

RESOLUTION NO. 2009-401

SPONSOR Mr. Pry

DATE November 2, 2009

COMMITTEE Planning

A Resolution confirming the award by the Board of Control of a lease with CC Property Development, Ltd. for 1,350 square feet of space located at 3333 Massillon Road, Suite 105, Akron, Ohio 44312, in Council District 8, for a seven-year term, for a total amount not to exceed \$191,617.32, including monthly rent, common area maintenance and build-out repayment costs, over the seven-year term of the lease, for the Clerk of Courts, and declaring an emergency.

WHEREAS, the Clerk of Courts currently leases office space located at 480 Portage Lakes Drive, Akron, Ohio 44319, in Council District 8, on a month-to-month basis, for the Clerk's southern Summit County Title Bureau; and

WHEREAS, the Clerk of Courts wishes to lease office space for the Clerk's southern Summit County office on a longer term basis; and

WHEREAS, the County of Summit followed the procedures for the leasing of real property set forth in Section 177.15 of the Codified Ordinances of the County of Summit; and

WHEREAS, the Clerk of Courts wishes to lease from CC Property Development, Ltd., 1,350 square feet of space located at 3333 Massillon Road, Suite 105, Akron, Ohio 44312, in Council District 8, for the Clerk's southern Summit County Title Bureau, for a seven-year term, for a total amount not to exceed \$191,617.32, including monthly rent, common area maintenance and build-out repayment costs, over the seven-year term of the lease; and

WHEREAS, at its October 14, 2009 meeting, the Board of Control approved the aforementioned lease; and

WHEREAS, this Council has determined by reviewing all pertinent information that it is necessary and in the best interest of the County of Summit to confirm the award by the Board of Control of the aforementioned lease with CC Property Development, Ltd. and to authorize the County Executive to execute the same;

NOW, THEREFORE, BE IT RESOLVED by the Council of the County of Summit, State of Ohio, that:

SECTION 1

The award by the Board of Control of a lease with CC Property Development, Ltd., which is attached hereto as Exhibit A and incorporated herein as if fully restated (the "Lease"), for 1,350 square feet of space located at 3333 Massillon Road, Suite 105, Akron, Ohio 44312, in Council District 8, for a seven-year term, for a total amount not to exceed \$191,617.32, including monthly rent, common area maintenance and build-out repayment costs, over the seven-year term of the lease, is hereby confirmed and the County Executive is hereby authorized to execute the same. The lease is approved with changes therein not inconsistent with this Resolution and not substantially adverse to the County which shall be approved by the County Executive; provided that the approval of those changes by the County Executive and the character of such

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PAGE TWO

SECTION 1 (cont'd.)

changes as not being substantially adverse to the County shall be evidenced conclusively by the execution of the lease.

SECTION 2

This Resolution is hereby declared an emergency in the interest of the health, safety and welfare of the citizens of the County of Summit and for the further purpose of immediately authorizing the Executive to execute a seven-year lease with CC Property Development, Ltd., for 1,350 square feet of space located at 3333 Massillon Road in Akron for the Clerk's southern Summit County Title Bureau.

SECTION 3

Provided this Resolution receives the affirmative vote of eight members, it shall take effect immediately upon its adoption and approval by the Executive; otherwise, it shall take effect and be in force at the earliest time provided by law.

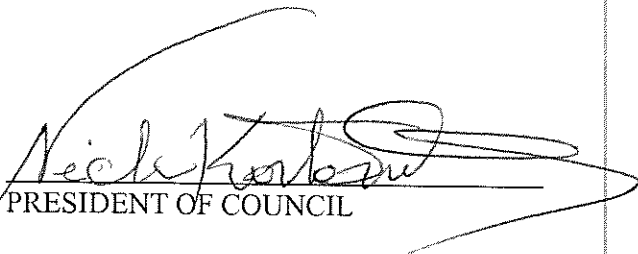
SECTION 4

It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

INTRODUCED October 19, 2009

ADOPTED November 2, 2009


CLERK OF COUNCIL


PRESIDENT OF COUNCIL

APPROVED November 2, 2009


EXECUTIVE

November 2, 2009
ENACTED EFFECTIVE

Voice Vote: 11-0 YES: Comunale, Crawford, Crossland, Feeman, Kostandaras
Poda, Prentice, Rodgers, Schmidt, Shapiro, Smith

THE COUNTY OF SUMMIT, OHIO
AND
CC PROPERTY DEVELOPMENT LTD.
FOR

LEASE OF SPACE LOCATED AT
3333 Massillon Road, Suite 105, Akron, Ohio 44312

THIS LEASE AGREEMENT ("Lease") is entered into at Akron, Ohio as of the last date of signature below, by and between **CC PROPERTY DEVELOPMENT, LTD.**, an Ohio limited liability company, hereafter referred to as the "Landlord" having its principal place of business located at One Park Center, Suite 204, Wadsworth, Ohio 44281 and the **COUNTY OF SUMMIT, OHIO**, hereafter referred to as the "Tenant", having its principal place of business located at 175 S. Main Street, Executive's Office, Akron, Ohio 44308, as duly authorized by Board of Control Directive No. _____, adopted on _____, 2009 and Resolution No. 2009-_____, adopted on _____ 2009.

WITNESSETH:

1. EXHIBITS TO LEASE AND DEFINITIONS:

The following listed exhibits are attached to and made a part of this Lease:

EXHIBIT A. The description of the lands upon which 3333 Massillon Road, Akron, Ohio 44312 is located, hereinafter the "Building."

EXHIBIT B. A drawing of Suite 105, 3333 Massillon Road, Akron, Ohio 44312, showing the layout of the space to be used as a title bureau by the County of Summit Clerk of Courts.

EXHIBIT C. The Build-Out documents.

The following definitions are applicable to the provisions of this Lease:

The word "Building" means the building in which the Premises are located.

The term "Common Areas" means the parking areas, driveways, landscaped areas, aisles, sidewalks, canopies and other common and service areas of the Building.

The term "Premises" means the space being leased by Landlord to Tenant as more fully described in Section 2.

2. PREMISES. "Premises" shall consist of 1,350 square feet of space located in Suite 105 at 3333 Massillon Road, Akron, Ohio 44312, as depicted on **Exhibit B**.

3. TERM. This Lease shall be for a term of seven (7) years (84 months), commencing on the date Landlord delivers possession of the Premises to Tenant ("Term") unless sooner terminated by default or as otherwise provided herein.

4. AVAILABLE FUNDS. It is agreed that this Lease is subject to the annual appropriation and certification of available funds by the County of Summit Council. In the event that the County Council fails to appropriate sufficient funds for the payment of Rent, Tenant may terminate the Lease upon providing sixty (60) days written notice to Landlord and Tenant shall not be liable for any remaining Rent.

5. RENT. The charge for rental of the Premises, including Common Area Maintenance Charges and Build-Out Payments ("Rent"), shall be a total not to exceed amount of One Hundred Ninety-One Thousand, Six Hundred Seventeen and 32/100 Dollars (\$191, 617.32) for the Term, payable on the first day of each month as follows:

Year	Sq. Ft.	Monthly Rent	Monthly Common Area Maintenance Charge (fixed at \$2.00/sq. ft. for 7 year term)	Monthly Re-payment of Build-Out costs	Total Monthly Payment	Annual Cost
1	1,350	1,270.12	225.00	730.43	2225.55	26,706.60
2	1,350	1,270.12	225.00	730.43	2225.55	26,706.60
3	1,350	1,296.00	225.00	730.43	2251.43	27,017.16
4	1,350	1,321.87	225.00	730.43	2277.30	27,327.60
5	1,350	1,347.75	225.00	730.43	2303.18	27,638.16
6	1,350	1,373.62	225.00	730.43	2329.05	27,948.60
7	1,350	1,400.62	225.00	730.43	2356.05	28,272.60
					Total Cost	191,617.32

The Rent shall commence on the date Tenant receives possession of the Premises. Any Rent, additional rent or other charges which are due for any period which is less than a full calendar month shall be prorated on a per diem basis using the applicable monthly amount due divided by thirty (30) multiplied by the number of days for which such charges are payable. The Rent shall be paid by Tenant to Landlord at Landlord's principal place of business or at any other place as Landlord may designate in writing, without demand and without any deduction or setoff.

A. MONTHLY COMMON AREA MAINTENANCECHARGE. The Monthly Common Area Maintenance Charge is Tenant's share of Landlord's monthly costs and expenses of operating, maintaining, repairing, upgrading and supervising the Common Areas of the Building. The Monthly Common Area Maintenance Charge shall be fixed at \$225.00 per month. In no event shall the total amount of Monthly Common Area Charges paid by Tenant during Term

exceed \$18,900.00. Tenant shall have no responsibility for any costs related to the Common Areas other than the Monthly Common Area Maintenance Charge.

B. MONTHLY REPAYMENT OF BUILD-OUT COSTS. Landlord shall allocate the sum of \$61,356.12 (the "Build-Out Cost") for the purpose of constructing improvements to the Premises necessary for the operation by Tenant of a Clerk of Courts' Title Bureau (the "Build-Out"). Tenant shall repay the Build-Out Cost to Landlord on a monthly basis as additional rent, amortized over the Term, totaling \$730.43 per month (the "Build-Out Payment"). In no event shall Tenant be responsible for the costs of the Build-Out which exceed the Build-Out Cost. The Build-Out shall proceed as set forth in Section 7 of this Lease.

C. TOTAL MONTHLY PAYMENT. The total monthly payment of Rent shall not exceed the amounts shown for each year of the Term as shown in the table above. If the final Build-Out Cost is a lesser amount than that referenced in Section 5.B of this Lease, the parties agree to amend this Lease to reduce the Build-Out Payment accordingly.

6. USE. Tenant agrees to use and occupy the Premises as a Title Bureau of the County of Summit Clerk of Courts. Landlord represents that the Premises may lawfully be used for the stated purpose. Tenant shall use and occupy the Premises in a safe, careful and proper manner in compliance with all ordinances, regulations, laws.

7. BUILD-OUT. Barring any force majeure events, within forty-nine (49) days of the latter of the parties' execution of this Lease or the Landlord obtaining a building permit for the Build-Out, the Build-Out shall be substantially complete, Landlord shall have obtained a temporary or permanent certificate of occupancy, and Landlord shall deliver the Premises to Tenant. Tenant acknowledges that Landlord and Landlord's agents and employees have made no representations or warranties with respect to the Premises and/or the Build-Out or the physical condition thereof and none shall be implied in law, except for such express warranties which are stated in this Lease. Notwithstanding the foregoing, Landlord agrees to construct the Build-Out in a good and workman-like manner in accordance with **Exhibit C**.

8. COMMON AREAS. Tenant and Tenant's customers, employees and visitors shall have the right, in common with all others granted similar rights by Landlord, to the nonexclusive use of all Common Areas provided by Landlord from time to time for the Building. Landlord shall operate, manage, equip, light, repair and maintain the Building's Common Areas in such manner as Landlord shall in Landlord's sole discretion determine. Landlord reserves the right in its sole discretion to modify, alter, remove, reduce and redesign the Common Areas and to make changes to the Common Areas, and to construct additions, alterations, improvements, buildings or installations in the Common Areas or any portion thereof including the parking areas, and to cause or permit promotions to be made in the Common Areas, including, without limitation, tent sales, provided that no unreasonable obstruction of Tenant's right of access to the Premises shall be caused by any of the above changes.

