

FILE NO. 482-2024-A

Parcel 101-30-001 ✓

[Starling Stone LLC]

OK  
260

**PARCEL 101-30-001**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being Sublots Nos. 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, and 185 in S. S. Stone's Survey of Central Tract, so-called, of part of the Original Two Acre Lots Nos. 213 to 220, both inclusive, and part of Original One Hundred Acre Lot No. 487, as shown by the recorded plat in Volume 2 of Maps, Pages 31 and 32 of Cuyahoga County Records, and the northeasterly half of West 4th Street (50 feet wide) as vacated by Ordinance No. 498-80 and shown on Vacation Plat recorded in Volume 226 of Maps, Page 129 of Cuyahoga County Records, be the same more or less, but subject to all legal highways.

**As Surveyed:**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being Sublots Nos. 153 through 185, inclusive, in S. S. Stone's Survey of Central Tract, so-called, of part of the original two acre Lots Nos. 213 to 220, both inclusive, and part of original one hundred acre Lot No. 487, as shown by the recorded plat in Volume 2 of Maps, Pages 31 and 32 of Cuyahoga County Records, and the Northeasterly half of West 4th Street (50 feet wide) as vacated by Ordinance No. 498-80 and shown on Vacation Plat recorded in Volume 226 of Maps, Page 129 of Cuyahoga County Records and further bound as follows:

Beginning at a stone monument at the intersection of the centerline of West 3rd Street, 70 feet wide, formerly Central Way and the centerline of Stones Levee, 70 feet wide, thence along the said centerline of Stones Levee, bearing South 46° 37' 40" West, a distance of 263.12 feet to its intersection with the centerline of the aforesaid West 4th Street, 50 feet wide, as vacated:

Thence along the said centerline of West 4th Street, as vacated, bearing South 34° 31' 39" East, a distance of 35.42 feet to its intersection with the Southeasterly line of Stones Levee, said point being marked by a 5/8" iron pin, said point being the principal place of beginning;

Thence along said Southeasterly line of Stones Levee, bearing North 46° 37' 40" East, a distance of 227.71 feet to an 5/8" iron pin set at its intersection with the Southwesterly line of aforesaid West 3rd Street;

Thence along said Southwesterly line of West 3rd Street, bearing South 34° 31' 39" East, a distance of 438.88 feet to its intersection with the Northwesterly line of Central Avenue, 66 feet wide, formerly Ohio Street, said point being marked by a drill hole set 1.0' Northeasterly;

Thence along said Northwesterly line of Central Avenue, bearing South 55° 25' 21" West, a distance of 225.00 feet to its intersection with the aforesaid centerline of West 4th Street, as vacated, said point being marked by a 1/2" iron pin found bent 0.16 feet Southerly;

Thence along said centerline of West 4th Street, as vacated, bearing North 34° 31' 39" West, a distance of 404.07 feet to the principal place of beginning and containing 94,831 square feet (2.1770 acres) of land, be the same more or less but subject to all legal highways.

<b>Parcel 101-24-002C</b> ✓
<b>Parcel 101-24-003B</b> ✓
<b>Parcel 101-24-001B</b> ✓
<b>Parcel 101-24-007</b> ✓
<b>Parcel 101-24-008</b> ✓

[Sapphire Acquisitions LLC]

OK  
2/12/12

PARCEL 101-24-002C: approximately lower elevation of 100.00 and having no upper limits:

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, and known as being part of Original Two Acre Lots Nos. 207, 208 and 209 in said City and bounded and described as follows:

Beginning at the intersection of the southwesterly line of Ontario Street with the southeasterly line of Prospect Avenue N.W. viaduct constructed by The Cleveland Union Terminals Company in accordance with Ordinance No. 85552 passed by the Council of the City of Cleveland, January 28, 1929 (the lines of said Prospect Avenue N.W. Viaduct as provided for in said Ordinance No. 85552 being the same as the lines of Prospect Avenue N.W. Viaduct as provided for in Ordinance No. 67538-A passed by the Council of the City of Cleveland), said point of intersection bearing South thirty-three degrees (33°) eighteen minutes (18') forty seconds (40") East along said southwesterly line of Ontario Street, a distance of four hundred eighty-seven (487.00) feet from the southeasterly line of the Public Square;

