphibians and two species of plants that are listed as either threatened or endangered in the state of Ohio, as well as one federally endangered plant species (northern monkshood, *Aconitum noveboracense*) and one federally threatened reptile species (eastern massasauga, *Sistrurus catenatus*). Five state-listed species of bat have been documented by West Creek Conservancy staff on the Twinsburg Heights Preserve property, including the big brown bat (*Eptesicus fuscus*), silver-haired bat (*Lasionycteris noctivagans*), hoary bat (*Lasiurus cinereus*), and red bat (*Lasiurus borealis*) (all listed as species of concern in the state of Ohio), as well as the Ohio endangered tricolored bat (*Perimyotis subflavus*). Additionally, the property is less than two miles from Liberty Park, which is a known location of at least five hibernaculum for threatened and endangered bat species. The Twinsburg Heights Preserve property contains geological features and terrestrial habitat known to be significant to both the federally endangered Indiana bat (*Myotis sodalis*) and northern long-eared bat (*Myotis septentrionalis*), both of which have been identified within two miles of the property. Permanent conservation of the Twinsburg Heights Preserve has removed the threat of loss of the biodiversity and wildlife habitat found within this natural area, while concurrently preserving forested riparian buffer to the headwater streams located on the property.