9. UTILITIES. Tenant shall be responsible for all utilities, which shall be separately metered. Landlord shall pay, if applicable, for all reasonable utility costs associated with providing sewer and water services, gas service, and waste/garbage collection and removal to and for the

benefit of the Common Areas. Any and all costs, charges, and/or expenses associated with the provision of utility or other services to the Premises not specifically allocated between the parties under the terms of this Lease, shall be the sole and exclusive responsibility of Tenant. Landlord shall not be liable to Tenant in damages or otherwise if any one or more of said utility services or obligations hereunder is interrupted or terminated because of necessary repairs, installations, construction and expansion, nonpayment of utility charges due, or any other cause beyond Landlord's control. No such interruption or termination of utility service shall relieve Tenant from any of Tenant's obligations under this Lease; however, should an interruption of any service continue for more than ten (10) days, rent shall abate proportionate to the disturbance of the Tenant's use. Should an interruption of any service continue for more than thirty (30) days, Tenant shall have the right to terminate this Lease subject to the requirements of Section 4 of this Lease.

10. TAXES. Landlord shall be responsible for the payment of all taxes. Landlord represents that it is current on all property taxes and agrees that any delinquency in the payment of property taxes constitutes a default under this Lease, and Tenant may terminate the Lease as provided in Section 24 below.

11. ALTERATIONS, ADDITIONS OR IMPROVEMENTS. Upon occupancy of the Premises, Tenant shall not, without first obtaining the written consent of Landlord, make any alterations, additions or improvements in, to or about the Premises.

12. COMPLIANCE WITH RULES AND REGULATIONS. Tenant shall observe and comply with any reasonable rules and regulations as Landlord may prescribe, on written notice to the Tenant, for the safety, care, and cleanliness of the Premises and the comfort, quiet, and convenience of other occupants of the Building.

13. REPAIRS BY LANDLORD. Except as otherwise provided in this Lease, Landlord will within a reasonable time after receipt of written notice from Tenant of the necessity of such repair, keep the roof and the structural portions and exterior of the Premises in good and tenantable condition and repair during the term of this Lease. Except as set forth herein, Landlord shall not be required to make any other improvements or repairs of any kind with respect to the Premises and appurtenances thereto.

14. REPAIRS BY TENANT. Except as provided in Section 13 above, Tenant, at Tenant's expense, shall make all other repairs and replacements to keep and maintain the interior of the Premises in good condition and repair.

15. INSURANCE.

A. Tenant's Insurance. Tenant shall purchase and maintain at its own expense insurance of the types and amounts described below and provide to Landlord on or before the first day of the Term of this Lease, written proof of compliance with the insurance requirements described below.

(i) General Liability insurance with limits of liability not less than \$1,000,000 each occurrence and \$2,000,000 in the aggregate, including Bodily Injury, death, Person-

al and Advertising Injury, Property Damage, products and completed operations, and liability assumed under contract.

(ii) Workers' Compensation insurance as statutorily required.

(iii) Employers Liability insurance with annual limits of liability of not less than \$1,000,000 for bodily injury by accident each accident, \$1,000,000 for bodily injury by disease, each employee, and \$1,000,000 bodily injury by disease, policy aggregate.

(iv) Commercial Auto Liability insurance with limits of liability of not less than \$1,000,000, minimum combined single limit bodily injury and property damage. Such insurance shall cover liability arising from all vehicles owned by, hired by or used by or on behalf of out of any auto, including owned, hired, and non-owned autos.

(v) Tenant's insurance requirements in Sections 16.A.(i), (iii), and (iv) may be satisfied by the purchase of a combination of primary, excess and/or umbrella insurance.

(vi) Tenant may, at its option, purchase business income, business interruption, extra expense or similar coverage, and may, at its option, purchase insurance to cover its personal property, including without limitation Tenant's equipment, contents, and fixtures.

(vii) Landlord shall be included as an additional insured under Tenant's Commercial General Liability, and under Tenant's Commercial Umbrella policy, if any; this Commercial General Liability and Commercial Umbrella insurance shall apply as primary insurance with respect to any other insurance or self-insurance programs afforded to Landlord. There shall be no endorsement or modification of the Commercial General Liability or Commercial Umbrella to make either policy excess over other available insurance, it being understood that any liability insurance of Landlord, if any, shall be non-contributing.

B. Landlord's Insurance. Landlord at all times during the Term of this Lease shall, at its own expense, keep in full force and effect the following insurance:

(i) Commercial All Risk Property insurance covering, among other perils, damage or loss to the Premises due to or arising from fire, lightening, explosion, windstorm or hail, smoke, riot or civil commotion, vandalism, sprinkler leakage, or malicious mischief. Landlord shall provide to Tenant upon written request from Tenant written proof of such Commercial Property insurance.

(ii) General Liability insurance with limits of liability not less than \$1,000,000 each occurrence and \$2,000,000 in the aggregate, on account of Bodily Injury, including death, Personal Injury, Property Damage, including products and completed operations, and liability assumed under contract;

(iii) Workers' Compensation insurance as statutorily required;

(iv) Employers Liability insurance with limits of liability of not less than \$1,000,000 each accident for bodily injury by accident or \$1,000,000 each employee for bodily injury by disease;

(v) Commercial Auto Liability insurance with limits of liability of not less than \$1,000,000, combined single limit bodily injury and property damage; such insurance shall cover liability arising out of any auto, including owned, hired, and non-owned autos, and shall include contractual liability coverage.

C. General Insurance Requirements.

(i) All insurance purchased by Landlord and Tenant as required by this Lease shall be purchased from insurers licensed and admitted in the State of Ohio and whose AM Best rating shall be "A-" or better, Financial Size Category VIII, or higher.

(ii) Tenant shall be responsible for any deductibles or retentions existing within the insurance purchased by it. Landlord shall be responsible for any deductibles or retentions existing within the insurance purchased by it.

(iii) Landlord and Tenant do hereby waive any rights of recovery, and on behalf of their respective insurers waive any rights of subrogation against each other (including their employees, officers, directors, elected or appointed officials, agents, or representatives) for loss or damage to the Premises, Tenant's improvements, and betterments, fixtures, equipment, and any other personal property of the parties to the extent covered by the parties' respective Commercial Property insurance. If the Commercial Property insurance purchased by Landlord and/or Tenant as required herein does not allow the insured to waive rights of recovery against others prior to loss, each party shall cause its insurance policy to be endorsed with a waiver of subrogation as required herein.

16. SIGNS AND ADVERTISING. Tenant agrees not later than the date upon which Tenant shall open for business to erect an appropriate sign advertising Tenant's business on the portion of the exterior of the Premises designated by Landlord for the placement of Tenant's sign in conformity with this Lease. The size, type, design, wording, appearance and location of all signs shall require Landlord's written approval prior to installation.

17. ASSIGNMENT. Tenant shall not, without first obtaining the written consent of the Landlord, assign, mortgage, pledge, or encumber this Lease, in whole or in part, or sublet the Premises or any part of the Premises.

18. DESTRUCTION OF BUILDING. If the Building is damaged by fire or any other cause to the extent that the Premises, in Tenant's judgment, are not reasonably usable for the purposes for which they are leased under this Lease, then Tenant may, no later than the 10th day following the damage, give Landlord a notice of election to terminate this Lease. In event of such notice, the Lease shall terminate on the 1st day after Tenant gives notice to Landlord, and Tenant shall surrender possession of the Premises within a reasonable time, and the Rent shall be apportioned

as of the date of the surrender and any Rent paid for any period beyond that date shall be repaid to Tenant. In any case in which use of the Premises is rendered untenable by any damage to the Building, there shall be either an abatement or an equitable reduction in Rent depending on the period for which and the extent to which the Premises are not reasonably usable for the purpose for which they are leased under this Lease. The words "restoration" and "restore" as used in this Section include repairs.

19. EMINENT DOMAIN. If the Premises or any part of the Premises or any estate in the Premises, or any other part of the Building materially affecting Tenant's use of the Premises, is taken by eminent domain, this Lease shall terminate on the date when title vests pursuant to the taking. With the exception of the Build-Out Costs which shall remain to be an obligation of Tenant, the Rent, and any additional rent, shall be apportioned as of the termination date and any Rent paid for any period beyond that date shall be repaid to Tenant.

20. QUIET ENJOYMENT. Landlord hereby covenants and agrees that if Tenant shall perform all of the covenants and agreements herein stipulated to be performed on Tenant's part, Tenant shall at all times during the continuance hereof have peaceable and quiet enjoyment and possession of the Premises without hindrance from Landlord or any person or persons lawfully claiming the Premises by or through Landlord.

21. EVENTS OF DEFAULT.

The occurrence of any one of the following events shall constitute a default under this Lease:

- (i) Tenant fails to pay Rent in accordance with Section 5;
- (ii) Either Landlord or Tenant fails to maintain the insurance as required in the Lease;
- (iii) Landlord fails to provide quiet enjoyment of the Premises;
- (iv) Either Landlord or Tenant files a voluntary or involuntary petition for bankruptcy;
- (v) Landlord becomes delinquent in the payment of property taxes; or
- (vi) Either Landlord or Tenant fails to perform any of its obligations under this Lease.

22. LANDLORD'S REMEDIES ON DEFAULT. If Tenant defaults in the payment of Rent, or defaults in the performance of any of the other covenants or conditions of this Lease, Landlord shall give Tenant written notice of the default. If Tenant does not cure any Rent default within thirty (30) days, or other default within thirty (30) days, after notice is given or if the other default is of a nature that it cannot be completely cured within that period, Tenant does not commence curing within thirty (30) days and thereafter proceed with reasonable diligence and in good faith to cure the default, then Landlord may terminate this Lease on not less than ten (10) days' written notice to Tenant. On the date specified in the notice the Term of this Lease shall terminate and Tenant shall then quit and surrender the Premises to Landlord. If this Lease is terminated by Landlord, Landlord may at any time after termination resume possession of the

Premises by any lawful means and remove Tenant or other occupants and its or their effects.

23. TENANT'S REMEDIES ON DEFAULT. If Landlord defaults by becoming delinquent in the payment of property taxes, or defaults in the performance of any of the other covenants or conditions of this Lease, Tenant shall give Landlord written notice of the default. If Landlord does not cure any property tax delinquency within thirty (30) days, or other default within thirty (30) days, after written notice is given or if the other default is of a nature that it cannot be completely cured within that period, Landlord does not commence curing within thirty (30) days and thereafter proceed with reasonable diligence and in good faith to cure the default, then Tenant may terminate this Lease on not less than ten (10) days written notice to Landlord. On the date specified in the notice the Term of this Lease shall terminate and Tenant shall then quit and surrender the Premises to Landlord. Tenant shall not be responsible for any Rent or other costs not yet due and payable.

24. HOLDOVER BY TENANT. If Tenant remains in possession of the Premises after the expiration of the tenancy created hereunder and without the execution of a new lease, Tenant shall be deemed to be occupying the Premises as a tenant from month to month and subject to all of the terms and provisions of this Lease in effect on the day before the expiration of the Term, except those relating to Term. During the month-to-month tenancy, the Rent and Common Area Maintenance Charges shall remain the same as on the day before the expiration of the Term, but, so long as Tenant has fully paid the Build-Out Costs, Tenant shall not be responsible for any further payment of the Build-Out Costs.. Said month-to-month tenancy may be terminated by Landlord or Tenant by giving written notice to the other at least fifteen (15) days prior to the beginning of any month, in which event this Lease shall terminate on the last day of the calendar month in which such notice was given.

25. NO WAIVER BY LANDLORD OR TENANT. No waiver of any of the terms, covenants, provisions, conditions, rules and regulations required under this Lease and no waiver of any legal or equitable relief or remedy of Landlord against Tenant or Tenant against Landlord shall be implied by the failure of Landlord or Tenant to assert any rights or for any other reason, unless said waiver shall be in writing signed by the Landlord or Tenant.

26. FORCE MAJEURE. If either Landlord or Tenant is prevented or hindered from timely satisfying any provisions set forth herein because of a shortage or inability to obtain materials or equipment, strikes or other labor difficulties, governmental restrictions, fire, casualties, acts of God, or any other cause beyond such party's reasonable control, said party shall be permitted an extension of time of performance by the number of days during which such performance was prevented or hindered.