Thence South thirty-three degrees (33°) eighteen minutes (18') forty seconds (40") East along said southwesterly line of Ontario Street, sixty-three and six-tenths (63.6) feet to the northeasterly corner of Sublot No. 8 in the Geo. H. Beaumont Subdivision as shown by plat recorded in Volume 45 of Deeds, Page 230, Cuyahoga County Records, said northeasterly corner of Sublot No. 8 being also the northeasterly corner of Parcel 2 of lands conveyed to James F. Walsh and Vincent A. McGuire by deed dated August 19, 1905 and recorded in Volume 987, Page 581, Cuyahoga County Records;

Thence South fifty-six degrees (56°) thirty-six minutes (36') ten seconds (10") West along the northwesterly line of said second parcel of land conveyed to James F. Walsh and Vincent A. McGuire and prolongation southwesterly thereof, ninety-five and five hundred thousandths (95.500) feet to the center line of West 1st Street, now vacated;

Thence South thirty-three degrees (33°) eighteen minutes (18') forty seconds (40") East along said center line of West 1st Street, now vacated, twenty-two (22.000) feet to the prolongation southwesterly of the line established as being the line of ownership between the lands of James F. Walsh et al and Sigmund Lederer, et al, by agreement made and entered into the 10th day of December, 1907, by and between James F. Walsh, et al, parties of the first part, and Sigmund Lederer, et al, parties of the second part, and recorded in Volume 1143, Page 159, Cuyahoga County Records;

Thence North fifty-six degrees (56°) thirty-six minutes (36') ten seconds (10") East along said southwesterly prolongation and along the aforesaid line of ownership, ninety-five and five hundred thousandths (95.500) feet to the said southwesterly line of Ontario Street;

Thence South thirty-three degrees (33°) eighteen minutes (18') forty seconds (40") East along said southwesterly line of Ontario Street, sixty-two and four tenths (62.4) feet;

Thence South fifty-six degrees (56°) forty-one (41') twenty seconds (20") West, fifty-four and five hundred thousandths (54.500) feet;

Thence North thirty-three degrees (33°) eighteen minutes (18') forty seconds (40") West, one (1.000) foot;

Thence South fifty-six degrees (56°) forty-one minutes (41') twenty seconds (20") West, thirty and seven hundred fifty thousandths (30.750) feet;

Thence South thirty-three degrees (33°) eighteen minutes (18') forty seconds (40") East, two hundred and one and six hundred seventy-eight thousandths (201.678) feet;

Thence North fifty-six degrees (56°) forty-one minutes (41') twenty seconds (20") East, a distance of six hundred sixty-seven thousandths (0.667) of a foot;

Thence South thirty-three degrees (33°) eighteen minutes (18') forty seconds (40") East, twenty- one and eight hundred ninety-four thousandths (21.894) feet to the northerly line of Huron Road N.W. Viaduct constructed by The Cleveland Union Terminals Company in accordance with Ordinance No. 85552 passed by the Council of the City of Cleveland, January 28, 1929;

Thence North eighty-four degrees (84°) three minutes (03') five seconds (05") West along said northerly line of Huron Road N.W. Viaduct, two hundred sixty-four and five hundred thirty-two thousandths (264.532) feet;

Thence North five degrees (5°) fifty-six minutes (56') fifty-five seconds (55") East, one hundred fifty-three and seven hundred fifty thousandths (153.750) feet;

Thence North eighty-four degrees (84°) three minutes (03') five seconds (5") West, thirteen and nine hundred sixty thousandths (13.960) feet;

Thence North five degrees (5°) fifty-six minutes (56') fifty-five seconds (55") East, sixty-four and two hundred sixty-nine thousandths (64.269) feet;

Thence North thirty-three degrees (33°) eighteen minutes (18') forty seconds (40") West, twenty- five and five hundred twenty-four thousandths (25.524) feet to the prolongation southwesterly of said southeasterly line of Prospect Avenue N.W. Viaduct;

Thence North fifty-six degrees (56°) forty-one minutes (41') twenty seconds (20") East along the aforesaid prolongation southwesterly of said southeasterly line of Prospect Avenue N.W. Viaduct and along said southeasterly line of Prospect Avenue N.W. Viaduct, one hundred sixty-two and

two hundred forty-five thousandths (162.245) feet to the place of beginning, excepting, however, from the above described premises, the following described portion:

Beginning in the northerly line of said Huron Road N.W. Viaduct at the southwesterly corner of the hereinabove described premises;

Thence North five degrees (5°) fifty-six minutes (56') fifty-five seconds (55") East along the westerly line of said premises, eleven and fifty-two hundredths (11.52) feet to the center line of Howe Avenue, N.W., now vacated;

