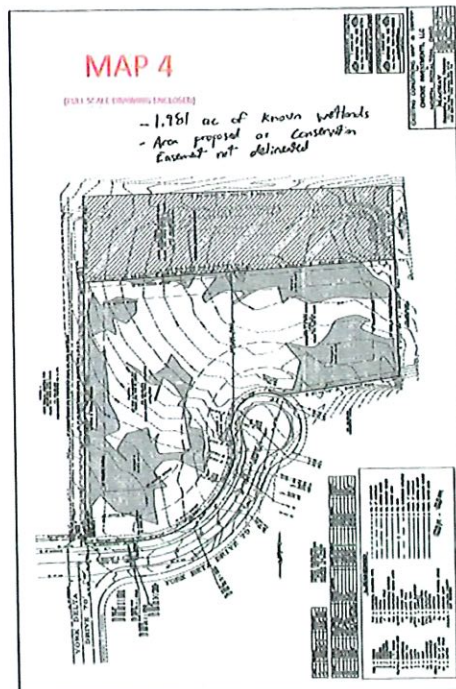
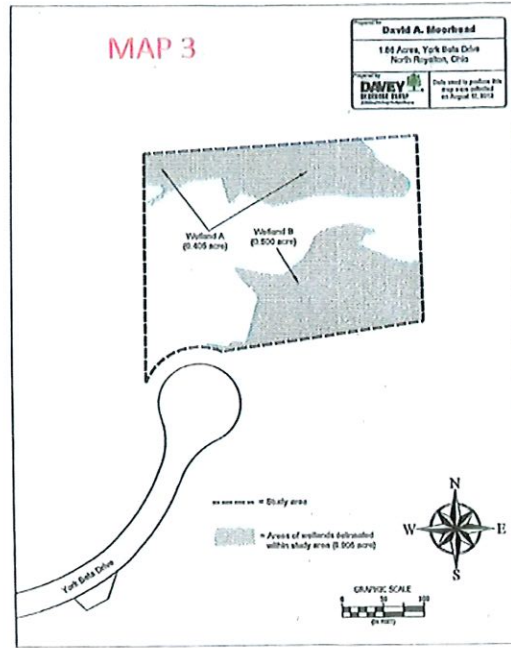
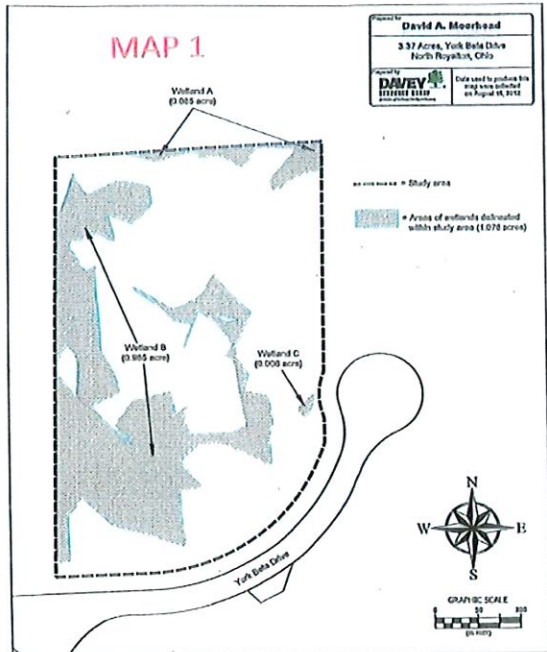


**Site Description, Continued**

Wetlands: There are significant wetland areas scattered across the property and encompass a total area of 1.981 acres. Wetland B is the largest wetland and contains 0.985 acre of land in the western part of the property. Most of the areas designated Wetland A are at the north end of the property are in the conservation easement area. A portion of Wetland B is also in the conservation easement area. Approximately 1.5 acres of wetland area are outside the conservation easement area.



## Site Description

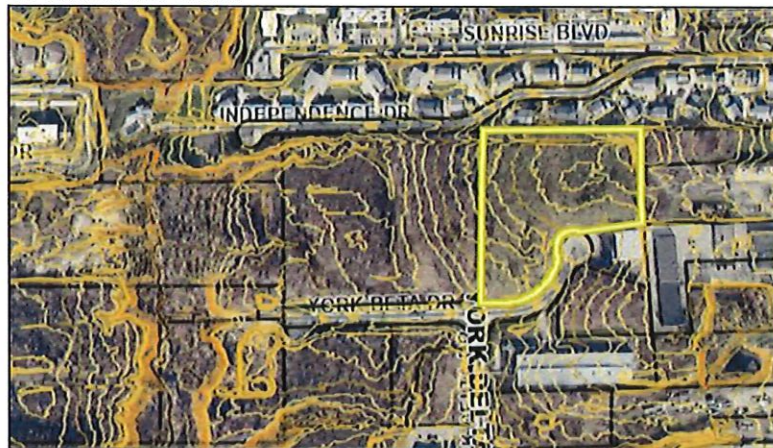
Location: The subject property is located at the eastern terminus of York Beta Drive in the City of North Royalton, Cuyahoga County, Ohio.

Accessibility: The property is accessible from York Beta Drive.

Net Area: 7.482 acres or 325,915 square feet of land. 2.2532 acres are encumbered by a conservation easement and 5.229 acres are unencumbered. There are approximately 1.5 acres of wetland areas outside the conservation easement, for a net buildable area of 3.7 acres, however the wetlands are scattered throughout the parcel making development difficult.

Shape/Dimensions: The subject property is irregular in shape. The rear property line is 624.77 feet long and the western property line is 670.03 feet long. The eastern property line is 375.61 feet long. The frontage on York Beta Drive is irregular and the street ends in a cul de sac at the property.

Topography: The property is located at the grade of York Beta Drive. It down about 15 feet to the west.



Flood Zone: Located in flood zone X, which is an area of minimal flood hazard. 39035C0284E, effective date of 12/03/2010.