27. NOTICES. Any notice, request or demand under this Lease shall be in writing, and shall be considered properly delivered when addressed as hereinafter provided, and (1) served personally, (2) registered or certified (return receipt requested) and deposited in a United States general or branch post office, or (3) sent by a private express mail carrier (with verification of delivery requested). Any notice, request or demand by Tenant to Landlord shall be addressed to that party at the following address (a "Notice Address"):

if to Landlord: CC Property Development, Ltd.
 ATTN: Donald Y. Cameron
 One Park Center, Suite 11
 Wadsworth, Ohio 44281

with copy to:

Oldham Kramer
 ATTN: Blake Gerney, Esq.
 195 South Main Street
 Akron, Ohio 44308

if to Tenant: County of Summit
 Ohio Building, 7th Floor
 175 South Main Street
 Akron, Ohio 44308
 Attn: Tom Borcoman

The Notice Address of either party to this Lease may be changed by notice to the other in the manner provided in this Lease.

28. GOVERNING LAW. This Lease is to be governed by and construed in accordance with the laws of the State of Ohio.

29. FORUM. The parties agree that the forum for any claim action arbitration, mediation, or litigation arising from this Lease will be the County of Summit, Ohio. The parties agree that jurisdiction and venue for any matter involving any parties to this Lease is proper only in the Akron Municipal Court and/or the Summit County Court of Common Pleas.

30. PARTIAL INVALIDITY. If any covenant, condition or provision of this Lease, or the application thereof to any person or circumstance, shall be held to be invalid or unenforceable, then in each such event the remainder of this Lease or the application of such covenant, condition or provision to any other person or any other circumstance (other than those as to which it shall be invalid or unenforceable) shall not be thereby affected, and each covenant, condition and provision hereof shall remain valid and enforceable to the fullest extent permitted by law.

31. AUTHORIZATION: The parties signing this Lease represent and warrant that they are authorized to enter into this Lease and bind their respective entities to the terms and conditions of the Lease.

32. BROKERS. Landlord and Tenant represent and warrant that they have not dealt with any real estate broker in connection with this Lease.

33. NO PARTNERSHIP. Landlord is not, in any way or for any purpose, a partner of, joint venturer with or member of a joint enterprise with Tenant in the conduct of Tenant's business or otherwise.

34. SECURITY DEPOSIT. No security deposit is required.

35. COUNTERPARTS. This Lease may be executed in counterparts, each of which shall be considered an original for all purposes; provided, however, that all counterparts shall, together, constitute one and the same instrument.

36. EXECUTION AND AMENDMENT. This Lease supersedes and replaces all other agreements related to the Premises and it contains the entire agreement between the parties. Landlord and its agents have not made any representations or promises except as expressly set forth herein. This Lease shall not be amended or modified except by the written consent of both parties.

(End of text. Execution on following page.)

"TENANT"
COUNTY OF SUMMIT, OHIO

By: Russell M. Pry, Executive

STATE OF OHIO)
) ss:
COUNTY OF SUMMIT)

Before me, a Notary Public in and for said County and State, personally appeared Russell M. Pry, who acknowledged that he did sign the foregoing instrument on behalf of the County of Summit, Ohio, in his official capacity as its Executive and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Akron, Ohio, this ____ day of _____, 2009.

Notary Public

APPROVED AS TO FORM:

Richard E. Dobbins
Director, Department of Law

COUNTY OF SUMMIT, OHIO
CLERK OF COURTS

By: Daniel M. Horrigan, Clerk of Courts


STATE OF OHIO)
) ss:
COUNTY OF SUMMIT)

Before me, a Notary Public in and for said County and State, personally appeared Daniel M. Horrigan, who acknowledged that he did sign the foregoing instrument on behalf of the County of Summit, Ohio, in his official capacity as its Clerk of Courts and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Akron, Ohio, this ____ day of _____, 2009.

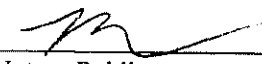
Notary Public

"LANDLORD"
CC PROPERTY DEVELOPMENT LTD.


By: Donald Y. Cameron, Sr.
Title: Manager

Before me, a Notary Public in and for said County and State, personally appeared Donald Y. Cameron, Sr., who acknowledged that he did sign the foregoing instrument on behalf of CC Property Development Ltd., in his official capacity as its Manager and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Akron, Ohio, this 8 day of October, 2009.



Notary Public

BLAKE R. GERNEY, Attorney-At-Law
Notary Public-State of Ohio
My Commission has no expiration date
Sec. 147.03 R.C.

EXHIBIT "A"LEGAL DESCRIPTION OF THE DEVELOPMENT

Situated in the City of Green, County of Summit and State of Ohio and known as being a part of the Southeast Quarter of Section Number ten (10) and more fully described as follows:

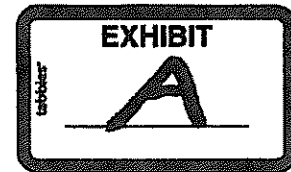
Beginning at the Northwest corner of said Quarter Section; thence S. 6 deg. W. on the West line of said Quarter Section 1392 feet to the true place of beginning, which is also the center of the East Akron-Massillon Road and of a 30 foot right of way known as Schaadt's land; thence S. 84 deg. 30' E. along the center of the said right of way 254.62 feet; thence N. 6 deg. E. 513.2 feet to an iron pin; thence N. 84 deg. 30' W. 254.62 feet to the West line of said Quarter Section; thence S. 6 deg. W. along Quarter Section line 513.2 feet to the place of beginning; containing about three (3) acres of land. Subject to restrictions, conditions, limitations, easements and rights-of-way of record, if any.

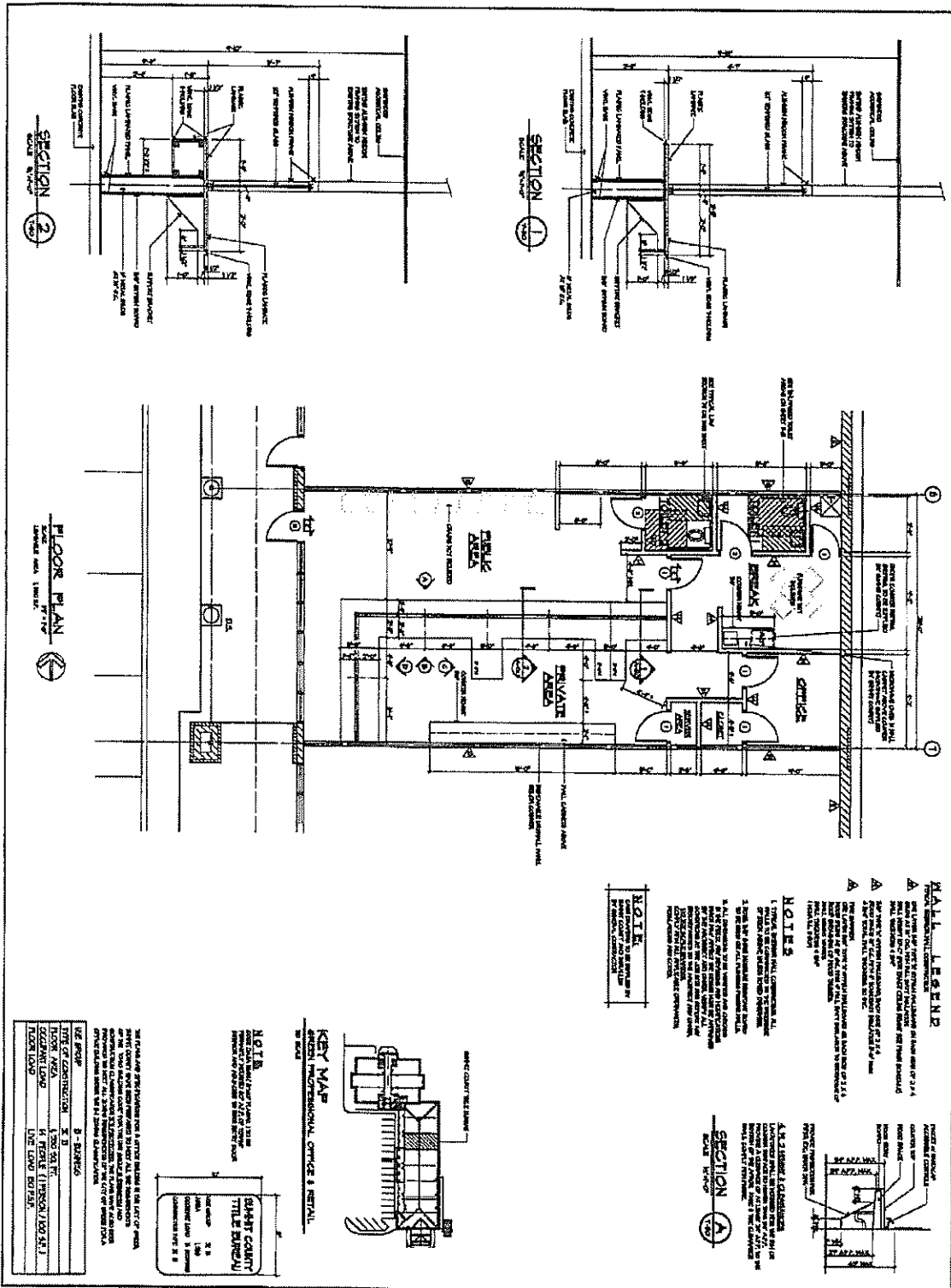
Also known as 1577 Stein Road, Akron, Ohio 44312

PM#: 28-01660

PPN: GR-00010-04-013.000

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





MATERIAL LEGEND

- ▲ 1. 12" x 12" x 12" CONCRETE
- ▲ 2. 12" x 12" x 12" CONCRETE
- ▲ 3. 12" x 12" x 12" CONCRETE
- ▲ 4. 12" x 12" x 12" CONCRETE
- ▲ 5. 12" x 12" x 12" CONCRETE
- ▲ 6. 12" x 12" x 12" CONCRETE
- ▲ 7. 12" x 12" x 12" CONCRETE
- ▲ 8. 12" x 12" x 12" CONCRETE
- ▲ 9. 12" x 12" x 12" CONCRETE
- ▲ 10. 12" x 12" x 12" CONCRETE

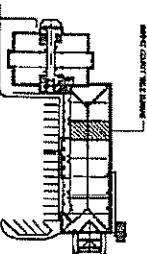
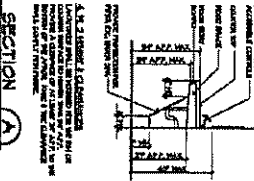
NOTES

1. THIS DRAWING IS TO BE USED IN CONNECTION WITH THE ARCHITECTURAL DRAWINGS FOR THE SUMMIT COUNTY TITLE BUREAU.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL, ELECTRICAL AND PLUMBING CODES AND SPECIFICATIONS.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE AND SAFETY CODES AND SPECIFICATIONS.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENVIRONMENTAL AND ENERGY CODES AND SPECIFICATIONS.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ACCESSIBILITY CODES AND SPECIFICATIONS.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE HISTORIC PRESERVATION CODES AND SPECIFICATIONS.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE LANDMARKS AND HISTORIC PRESERVATION CODES AND SPECIFICATIONS.

NOTE

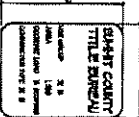
THIS DRAWING IS TO BE USED IN CONNECTION WITH THE ARCHITECTURAL DRAWINGS FOR THE SUMMIT COUNTY TITLE BUREAU.