Thence North fifty-six degrees (56°) thirty-six minutes (36') ten seconds (10") East along said center line of Howe Avenue N.W., now vacated, fifteen and ten hundredths (15.10) feet to the prolongation northwesterly of the northeasterly line of Parcel 2 of lands described in deed from Francis H. Haserot to The Union Trust Company dated February 7, 1922 and recorded in Volume 2749, Page 453, Cuyahoga County Records;

Thence southeasterly along said northwesterly prolongation and along said northeasterly line of said Parcel 2 of lands described in the aforesaid deed to The Union Trust Company, twenty-seven and twenty-eight hundredths (27.28) feet to said northerly line of Huron Road N.W. Viaduct;

Thence North eighty-four degrees (84°) three minutes (03') five seconds (05") West along said northerly line of Huron Road N.W. Viaduct, twenty-eight and ninety-seven hundredths (28.97) feet to the place of beginning.

PARCEL 101-24-003B: approximately lower elevation of 100.00 and having no upper limits:

*ok  
PBL*

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, known as being parts of Original Two Acre lots Nos. 82, 83, 207 and 208 in said City, and bounded and described as follows:

Beginning at the intersection of the Southwesterly line of Ontario Street with the Southeasterly line of the Public Square;

Thence South thirty-three degrees (33°) eighteen minutes (18') forty seconds (40") East along the Southwesterly line of Ontario Street, Four hundred eighty-seven (487.000) feet to the Southeasterly line of Prospect Avenue N.W. Viaduct constructed by The Cleveland Union Terminals Company in accordance with Ordinance No. 85552, passed by the Council of the City of Cleveland, January 28, 1929 (the lines of said Prospect Avenue N.W. Viaduct, as provided for in said Ordinance No. 85552 being the same as the lines of Prospect Avenue N.W. Viaduct as provided for in Ordinance No. 67538-A passed by the Council of the City of Cleveland);

Thence South fifty-six degrees (56°) forty-one minutes (41') twenty seconds (20") West along said Southeasterly line of Prospect Avenue N.W. Viaduct, one hundred sixty-one and seven hundred and ten thousandths (161.710) feet to an angle;

Thence North eighty-four degrees (84°) three minutes (03') five seconds (05") West along the Southerly line of said Prospect Avenue N.W. Viaduct, one hundred seventeen and eight hundred and two thousandths (117.802) feet to the Easterly line of West 2nd Street proposed and the principal place of beginning;

Thence from said principal place of beginning South five degrees (5°) fifty-six minutes (56') fifty-five seconds (55") West along said Easterly line of West 2nd Street proposed, two hundred thirty-eight and one hundred twenty-thousandths (238.120) feet to the Northerly line of Huron Road N.W. Viaduct constructed by the Cleveland Union Terminals Company in accordance with Ordinance No. 85552, passed by the Council of the City of Cleveland, January 28, 1929;

Thence South eighty-four degrees (84°) three minutes (03') five seconds (05") East along said Northerly line of Huron Road N.W. Viaduct, one hundred forty-seven and five hundred thousandths (147.500) feet to the Southwesterly corner of the garage and Builders Exchange Building;

Thence North five degrees (5°) fifty-six minutes (56') fifty-five seconds (55") East, one hundred fifty-three and seven hundred fifty thousandths (153.750) feet;

Thence North eighty-four degrees (84°) three minutes (03') five seconds (05") West, thirteen and nine hundred sixty thousandths (13.960) feet;

Thence North five degrees (5°) fifty-six minutes (56') fifty-five seconds (55") East, sixty-four and two hundred sixty-nine thousandths (64.269) feet;

Thence North thirty-three degrees (33°) eighteen minutes (18') forty seconds (40") West, twenty-five and five hundred twenty-four thousandths (25.524) feet to the prolongation Southwesterly of said Southeasterly line of Prospect Avenue N.W. Viaduct;

Thence North fifty-six degrees (56°) forty-one minutes (41') twenty seconds (20") East along said prolongation Southwesterly of said Southeasterly line of Prospect Avenue N.W. Viaduct, five hundred thirty-five thousandths (0.535) of a foot to said Southerly line of said Prospect Avenue N.W. Viaduct;

