



**LEGAL DESCRIPTION**  
**OF**  
**CONVEYANCE PARCEL "A"**  
**PAISANO PROPERTIES, INC.**  
**(PART OF P.P.N. 001-08-021)**  
**TO**  
**CITY OF CLEVELAND**  
**CLEVELAND, OHIO**

*OK  
Daw  
11-09-2023*

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Original Brooklyn Township Lot No. 29 and further bounded and described as follows:

Beginning at a drill hole in a stone monument found on the northerly right of way of Detroit Avenue (formerly Detroit Street) (66 feet wide) and the centerline of West 83<sup>rd</sup> Street (formerly Seward Street) (60 feet wide);

Thence South 69°19'46" West along the northerly right of way of Detroit Avenue, 23.76 feet the westerly right of way of West 83<sup>rd</sup> Street;

Thence North 01°30'00" West along the westerly right of way of West 83<sup>rd</sup> Street, 277.25 feet to a 5/8" iron pin set at the southeasterly corner of land conveyed to the City of Cleveland Land Reutilization Program by the deed dated June 22, 2010 and recorded in AFN. 201006220053 of Cuyahoga County Records.

Thence South 88°30'00" West along the southerly line of land so conveyed to the City of Cleveland Land Reutilization Program and the land conveyed to the City of Cleveland Land Reutilization Program by the deed dated October 2, 2012 and recorded in AFN. 201210020103 of Cuyahoga County Records, 154.52 feet to a 5/8" iron pin set and the **Principal Place of Beginning** of the conveyance herein described;

Thence South 88°30'00" West, 10.93 feet to a 5/8" iron pin set on the easterly line of land conveyed to the City of Cleveland by the deed dated October 30, 1957 and recorded in Volume 9024, Page 513 of Cuyahoga County Deed Records;

Thence North 40°32'22" East along the easterly line of land so conveyed to City of Cleveland, 16.33 feet to a 5/8" iron pin found on the westerly line of land so conveyed to City of Cleveland Land Reutilization Program;



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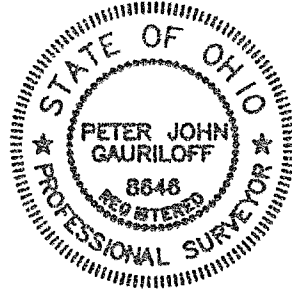
Thence South 01°30'00" East along the westerly line of land so conveyed to City of Cleveland Land Reutilization Program, 12.13 feet to the **Principal Place of Beginning**, containing 0.0015 acres (66 square feet) as surveyed and described by Pete J. Gauriloff, P.S. No. 8646 of The Riverstone Company in August of 2023 and subject to all legal highways, restrictions, reservations and easements.

Note: All 5/8"x30" iron pins set and capped "Riverstone Company PS6747-PS8646"

**Basis of Bearings:** The centerline of Detroit Avenue as South 69°19'46" West is an assumed bearing and is used to indicate angles only.

**Deed of Reference:**

Land conveyed to Paisano Properties, Inc. (Parcel No. 1) by the deed dated September 30, 2014 and recorded in AFN. 201409300732 of Cuyahoga County Records.



*Pete Gauriloff*

August 30, 2023

Pete J. Gauriloff

P.S. No. 8646

Date



# RIVERSTONE

LAND SURVEYING • ENGINEERING • DESIGN

LEGAL DESCRIPTION  
OF  
CONVEYANCE PARCEL "B"  
CITY OF CLEVELAND  
(PART OF PPN 001-08-015)  
TO  
PAISANO PROPERTIES, INC.  
CITY OF CLEVELAND, OHIO

*OK  
JRW  
11-09-2023*

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Sublot No. 4 in the Dixon and Schenck's Allotment, part of Original Brooklyn Township Lot No. 29 as shown by the plat recorded in Volume 7, Page 26 of Cuyahoga County Map Records and further bounded and described as follows:

Beginning at a drill hole in a stone monument found on the northerly right of way of Detroit Avenue (formerly Detroit Street) (66 feet wide) and the centerline of West 83<sup>rd</sup> Street (formerly Seward Street) (60 feet wide);

Thence South 69°19'46" West along the northerly right of way of Detroit Avenue, 23.76 feet the westerly right of way of West 83<sup>rd</sup> Street;

Thence North 01°30'00" West along the westerly right of way of West 83<sup>rd</sup> Street, 157.25 feet to a 5/8" iron pin set at the northeasterly corner of land conveyed to 83<sup>rd</sup> Street Apartment Ltd (Parcel Two) by the deed recorded in AFN. 202012180685 of Cuyahoga County Records and the **Principal Place of Beginning** of the premises herein described;

Thence South 88°30'00" West along the northerly line of land so conveyed to 83<sup>rd</sup> Street Apartment Ltd (Parcel Two) passing through a 5/8" iron pin found at the northeasterly corner of land conveyed to Gilbert Chelala by the deed recorded in AFN. 201103250326 of Cuyahoga County Records at 154.52 feet, 201.52 feet to a 5/8" iron pin set on the southeasterly corner of land conveyed to the City of Cleveland by the deed dated October 30, 1957 and recorded in Volume 9024, Page 513 of Cuyahoga County Deed Records.