SECTION 1



KEY MAP

GREEN PROFESSIONAL OFFICE & RETAIL
BY ROOM



NOTE

THIS DRAWING IS TO BE USED IN CONNECTION WITH THE ARCHITECTURAL DRAWINGS FOR THE SUMMIT COUNTY TITLE BUREAU.

PROJECT	3 - SUMMIT
DATE OF CONSTRUCTION	11-11-11
DESIGNER	K. R. HENSON, ARCHITECT
CLIENT	GREEN PROFESSIONAL OFFICE & RETAIL
PROJECT ADDRESS	3333 MASSILLON ROAD, CLEVELAND, OHIO 44115

T-30

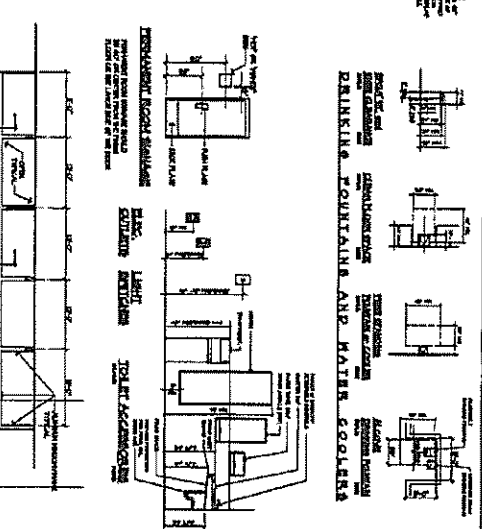
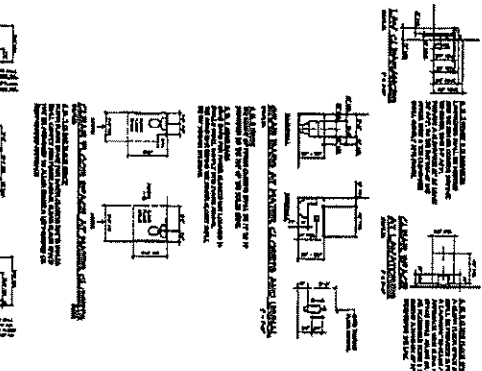
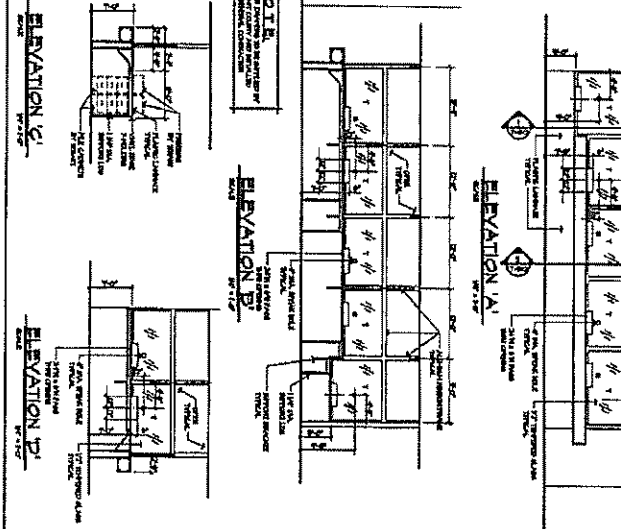
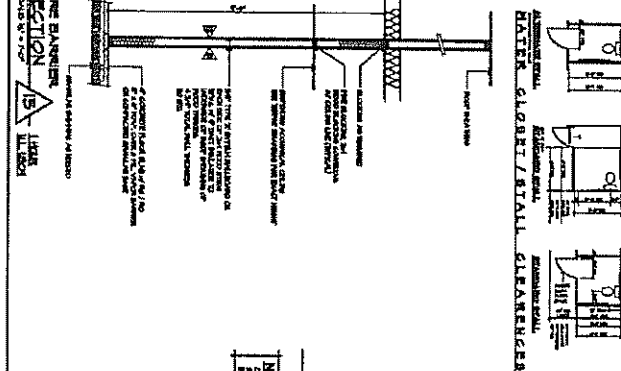
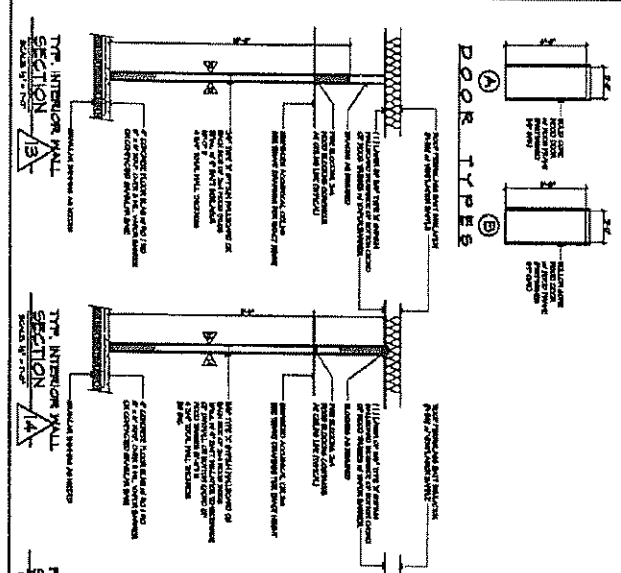
SUMMIT COUNTY TITLE BUREAU
 GREEN PROFESSIONAL OFFICE & RETAIL
 3333 MASSILLON ROAD
 CITY OF GREEN OHIO 44312
 PERMANENT PARCEL NUMBER 28-01650

ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE WALLS	Ceilings	NEEDS
CONFERENCE - 201		CONCRETE - BRICK	CONCRETE	
CORRIDOR		CONCRETE	CONCRETE	
OFFICE		CONCRETE / GYPSUM WALL	CONCRETE	
RECEPTION		CONCRETE	CONCRETE	
RESTROOM		CONCRETE	CONCRETE	
STORAGE		CONCRETE	CONCRETE	
TRAINER		CONCRETE	CONCRETE	
WAITING AREA		CONCRETE	CONCRETE	
WORK AREA		CONCRETE	CONCRETE	

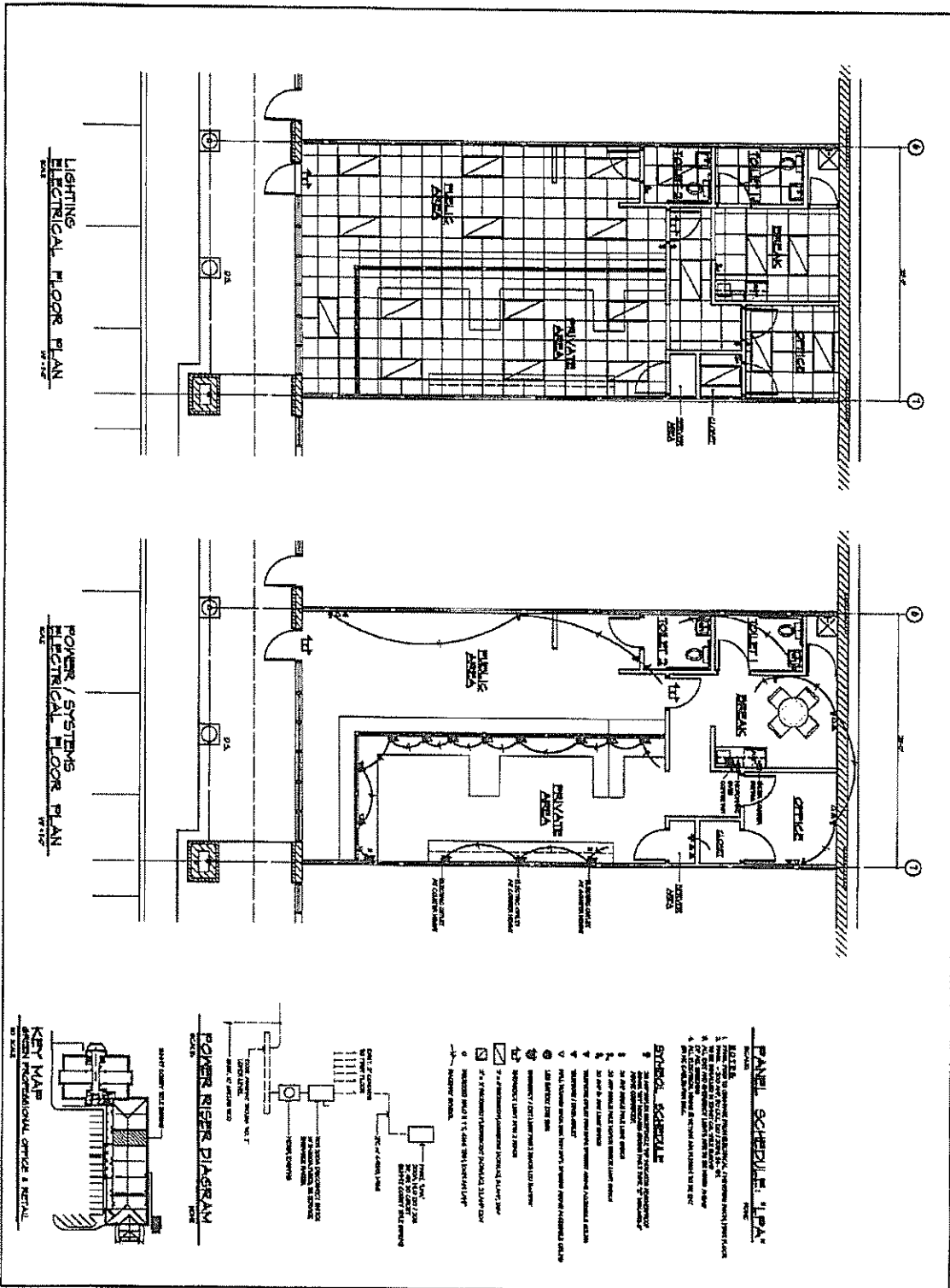
DOOR SCHEDULE

ROOM	DOOR TYPE	DOOR	SWITCH	MARKING
CONFERENCE - 201	1	1		
CORRIDOR	1	1		
OFFICE	1	1		
RECEPTION	1	1		
RESTROOM	1	1		
STORAGE	1	1		
TRAINER	1	1		
WAITING AREA	1	1		
WORK AREA	1	1		



7-31
FINISH SCHEDULE
DOOR & WALL SECTIONS

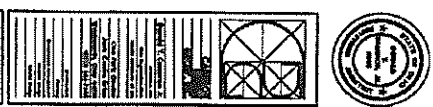
SUMMIT COUNTY TITLE BUREAU
GREEN PROFESSIONAL OFFICE & RETAIL
3333 MASSILLON ROAD
CITY OF GREEN OHIO 44322
PERMANENT PARCEL NUMBER 28-01660



