

materialmen, contractor or subcontractor or guaranteed therefor.

SECTION 4. That as a condition of the approval of this Subdivision, the Developer shall deliver to the City of North Ridgeville, Ohio, a final certificate of title covering said Subdivision in such form as is approved by the City, free and clear of all incumbrances, liens, except current taxes and special assessments, if any, zoning ordinances, rights of way and easements of record, said final certificate of title to be dated and timed no earlier than the filing of the plat with the Lorain County Recorder; provided, however, that said property may be subject to a Mortgage, provided that the Mortgagee endorses the plat.

SECTION 5. That said Subdivision, be and the same, is hereby approved as a Cluster-Subdivision pursuant to a recent Agreement by and between the City of North Ridgeville, Ohio and North Ridge Investment Corporation, an Ohio Corporation, and the Building Inspector is authorized to issue Building Permits and/or Certificates of Occupancy, provided all of the conditions as contained herein, are complied with, and provided the City Engineer approves the plat and the engineering on all improvements.

SECTION 6. That as a condition to the issuance of building permits and/or certificates of occupancy, the Developer shall enter into a Subdivider's Agreement with the City setting forth all of the terms and conditions herein, in such form and substance as approved by the City.

SECTION 7. That the Developer shall provide the City with adequate means for the treatment of sanitary waste to include any necessary expansion of the sewage treatment plant in the event that the capacity of the present plant is reached, prior to the issuance of any building permits and/or certificates of occupancy.

W. H. P. A.