Thence North 01°30'00" West along the easterly line of land conveyed to the City of Cleveland, 8.00 feet to a 5/8" iron pin found;

Thence North 88°30'00" East, 201.52 feet to a 5/8" iron pin found on the westerly right of way of said West 83<sup>rd</sup> Street;



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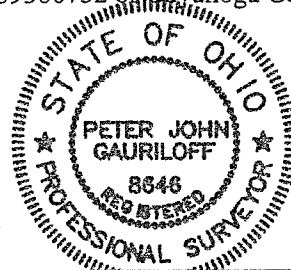
Thence South 01°30'00" East along the westerly right of way of West 83<sup>rd</sup> Street, 8.00 feet to the **Principal Place of Beginning**, containing 0.0370 acres (1,612 square feet) as surveyed and described by Pete J. Gauriloff, P.S. No. 8646 of The Riverstone Company in August of 2023 and subject to all legal highways, restrictions, reservations and easements.

Note: All 5/8"x30" iron pins set and capped "Riverstone Company PS6747-PS8646"

**Basis of Bearings:** The centerline of Detroit Avenue as South 69°19'46" West is an assumed bearing and is used to indicate angles only.

**Deed of Reference:**

Land conveyed to Paisano Properties, Inc. (Parcel No. 1) by the deed dated September 30, 2014 and recorded in AFN. 201409300732 of Cuyahoga County Records.



*Pete Gauriloff*

August 30, 2023

Pete J. Gauriloff

P.S. No. 8646

Date



**RIVERSTONE**  
LAND SURVEYING • ENGINEERING • DESIGN

LEGAL DESCRIPTION  
OF  
CONVEYANCE PARCEL "C"  
CITY OF CLEVELAND  
(PART OF P.P.N. 001-08-024 AND -025)  
TO  
PAISANO PROPERTIES, INC.  
CITY OF CLEVELAND, OHIO

*CH*  
*11-09-2023*

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Sublot No. 7 in the Dixon and Schenck's Allotment being part of Original Brooklyn Township Lot No. 29 as shown by the plat recorded in Volume 7, Page 26 of Cuyahoga County Map Records and further bounded and described as follows:

Beginning at a drill hole in a stone monument found on the northerly right of way of Detroit Avenue (formerly Detroit Street) (66 feet wide) and the centerline of West 83<sup>rd</sup> Street (formerly Seward Street) (60 feet wide);

Thence South 69°19'46" West along the northerly right of way of Detroit Avenue, 23.76 feet the westerly right of way of West 83<sup>rd</sup> Street;

Thence North 01°30'00" West along the westerly right of way of West 83<sup>rd</sup> Street, 312.75 feet to a 5/8" iron pin set and being the **Principal Place of Beginning** of the premises herein described;

Thence South 88°30'00" West, 154.52 feet to a 5/8" iron pin set on the easterly line of land conveyed to the City of Cleveland by the deed dated October 30, 1957 and recorded in Volume 9024, Page 513 of Cuyahoga County Deed Records;

Thence North 01°30'00" West along the easterly line of land so conveyed to the City of Cleveland, 4.00 feet to a 5/8" iron found at the southwesterly corner of land conveyed to Paisano Properties, Inc. by the deed recorded in AFN. 201509210356 of Cuyahoga County Records;

Thence North 88°30'00" East along the southerly line of land so conveyed to Paisano Properties, Inc., 154.52 feet to a 5/8" iron pin set on the westerly right of way of said West 83<sup>rd</sup> Street;

Thence South 01°30'00" East along the westerly right of way of West 83<sup>rd</sup> Street, 4.00 feet to the **Principal Place of Beginning**, containing 0.0142 acres (618 square feet) as

3800 Lakeside Avenue Suite 100  
Cleveland, Ohio 44114



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surveyed and described by Pete J. Gauriloff, P.S. No. 8646 of The Riverstone Company in August of 2023 and subject to all legal highways, restrictions, reservations and easements.

Note: All 5/8"x30" iron pins set and capped "Riverstone Company PS6747-PS8646"

**Basis of Bearings:** The centerline of Detroit Avenue as South 69°19'46" West is an assumed bearing and is used to indicate angles only.

**Deeds of Reference:**

Land conveyed to Paisano Properties, Inc. by the deed dated September 21, 2015 and recorded in AFN. 201509210356 of Cuyahoga County Records.



*Pete Gauriloff*

August 30, 2023

Pete J. Gauriloff

P.S. No. 8646

Date