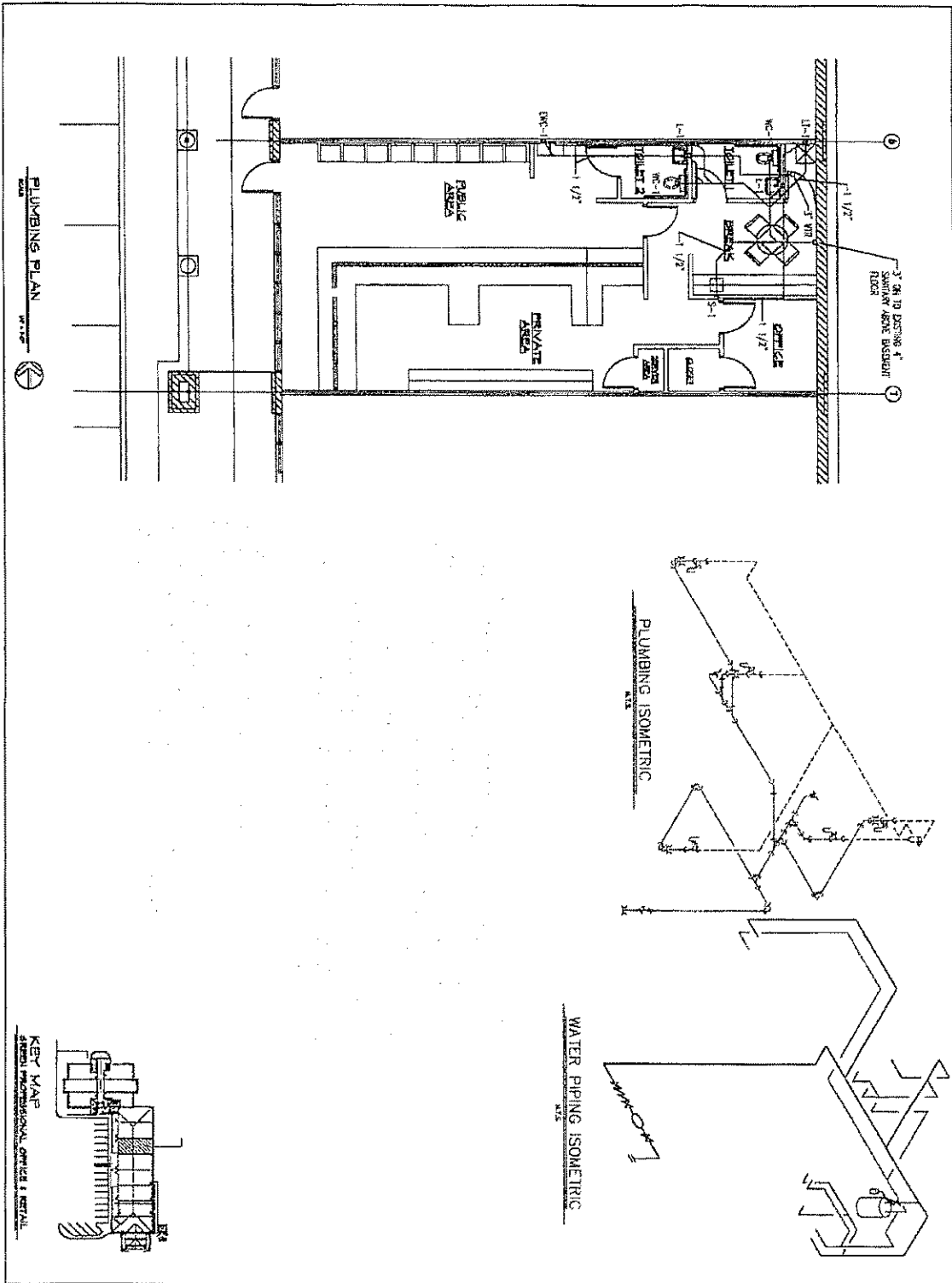
T-32

ELECTRICAL POWER & LIGHTING FLOOR PLAN

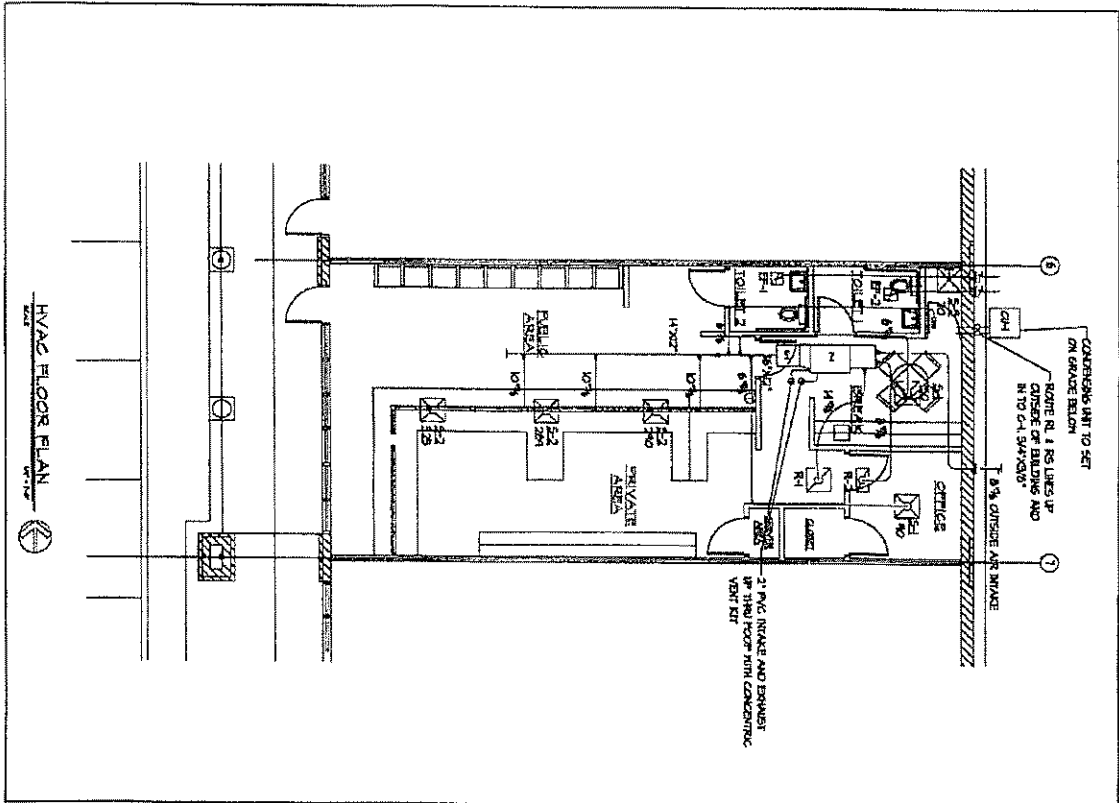
SUMMIT COUNTY TITLE BUREAU
 GREEN PROFESSIONAL OFFICE & RETAIL
 3333 MASSILLON ROAD
 CITY OF GREEN OHIO 43115
 PERMANENT PARCEL NUMBER 28-01660



09-401



T-33	NEW	SUMMIT COUNTY TITLE BUREAU GREEN PROFESSIONAL OFFICE & RETAIL 3333 MASSILLON ROAD	
	TENANT PLUMBING PLAN		



MECHANICAL SCHEDULE

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONDENSER UNIT	1	12\"/>

NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL CODE (IMC) AND THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL CODE (IMC) AND THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL CODE (IMC) AND THE 2015 INTERNATIONAL PLUMBING CODE (IPC).

KEY MAP

GREEN PROFESSIONAL OFFICE & RETAIL

September 28, 2009

Green Professional Building - Summit County Title Bureau

BUILDING SPECIFICATION OUTLINE

WALLS:

One layer of 5/8" Type 'X' gypsum wallboard on each side of 2x4 wood studs 16" o.c. with full sound batt insulation. Wall height 10'-0" (exact ceiling – see room finish schedule)

CEILING:

Suspended acoustical ceiling – 24"x24"X5/8" white, non directional fissured ceiling panels in metal 5/16" exposed grid suspension system.

DOORS:

3'-0"x6'-8"x1 3/8" solid core prefinished wood doors and jambs. Hardware to meet ADA requirements and determined by Tenant.

FLOORING:

Carpet and Carpet Base – 26 oz nylon – color to be selected by Tenant. Areas: Office, Private Area, Closet, Server Area.

VCT Tile – AZROCK 1/8"Ga, 6" Base in Restrooms and 4" other Areas. Color to be selected by Tenant. Areas: Reception/waiting, public area, break, toilet rooms

PAINTING:

Eggshell: 2 coats of latex enamel. Color to be selected by Tenant.



11/19

HEATING, VENTILATING AND AIR CONDITIONING:

Heating – (1) Carrier 92% Efficient natural gas furnace with ducted supply and return system – Touch Screen Programmable Thermostat

Ventilating – (2) Broan ceiling cabinet exhaust fans

Air Conditioning – (1) Carrier horizontal evaporator coil – (1) Carrier 3-ton condensing unit with ducted supply and return system – Touch Screen Programmable Thermostat

PLUMBING:

ABS plastic waste and vent piping. Water piping tied into the existing gas piping to one furnace. Pipe insulation for water piping. Plumbing Fixtures as per drawings: (2) ADA tank type water closets, (2) ADA wall hung lavatories, (1) single bowl stainless steel kitchen sink, (1) bi-level ADA water cooler, (1) 24x24 mop sink, (1) 20 gallon electric water heater with shelf and drain.

ELECTRICAL:

100 AMP 3 phase 4 wire sub panel with main disconnect and meter base in meter room.
Wiring of furnace and condensing unit.
2X4 recessed fluorescent (acrylic) 3 lamp fixtures
Exit and Emergency lighting
One sign circuit with switch
Receptacles and switches
See electrical power and lighting floor plan Sheet T-32 for exact electrical layout

CABINETS AND COUNTERS:

5'-0" x 2'-10" Base cabinet with plastic laminate countertop and wall cabinet above. See Sheet T-30. Public/Private area counter, countertops and cabinets are based on County drawings detailed on Sheets T-30 and T-31.

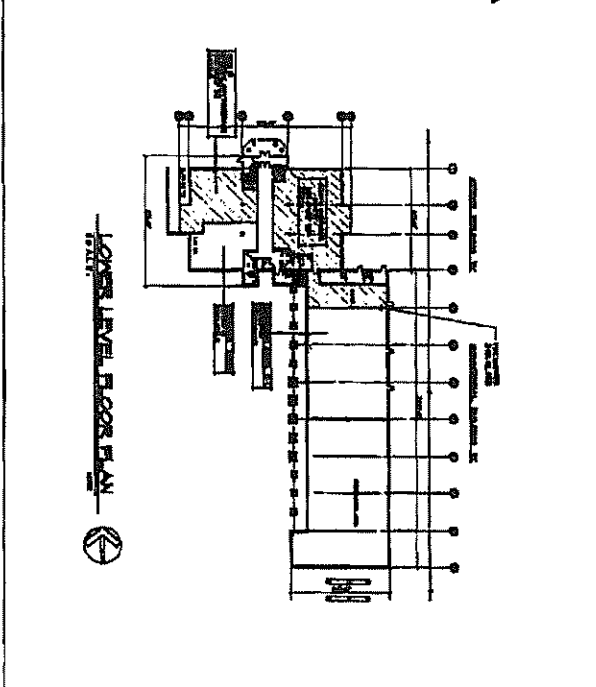
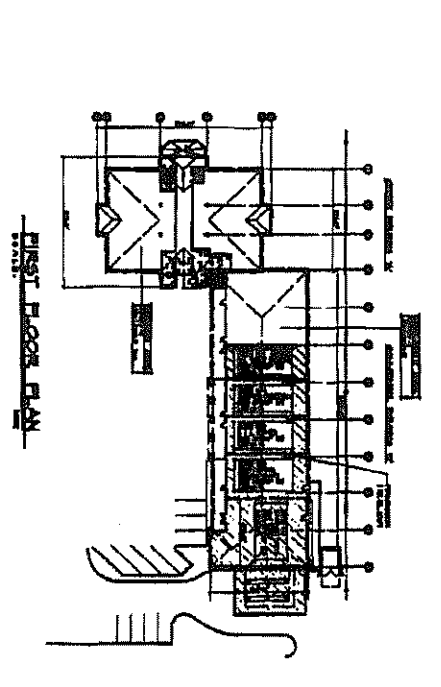
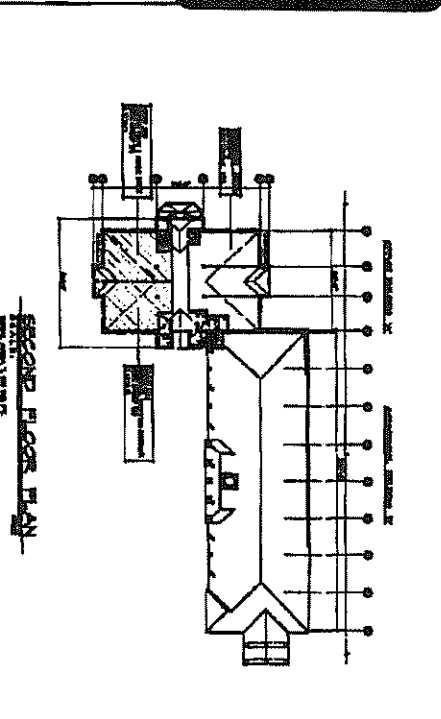
GLAZING:

1/2" Tempered glazing system to be provided at the public/private area counter area – Details on Sheets T-30 and T-31.