Thence North eighty-four degrees (84°) three minutes (03') five seconds (05") West along said Southerly line of Prospect Avenue N.W. Viaduct, one hundred seventeen and eight hundred and two thousandths (117.802) feet to the principal place of beginning, excepting, however, from the above described premises the triangle located at the Southeast corner, which triangle is described as follows;

Beginning in the Northerly line of said Huron Road N.W. Viaduct at the Southeast corner of said premises;

Thence North eighty-four degrees (84°); three minutes (03') five seconds (05") West along the Southerly line of said premises, fourteen and five hundredths (14.05) feet to the center line of Howe Avenue N.W., now vacated;

Thence North fifty-six degrees (56°) thirty-six minutes (36') ten seconds (10") East along the center line of Howe Avenue N.W., now vacated, eighteen and seventeen hundredths (18.17) feet to a point in the Easterly line of said premises;

Thence South five degrees (5°) fifty-six minutes (56') fifty-five seconds (55") West, along the Easterly line of said premises, eleven and fifty-two hundredths (11.52) feet to the place of beginning.

Together with the Grant of Use of Two Passageways recorded July 8, 1958 in/as Volume 9096, Page 657 of Cuyahoga County Records.

*OK/ABW*  
**PARCEL 101-24-001B (part 1 of 2)**, approximately lower elevation of 83.00 and having no upper limits;

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, known as being part of Original Two Acre Lots Nos. 208, 209 and 210 in said City and bounded and described as follows:

Beginning at a point in the south-westerly line of Ontario Street at a southeasterly corner of Parcel One of premises conveyed by The Union Trust Company to The Cleveland Union Terminals Company by deed dated May 31, 1930, and recorded in Volume 3985, Page 46 of Cuyahoga County Records, which point bears south thirty-three degrees (33°) eighteen minutes (18') forty seconds (40") East, along said southwesterly line of Ontario Street, six hundred thirty-five (635) feet from, the southeasterly line of the Public square;

Thence south fifty-six degrees (56°) forty-one minutes (41') twenty seconds (20") West, along a southeasterly line of said Parcel One of premises conveyed to The Cleveland Union Terminals Company aforesaid, fifty-four and five hundred thousandths (54.500) feet;

Thence North thirty-three degrees (33°) eighteen minutes (18') forty seconds (40") West, along a southwesterly line of the aforesaid Parcel One of said premises, one (1.000) foot;

Thence South fifty-six degrees (56°) forty-one minutes (41') twenty seconds (20") West, along a southeasterly line of the aforesaid Parcel One of said premises thirty and seven hundred fifty thousandths (30.750) feet;

Thence South thirty-three degrees (33°) eighteen minutes (18') forty seconds (40") East, along a northeasterly line of the aforesaid Parcel One of said premises, two hundred one and six hundred seventy-eight thousandths (201.678) feet;

Thence North fifty-six degrees (56°) forty-one minutes (41') twenty seconds (20") East, along a northwesterly line of the aforesaid Parcel One of said premises, a distance of six hundred sixty-seven thousandths (0.667) of a foot;

Thence South thirty-three degrees (33°) eighteen minutes (18') forty seconds (40") East, along a northeasterly line of the aforesaid Parcel One of said premises, twenty-one and eight hundred ninety-four thousandths (21.894) feet to the northerly line of Huron Road N.W. Viaduct constructed by The Cleveland Union Terminals Company in accordance with Ordinance No. 85552 passed by the Council of the City of Cleveland January 2, 1929, said Huron Road N.W. Viaduct being also known as the Bridge of Huron Road N.W., and said Bridge of Huron Road N.W. being shown on plat recorded in Volume 123, Page 20 of the Map Records of Cuyahoga County, Ohio;

Thence South eighty-four degrees (84°) three minutes (03') five seconds (05") East, along said northerly line of the Bridge of Huron Road N.W., one hundred nine and two hundred forty-two thousandths (109.242) feet to said southwesterly line of Ontario Street;

Thence North thirty-three degrees (33°) eighteen minutes (18') forty seconds (40") West, along said southwesterly line of Ontario Street, two hundred ninety-one and seven hundred five thousandths (291.705) feet to the place of beginning.

