

## LEGAL DESCRIPTION PER SURVEY

Situated in the City of Parma, County of Cuyahoga and State of Ohio and known as being part of Original Parma Township Lot No. 9, in the Ely Tract, also known as being part of lands now or formerly owned by the YMCA of Greater Cleveland as recorded in Deed Vol. 12743, P. 117 of the Cuyahoga County records and more fully described as follows:

Beginning at a point in the centerline of Ridge Road (100' wide) said point being at the southeasterly corner of said Lot No. 9;

Thence N 89° 39' 33" W a distance of 50.00 feet to a point on the westerly right-of-way of said Ridge Road;

Thence N 00° 31' 40" E, along the westerly line of said Ridge Road, a distance of 404.95 feet to a 5/8" capped rebar (Bohning & Assoc.) found, said point being the True Place of Beginning for the parcel of land herein described in the following six (6) courses:

1. Thence N 89° 46' 07" W, along the northerly line of lands now or formerly owned by Dayton Hudson Corp. as recorded in Deed Vol. 5450, P. 48 of the Cuyahoga County records, a distance of 668.91' to a 5/8" capped rebar (GBC Design, Inc.) set;
2. Thence N 00° 29' 23" E, along the easterly line of lands now or formerly owned by Constellation Schools: Parma Community as recorded in Instrument No. 201404110501 of the Cuyahoga County records, a distance of 56.93 feet to a 5/8" rebar found;
3. Thence along the easterly line of lands now or formerly owned by Arby's Inc. #1300 as recorded in Deed Vol. 15619, P. 839 of the Cuyahoga County records which is the arc of a circle curving to the left, having a central angle of 53° 25' 26", a radius of 200.00 feet, a tangent of 100.64 feet, a chord of 179.80 feet, a chord bearing of N 27° 16' 33" E, and an arc length of 186.49 feet to a point of tangency;
4. Thence N 00° 33' 50" E, continuing along the easterly line of said Arby's Inc. #1300 lands, a distance of 0.17 feet to a 5/8" rebar found;
5. Thence S 89° 45' 45" E, along the southerly line of lands now or formerly owned by ARCP RL Portfolio VII, LLC as recorded in Instrument No. 201408060352 of the Cuyahoga County records, and the southerly line of lands now or formerly owned by Franchise Realty and known as being County Parcel No. 449-25-018, and the southerly line of lands now or formerly owned by Parma Real Estate Partners, LTD as recorded in Instrument No. 201208310616 of the Cuyahoga County records, a distance of 588.03 feet to a 5/8" capped rebar (GBC Design, Inc.) set;
6. Thence S 00° 31' 40" W, along the westerly line of said Ridge Road, a distance of 217.18 feet to the True Place of Beginning, and containing 3.1273 Acres of land, more or less, as surveyed in August, 2015 by Louis J. Giffels, Registered Surveyor No. 7790, with GBC Design, Inc., but subject to all legal highways and any restrictions, reservations, or easements of record.

\*The Basis of Bearing for this legal description is the westerly line of Ridge Road as recorded in Deed Vol. 12743, P. 117 of the Cuyahoga County records.