09-401

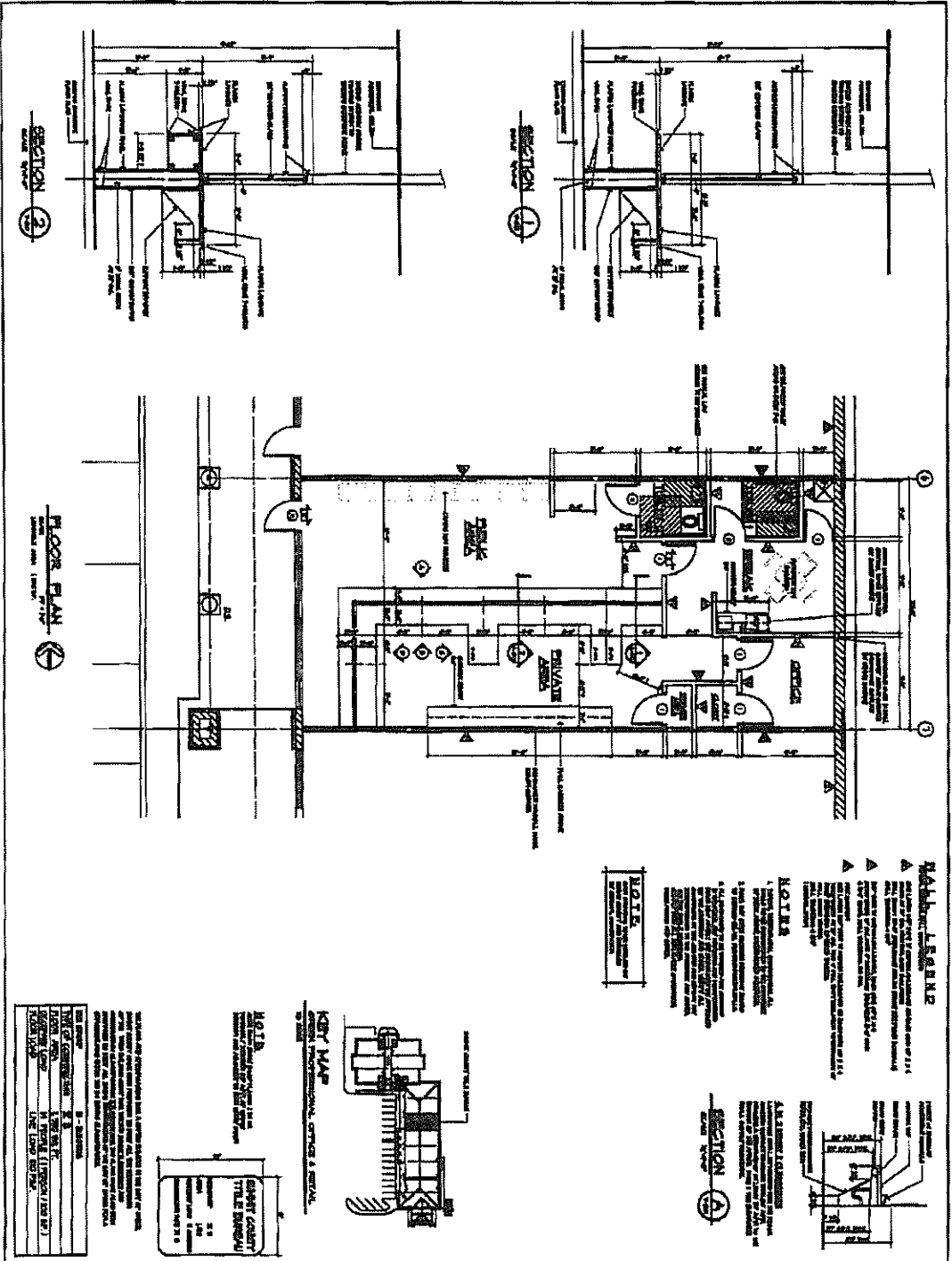


BUILDING W		BUILDING W			TENANT INDEX					
		2nd FLOOR	1st FLOOR	LRG LEVEL	NAME	FLOOR	AREA	USE	DATE	REMARKS
					Green Professional Office & Retail	2nd	1,700 sq ft	Office	10/15/14	Green Professional Office & Retail
					Green Professional Office & Retail	1st	1,700 sq ft	Office	10/15/14	Green Professional Office & Retail
					Green Professional Office & Retail	LRG	1,700 sq ft	Office	10/15/14	Green Professional Office & Retail



T-1

GREEN PROFESSIONAL OFFICE & RETAIL
 3333 MASSILLON ROAD
 PARCEL No. 22-01666
 CITY OF GREEN OHIO 44312



<p>T-30</p> <p>SECTION 1</p> <p>SECTION 2</p> <p>FLOOR PLAN</p>	<p>NOTES</p> <p>1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF GREEN BUILDING CODE AND ALL APPLICABLE ORDINANCES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.</p> <p>3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY ENGINEER.</p> <p>4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.</p>	<p>LEGEND</p> <p>1. 1/2\"</p> <p>2. 1/2\"</p> <p>3. 1/2\"</p> <p>4. 1/2\"</p> <p>5. 1/2\"</p>	<p>SECTION 1</p> <p>SECTION 2</p> <p>FLOOR PLAN</p>
	<p>NOTES</p> <p>1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF GREEN BUILDING CODE AND ALL APPLICABLE ORDINANCES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.</p> <p>3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY ENGINEER.</p> <p>4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.</p>		
	<p>LEGEND</p> <p>1. 1/2\"</p> <p>2. 1/2\"</p> <p>3. 1/2\"</p> <p>4. 1/2\"</p> <p>5. 1/2\"</p>		
	<p>SECTION 1</p> <p>SECTION 2</p> <p>FLOOR PLAN</p>		

SUMMIT COUNTY TITLE BUREAU
 GREEN PROFESSIONAL OFFICE & RETAIL
 3333 MASSILLON ROAD
 CITY OF GREEN OHIO 44032
 PERMITS PARCEL NUMBER 33-87622



ROOM FINISH SCHEDULE

ROOM	TYPE	FINISH	WALLS	CEILING	FLOOR
101	OFFICE	PAINT	PAINT	PAINT	PAINT
102	OFFICE	PAINT	PAINT	PAINT	PAINT
103	OFFICE	PAINT	PAINT	PAINT	PAINT
104	OFFICE	PAINT	PAINT	PAINT	PAINT
105	OFFICE	PAINT	PAINT	PAINT	PAINT
106	OFFICE	PAINT	PAINT	PAINT	PAINT
107	OFFICE	PAINT	PAINT	PAINT	PAINT
108	OFFICE	PAINT	PAINT	PAINT	PAINT
109	OFFICE	PAINT	PAINT	PAINT	PAINT
110	OFFICE	PAINT	PAINT	PAINT	PAINT
111	OFFICE	PAINT	PAINT	PAINT	PAINT
112	OFFICE	PAINT	PAINT	PAINT	PAINT
113	OFFICE	PAINT	PAINT	PAINT	PAINT
114	OFFICE	PAINT	PAINT	PAINT	PAINT
115	OFFICE	PAINT	PAINT	PAINT	PAINT
116	OFFICE	PAINT	PAINT	PAINT	PAINT
117	OFFICE	PAINT	PAINT	PAINT	PAINT
118	OFFICE	PAINT	PAINT	PAINT	PAINT
119	OFFICE	PAINT	PAINT	PAINT	PAINT
120	OFFICE	PAINT	PAINT	PAINT	PAINT
121	OFFICE	PAINT	PAINT	PAINT	PAINT
122	OFFICE	PAINT	PAINT	PAINT	PAINT
123	OFFICE	PAINT	PAINT	PAINT	PAINT
124	OFFICE	PAINT	PAINT	PAINT	PAINT
125	OFFICE	PAINT	PAINT	PAINT	PAINT
126	OFFICE	PAINT	PAINT	PAINT	PAINT
127	OFFICE	PAINT	PAINT	PAINT	PAINT
128	OFFICE	PAINT	PAINT	PAINT	PAINT
129	OFFICE	PAINT	PAINT	PAINT	PAINT
130	OFFICE	PAINT	PAINT	PAINT	PAINT
131	OFFICE	PAINT	PAINT	PAINT	PAINT
132	OFFICE	PAINT	PAINT	PAINT	PAINT
133	OFFICE	PAINT	PAINT	PAINT	PAINT
134	OFFICE	PAINT	PAINT	PAINT	PAINT
135	OFFICE	PAINT	PAINT	PAINT	PAINT
136	OFFICE	PAINT	PAINT	PAINT	PAINT
137	OFFICE	PAINT	PAINT	PAINT	PAINT
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145	OFFICE	PAINT	PAINT	PAINT	PAINT
146	OFFICE	PAINT	PAINT	PAINT	PAINT
147	OFFICE	PAINT	PAINT	PAINT	PAINT
148	OFFICE	PAINT	PAINT	PAINT	PAINT
149	OFFICE	PAINT	PAINT	PAINT	PAINT
150	OFFICE	PAINT	PAINT	PAINT	PAINT

DOOR SCHEDULE

NO.	TYPE	FINISH	SWITCH	HANDLE	LOCK	GLASS	GLASS TYPE	GLASS FINISH
1	SWING	PAINT	NO	NO	NO	NO	NO	NO
2	SWING	PAINT	NO	NO	NO	NO	NO	NO
3	SWING	PAINT	NO	NO	NO	NO	NO	NO
4	SWING	PAINT	NO	NO	NO	NO	NO	NO
5	SWING	PAINT	NO	NO	NO	NO	NO	NO
6	SWING	PAINT	NO	NO	NO	NO	NO	NO
7	SWING	PAINT	NO	NO	NO	NO	NO	NO
8	SWING	PAINT	NO	NO	NO	NO	NO	NO
9	SWING	PAINT	NO	NO	NO	NO	NO	NO
10	SWING	PAINT	NO	NO	NO	NO	NO	NO
11	SWING	PAINT	NO	NO	NO	NO	NO	NO
12	SWING	PAINT	NO	NO	NO	NO	NO	NO
13	SWING	PAINT	NO	NO	NO	NO	NO	NO
14	SWING	PAINT	NO	NO	NO	NO	NO	NO
15	SWING	PAINT	NO	NO	NO	NO	NO	NO
16	SWING	PAINT	NO	NO	NO	NO	NO	NO
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18	SWING	PAINT	NO	NO	NO	NO	NO	NO
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29	SWING	PAINT	NO	NO	NO	NO	NO	NO
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35	SWING	PAINT	NO	NO	NO	NO	NO	NO
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43	SWING	PAINT	NO	NO	NO	NO	NO	NO
44	SWING	PAINT	NO	NO	NO	NO	NO	NO
45	SWING	PAINT	NO	NO	NO	NO	NO	NO
46	SWING	PAINT	NO	NO	NO	NO	NO	NO
47	SWING	PAINT	NO	NO	NO	NO	NO	NO
48	SWING	PAINT	NO	NO	NO	NO	NO	NO
49	SWING	PAINT	NO	NO	NO	NO	NO	NO
50	SWING	PAINT	NO	NO	NO	NO	NO	NO