**PARCEL 101-24-001B (part 2 of 2), approximately lower elevation of 83.00 and having no upper limits:**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 209 and 210 and bounded and described as follows:

Beginning on the southwesterly line of Ontario Street (100 feet wide) at a point distant North fifty-seven degrees (57°) fifty-three minutes (53') forty seconds (40") West measured along said southwesterly line seventy-five and five thousandths (75.005) feet from the intersection of said southwesterly line with the northeasterly line of the Bridge of Huron Road N.W. (84 feet wide);

thence North fifty-seven degrees (57°) fifty-three minutes (53') forty seconds (40") West along the southwesterly line of said Ontario Street eighty and five hundred twenty-one thousandths (80.521) feet to an angle in said line,

thence South thirty-three degrees (33°) eighteen minutes (18') forty seconds (40") East eighty- eight and five hundred forty-seven thousandths (88.547) feet to the northerly line of said Bridge of Huron N.W.,

thence North thirty-two degrees (32°) six minutes (06') twenty seconds (20") East thirty-six and eight hundred thirty-seven thousandths (36.837) feet to the place of beginning; together with all right, title and interest of the said Grantor in and to all streets, alleys, highways and public places, whether vacated or not, adjoining said hereinbefore described premises and appertaining thereto.

PARCEL 101-24-007

*OK  
2/24*

The title in fee to all those portions of the premises hereinafter described, extending upward from and having for its lower boundaries the planes at Elevation 70.40, City of Cleveland Datum Base Level, hereinafter referred to as the "lower planes," and extending up to, and having for its upper boundaries the planes forming the lower boundary of the air rights parcel conveyed in fee by UTC to The Cleveland Terminals Building Company ("CTB") by deed dated May 31, 1930 and recorded in Volume 3985, Page 55 of Cuyahoga County, Ohio Records (the "Air Rights Parcel"), which last mentioned planes are referred to as the "upper planes," such space between the lower and upper planes and within the area hereinafter described being herein referred to as the "Premises." The Air Rights Parcel so conveyed by UTC to CTB is now owned by Grantee as the successor by merger to Sherwin Williams Development Corporation, a Delaware corporation that acquired same pursuant to a Deed dated October 14, 1985 from National City Bank, as Agent for the Rhode Island Trust National Bank, as Trustee of The Sixty Trust, to Grantee recorded in Volume 85-6135, Page 31 of Cuyahoga County Records. The Premises include the perpetual use thereof for the construction, repair, renewal, maintenance, occupation and use of such building or buildings as may from time to time or at any time or times be erected thereon or therein in accordance with the Building Code of the City of Cleveland or other lawful authority (the plans and specifications therefor insofar as they may affect the Passenger Terminal to be submitted to the Grantor before the commencement of construction) and described as follows, to-wit:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 207, 208 and 209, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at a point distant North 84°-03'-05" West, 192.805 feet, as measured along said northeasterly line of the Bridge of Huron Road, N.W., from its intersection with the southwesterly line of Ontario Street, 100 feet in width;

Course No. 1: thence North 84°-03'-05" West along said northeasterly line of the Bridge of Huron Road, N.W., 160.582 feet to the westerly face of a wall;

Course No. 2: thence North 5°-56'-55" East along said westerly face of a wall, 168.927 feet to an angle therein;

Course No. 3: thence North 56°-55'-05" East along a northwesterly face of said wall, 12.662 feet to a southwesterly line of Item VI, Parcel Two of land conveyed to The Higbee Company by deed dated August 15, 1949 and recorded in Volume 6827, Page 1 of Cuyahoga County Records;

Course No. 4: thence South 33°-18'-40" East along said southwesterly line of Item VI, Parcel Two, 1.058 feet to an angle;

Course No. 5: thence South 61°-14'-55" East along a southwesterly line of said Item VI, Parcel Two, 8.760 feet southwesterly line of Parcel One conveyed to The Cleveland Union Terminal

Company by deed dated April 19, 1938 and recorded in Volume 4830, Page 282 of Cuyahoga County Records;

Course No. 6: thence South 33°-18'-40" East along a southwesterly line of Parcel One of land so conveyed, 201.678 feet to an angle;

Course No. 7: thence North 56°-41'-20" East, 0.667 feet to a southwesterly line of last aforementioned Parcel One;

Course No. 8: thence South 33°-18'-40" East along the last mentioned southwesterly line of said Parcel One, 21.894 feet to the place of beginning, containing 15,428 square feet (0.3542 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in January, 2000, be the same more or less.

References herein to the "City of Cleveland Datum Base Level" are to the City of Cleveland Datum Base Level as established by Ordinance No. 781-41, enacted June 9, 1941 by the Council of the City of Cleveland. The upper level of the Premises is at approximately Elevation 100.00 of the Base Level established by Ordinance No. 781-41.