DOOR TYPES

WATER CLOSET / STALL SCHEDULE

TTT INTERIOR WALL SECTION A-B

TTT INTERIOR WALL SECTION A-A

TTT INTERIOR WALL SECTION A-C

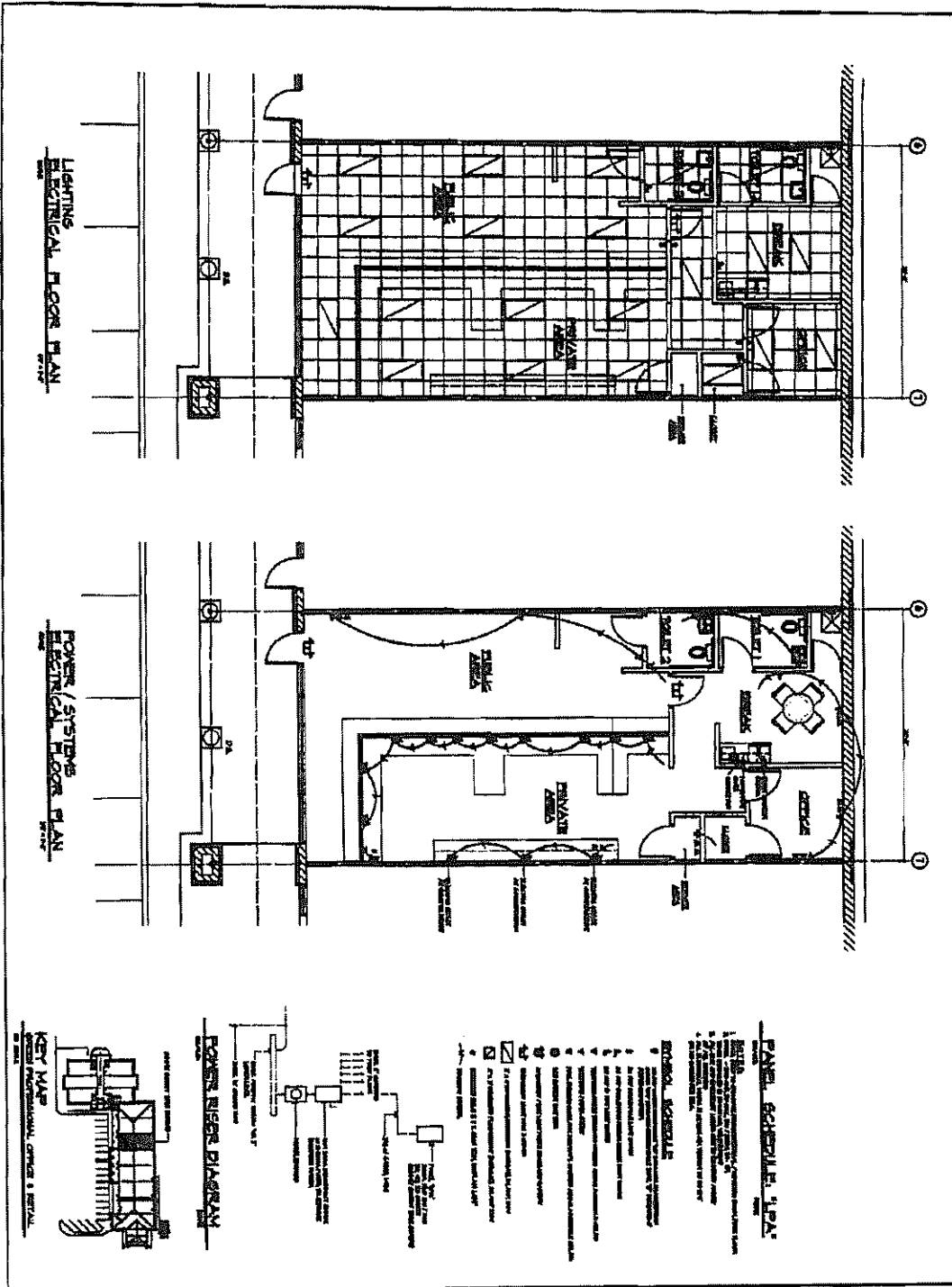
ELEVATION V-I

ELEVATION V-II

ELEVATION V-III

ELEVATION V-IV

ELEVATION V-V



T-32

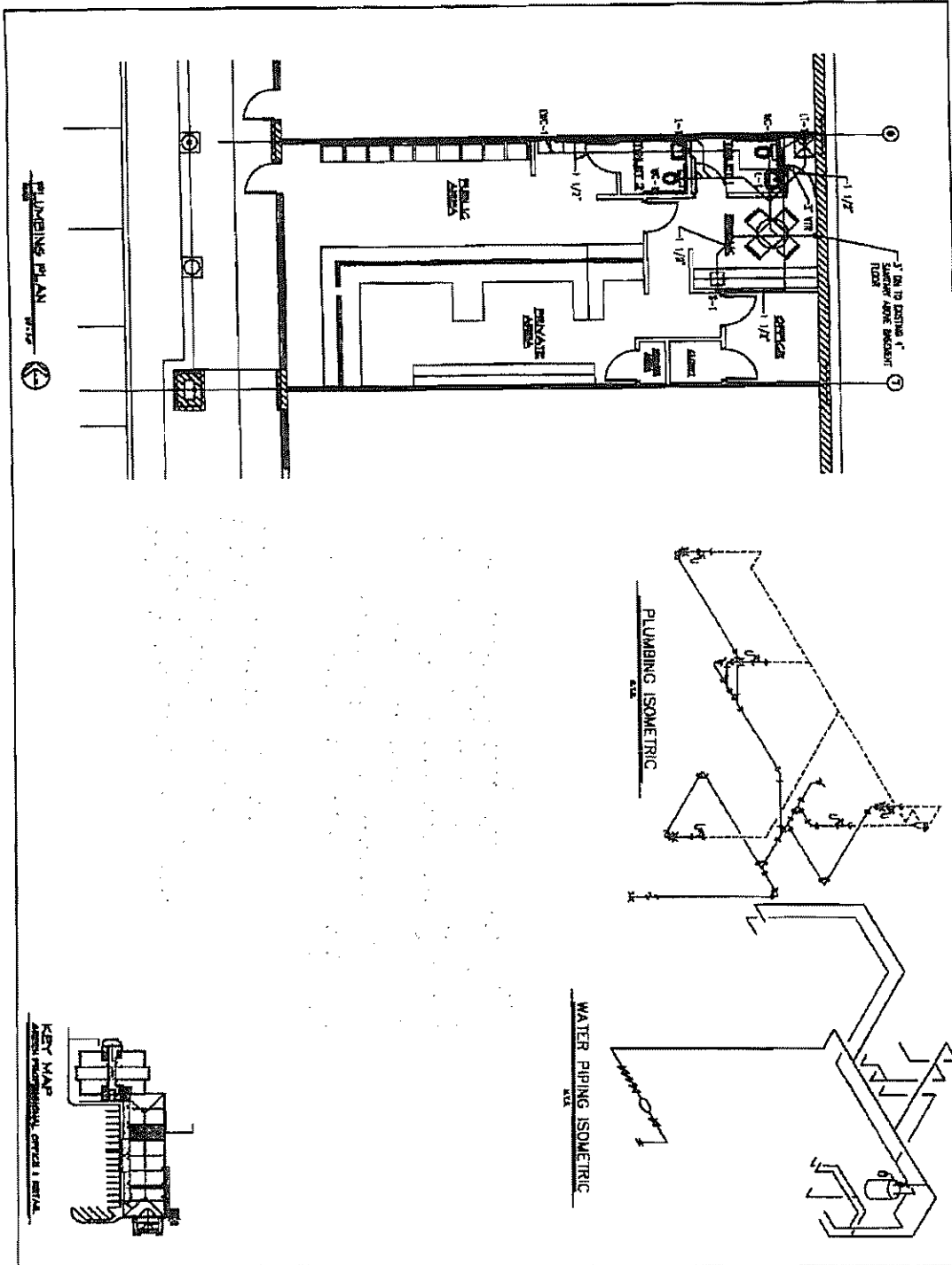
ELECTRICAL POWER & LIGHTING FLOOR PLAN

SUMMIT COUNTY TITLE BUREAU
 GREEN PROFESSIONAL OFFICE & RETAIL
 3333 MASSILLON ROAD
 CITY OF GREEN ONTO 44312
 PERMANENT LABEL NUMBER 18-21623

Panel Schedule Table:

Panel No.	Description	Panel Location
1	MAIN SERVICE PANEL	1ST FLOOR
2	MAIN SERVICE PANEL	1ST FLOOR
3	MAIN SERVICE PANEL	1ST FLOOR
4	MAIN SERVICE PANEL	1ST FLOOR
5	MAIN SERVICE PANEL	1ST FLOOR
6	MAIN SERVICE PANEL	1ST FLOOR
7	MAIN SERVICE PANEL	1ST FLOOR
8	MAIN SERVICE PANEL	1ST FLOOR
9	MAIN SERVICE PANEL	1ST FLOOR
10	MAIN SERVICE PANEL	1ST FLOOR
11	MAIN SERVICE PANEL	1ST FLOOR
12	MAIN SERVICE PANEL	1ST FLOOR
13	MAIN SERVICE PANEL	1ST FLOOR
14	MAIN SERVICE PANEL	1ST FLOOR
15	MAIN SERVICE PANEL	1ST FLOOR
16	MAIN SERVICE PANEL	1ST FLOOR
17	MAIN SERVICE PANEL	1ST FLOOR
18	MAIN SERVICE PANEL	1ST FLOOR
19	MAIN SERVICE PANEL	1ST FLOOR
20	MAIN SERVICE PANEL	1ST FLOOR
21	MAIN SERVICE PANEL	1ST FLOOR
22	MAIN SERVICE PANEL	1ST FLOOR
23	MAIN SERVICE PANEL	1ST FLOOR
24	MAIN SERVICE PANEL	1ST FLOOR
25	MAIN SERVICE PANEL	1ST FLOOR
26	MAIN SERVICE PANEL	1ST FLOOR
27	MAIN SERVICE PANEL	1ST FLOOR
28	MAIN SERVICE PANEL	1ST FLOOR
29	MAIN SERVICE PANEL	1ST FLOOR
30	MAIN SERVICE PANEL	1ST FLOOR
31	MAIN SERVICE PANEL	1ST FLOOR
32	MAIN SERVICE PANEL	1ST FLOOR
33	MAIN SERVICE PANEL	1ST FLOOR
34	MAIN SERVICE PANEL	1ST FLOOR
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38	MAIN SERVICE PANEL	1ST FLOOR
39	MAIN SERVICE PANEL	1ST FLOOR
40	MAIN SERVICE PANEL	1ST FLOOR
41	MAIN SERVICE PANEL	1ST FLOOR
42	MAIN SERVICE PANEL	1ST FLOOR
43	MAIN SERVICE PANEL	1ST FLOOR
44	MAIN SERVICE PANEL	1ST FLOOR
45	MAIN SERVICE PANEL	1ST FLOOR
46	MAIN SERVICE PANEL	1ST FLOOR
47	MAIN SERVICE PANEL	1ST FLOOR
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49	MAIN SERVICE PANEL	1ST FLOOR
50	MAIN SERVICE PANEL	1ST FLOOR

09-401

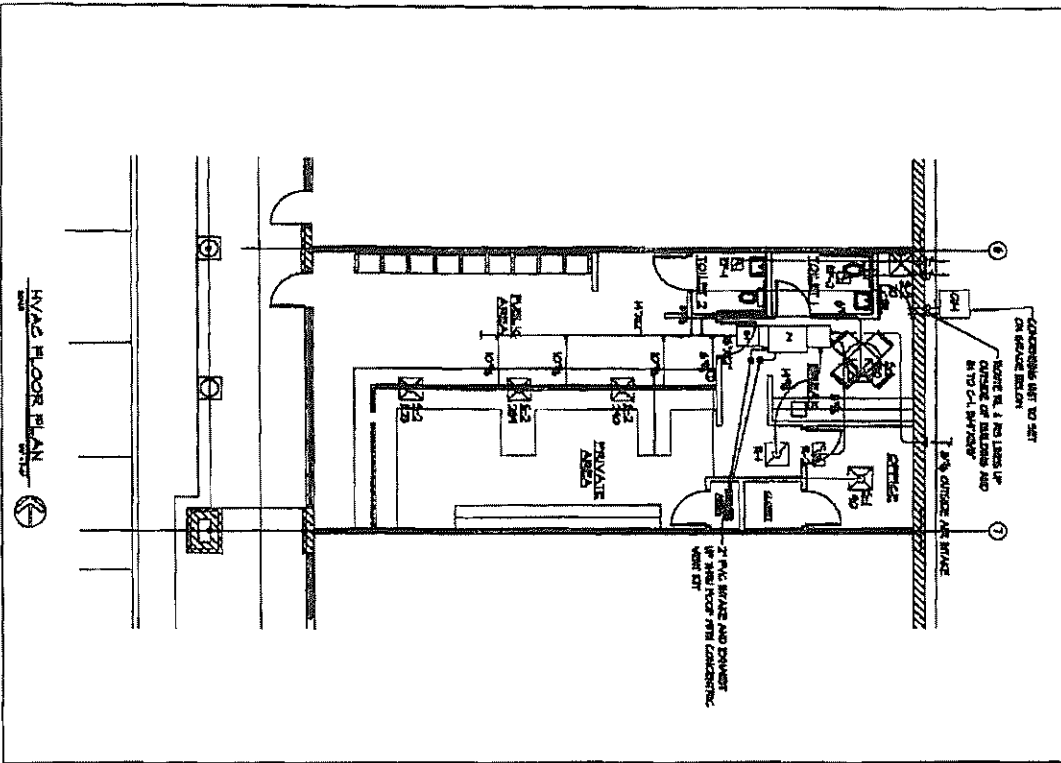


T-33

SUMMIT COUNTY TITLE BUREAU
GREEN PROFESSIONAL OFFICE & RETAIL
3333 MASSILLON ROAD



09-401



REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/09	ISSUED FOR PERMIT
2	10/15/09	REVISIONS TO MECHANICAL PLAN
3	10/20/09	REVISIONS TO MECHANICAL PLAN
4	10/25/09	REVISIONS TO MECHANICAL PLAN
5	11/01/09	REVISIONS TO MECHANICAL PLAN
6	11/05/09	REVISIONS TO MECHANICAL PLAN
7	11/10/09	REVISIONS TO MECHANICAL PLAN
8	11/15/09	REVISIONS TO MECHANICAL PLAN
9	11/20/09	REVISIONS TO MECHANICAL PLAN
10	11/25/09	REVISIONS TO MECHANICAL PLAN
11	12/01/09	REVISIONS TO MECHANICAL PLAN
12	12/05/09	REVISIONS TO MECHANICAL PLAN
13	12/10/09	REVISIONS TO MECHANICAL PLAN
14	12/15/09	REVISIONS TO MECHANICAL PLAN
15	12/20/09	REVISIONS TO MECHANICAL PLAN
16	12/25/09	REVISIONS TO MECHANICAL PLAN
17	1/01/10	REVISIONS TO MECHANICAL PLAN
18	1/05/10	REVISIONS TO MECHANICAL PLAN
19	1/10/10	REVISIONS TO MECHANICAL PLAN
20	1/15/10	REVISIONS TO MECHANICAL PLAN
21	1/20/10	REVISIONS TO MECHANICAL PLAN
22	1/25/10	REVISIONS TO MECHANICAL PLAN
23	2/01/10	REVISIONS TO MECHANICAL PLAN
24	2/05/10	REVISIONS TO MECHANICAL PLAN
25	2/10/10	REVISIONS TO MECHANICAL PLAN
26	2/15/10	REVISIONS TO MECHANICAL PLAN
27	2/20/10	REVISIONS TO MECHANICAL PLAN
28	2/25/10	REVISIONS TO MECHANICAL PLAN
29	3/01/10	REVISIONS TO MECHANICAL PLAN
30	3/05/10	REVISIONS TO MECHANICAL PLAN
31	3/10/10	REVISIONS TO MECHANICAL PLAN
32	3/15/10	REVISIONS TO MECHANICAL PLAN
33	3/20/10	REVISIONS TO MECHANICAL PLAN
34	3/25/10	REVISIONS TO MECHANICAL PLAN
35	4/01/10	REVISIONS TO MECHANICAL PLAN
36	4/05/10	REVISIONS TO MECHANICAL PLAN
37	4/10/10	REVISIONS TO MECHANICAL PLAN
38	4/15/10	REVISIONS TO MECHANICAL PLAN
39	4/20/10	REVISIONS TO MECHANICAL PLAN
40	4/25/10	REVISIONS TO MECHANICAL PLAN
41	5/01/10	REVISIONS TO MECHANICAL PLAN
42	5/05/10	REVISIONS TO MECHANICAL PLAN
43	5/10/10	REVISIONS TO MECHANICAL PLAN
44	5/15/10	REVISIONS TO MECHANICAL PLAN
45	5/20/10	REVISIONS TO MECHANICAL PLAN
46	5/25/10	REVISIONS TO MECHANICAL PLAN
47	6/01/10	REVISIONS TO MECHANICAL PLAN
48	6/05/10	REVISIONS TO MECHANICAL PLAN
49	6/10/10	REVISIONS TO MECHANICAL PLAN
50	6/15/10	REVISIONS TO MECHANICAL PLAN
51	6/20/10	REVISIONS TO MECHANICAL PLAN
52	6/25/10	REVISIONS TO MECHANICAL PLAN
53	7/01/10	REVISIONS TO MECHANICAL PLAN
54	7/05/10	REVISIONS TO MECHANICAL PLAN
55	7/10/10	REVISIONS TO MECHANICAL PLAN
56	7/15/10	REVISIONS TO MECHANICAL PLAN
57	7/20/10	REVISIONS TO MECHANICAL PLAN
58	7/25/10	REVISIONS TO MECHANICAL PLAN
59	8/01/10	REVISIONS TO MECHANICAL PLAN
60	8/05/10	REVISIONS TO MECHANICAL PLAN
61	8/10/10	REVISIONS TO MECHANICAL PLAN
62	8/15/10	REVISIONS TO MECHANICAL PLAN
63	8/20/10	REVISIONS TO MECHANICAL PLAN
64	8/25/10	REVISIONS TO MECHANICAL PLAN
65	9/01/10	REVISIONS TO MECHANICAL PLAN
66	9/05/10	REVISIONS TO MECHANICAL PLAN
67	9/10/10	REVISIONS TO MECHANICAL PLAN
68	9/15/10	REVISIONS TO MECHANICAL PLAN
69	9/20/10	REVISIONS TO MECHANICAL PLAN
70	9/25/10	REVISIONS TO MECHANICAL PLAN
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77	11/01/10	REVISIONS TO MECHANICAL PLAN
78	11/05/10	REVISIONS TO MECHANICAL PLAN
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80	11/15/10	REVISIONS TO MECHANICAL PLAN
81	11/20/10	REVISIONS TO MECHANICAL PLAN
82	11/25/10	REVISIONS TO MECHANICAL PLAN
83	12/01/10	REVISIONS TO MECHANICAL PLAN
84	12/05/10	REVISIONS TO MECHANICAL PLAN
85	12/10/10	REVISIONS TO MECHANICAL PLAN
86	12/15/10	REVISIONS TO MECHANICAL PLAN
87	12/20/10	REVISIONS TO MECHANICAL PLAN
88	12/25/10	REVISIONS TO MECHANICAL PLAN
89	1/01/11	REVISIONS TO MECHANICAL PLAN
90	1/05/11	REVISIONS TO MECHANICAL PLAN
91	1/10/11	REVISIONS TO MECHANICAL PLAN
92	1/15/11	REVISIONS TO MECHANICAL PLAN
93	1/20/11	REVISIONS TO MECHANICAL PLAN
94	1/25/11	REVISIONS TO MECHANICAL PLAN
95	2/01/11	REVISIONS TO MECHANICAL PLAN
96	2/05/11	REVISIONS TO MECHANICAL PLAN
97	2/10/11	REVISIONS TO MECHANICAL PLAN
98	2/15/11	REVISIONS TO MECHANICAL PLAN
99	2/20/11	REVISIONS TO MECHANICAL PLAN
100	2/25/11	REVISIONS TO MECHANICAL PLAN

KEY MAP
GREEN PROFESSIONAL OFFICE & RETAIL

SUMMIT COUNTY TITLE BUREAU
GREEN PROFESSIONAL OFFICE & RETAIL
3333 MASSILLON ROAD

T-34

09 - 401

September 28, 2009

Green Professional Building - Summit County Title Bureau

BUILDING SPECIFICATION OUTLINE

WALLS:

One layer of 5/8" Type 'X' gypsum wallboard on each side of 2x4 wood studs 16" o.c. with full sound batt insulation. Wall height 10'-0" (exact ceiling - see room finish schedule)

CEILING:

Suspended acoustical ceiling - 24"x24"X5/8" white, non directional fissured ceiling panels in metal 5/16" exposed grid suspension system.

DOORS:

3'-0"x6'-8"x1 3/8" solid core prefinished wood doors and jambs. Hardware to meet ADA requirements and determined by Tenant.

FLOORING:

Carpet and Carpet Base - 26 oz nylon - color to be selected by Tenant. Areas: Office, Private Area, Closet, Server Area.

VCT Tile - AZROCK 1/8" Ga, 6" Base in Restrooms and 4" other Areas. Color to be selected by Tenant. Areas: Reception/waiting, public area, break, toilet rooms

PAINTING:

Eggshell: 2 coats of latex enamel. Color to be selected by Tenant.



HEATING, VENTILATING AND AIR CONDITIONING:

Heating – (1) Carrier 92% Efficient natural gas furnace with ducted supply and return system – Touch Screen Programmable Thermostat

Ventilating – (2) Broan ceiling cabinet exhaust fans

Air Conditioning – (1) Carrier horizontal evaporator coil – (1) Carrier 3-ton condensing unit with ducted supply and return system – Touch Screen Programmable Thermostat

PLUMBING:

ABS plastic waste and vent piping. Water piping tied into the existing gas piping to one furnace. Pipe insulation for water piping. Plumbing Fixtures as per drawings: (2) ADA tank type water closets, (2) ADA wall hung lavatories, (1) single bowl stainless steel kitchen sink, (1) bi-level ADA water cooler, (1) 24x24 mop sink, (1) 20 gallon electric water heater with shelf and drain.

ELECTRICAL:

100 AMP 3 phase 4 wire sub panel with main disconnect and meter base in meter room.

Wiring of furnace and condensing unit.

2X4 recessed fluorescent (acrylic) 3 lamp fixtures

Exit and Emergency lighting

One sign circuit with switch

Receptacles and switches

See electrical power and lighting floor plan Sheet T-32 for exact electrical layout

CABINETS AND COUNTERS:

5'-0" x 2'-10" Base cabinet with plastic laminate countertop and wall cabinet above. See Sheet T-30. Public/Private area counter, countertops and cabinets are based on County drawings detailed on Sheets T-30 and T-31.

GLAZING:

1/2" Tempered glazing system to be provided at the public/private area counter area – Details on Sheets T-30 and T-31.