**PARCEL 101-24-008**

*Ch  
2007*

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being part of Original Two Acre Lot No. 208. and being all that portion of the premises hereinafter described lying above a lower horizontal plane at elevation 82.70 feet and having no upper limits, the elevations used herein being based on City of Cleveland Base Datum, and bounded and described as follows;

Beginning on the northeasterly line of the Bridge of Huron Road, N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at its intersection with the southwesterly line of Ontario Street, width varies, as shown by the plat recorded in Volume 134 of Maps, Page 22 of Cuyahoga County Records;

thence North 84°-03'-05" West, along said northeasterly line of the Bridge of Huron Road, N.W., 428.37 feet to its intersection with the northeasterly line of Parcel 2 of land conveyed to Tower City Avenue, LLC by deed dated April 27, 2007 and recorded in A.F.N. 200705010252 of Cuyahoga County Records, and also being the principal place of beginning of the premises herein to be described;

Course No. 1: thence North 84°-03'-05" West, continuing along said northeasterly line of the Bridge of Huron Road, N.W., 43.03 feet to its intersection with the center line of Howe Avenue N.W., as vacated by Ordinance No. 47814, passed January 6, 1919;

Course No. 2: thence North 56°-36'-10" East, along said center line of Howe Avenue, N.W., (Now Vacated), 33.28 feet to its intersection with the northwesterly prolongation of the aforementioned

northeasterly line of Parcel 2 as so conveyed to Tower City Avenue, LLC;

Course No. 3: thence South 33°-23'-50" East, along said northwesterly prolongation and along said northeasterly line of Parcel 2 of land so conveyed, 27.28 feet to its intersection with the- northeasterly line of the Bridge of Huron Road, N.W., and the principal place of beginning, containing 454 square feet, according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in August, 2007, be the same more or less, but subject to all legal highways;

The above being further known as Triangular Air-Rights Split Parcel in Plat and Air Rights lot Split for Tower City Avenue, LLC, as shown by the recorded plat in Volume 353 of Maps, Pages 21 & 22 of Cuyahoga County Records.

Parcel 101-24-006 ✓
Parcel 101-23-050J ✓
Parcel 101-23-072C ✓
Parcel 101-23-052M ✓
Parcel 101-23-072M ✓
Parcel 101-30-002 ✓
Parcel 101-30-003 ✓
Parcel 122-18-010 ✓
Parcel 122-18-011 ✓

[Fundamental Parking, LLC]



700 Beta Drive, Suite 200  
Mayfield Village, OH 44143

www.garrettsurveying.com

*OK  
2/2/12*

**PARCEL NO. 25 (72.5 LEVEL)  
TOWER CITY AVENUE, LLC  
(PART OF P.P.N. 101-23-072C)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 73 thru 80, both inclusive, and further being known as being all that part of the hereinafter described premises extending above a plane at elevation 70.40, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 82.70, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South  $84^{\circ}-03'-05''$  East along the northeasterly line of the Bridge of Prospect Avenue N.W., 297.669 feet to the principal place of beginning;

Course No. 1: thence South  $84^{\circ}-03'-05''$  East along the northeasterly line of the Bridge of Prospect Avenue N.W., 191.46 feet;

Course No. 2: thence South  $05^{\circ}-56'-55''$  West, 151.008 feet;

Course No. 3: thence South  $84^{\circ}-03'-05''$  East, 21.89 feet;

Course No. 4: thence South  $05^{\circ}-56'-55''$  West, 187.11 feet to the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Course No. 5: thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Huron Road N.W., 33.84 feet;

Course No. 6: thence South  $05^{\circ}-56'-55''$  West, 84.00 feet to the southwesterly line of the Bridge of Huron Road N.W.;

Course No. 7: thence North  $84^{\circ}-03'-05''$  West along the southwesterly line of the Bridge of Huron Road N.W., 441.62 feet;

Course No. 8: thence North  $05^{\circ}-56'-55''$  East, 7.63 feet;



700 Beta Drive, Suite 200  
Mayfield Village, OH 44143

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PAGE 2

Course No. 9: thence North  $84^{\circ}-03'-05''$  West, 3.57 feet;

Course No. 10: thence North  $05^{\circ}-56'-55''$  East, 76.37 feet to the aforementioned northeasterly line of the Bridge of Huron Road N.W.;

Course No. 11: thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Huron Road N.W., 343.50 feet to the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

Course No. 12: thence North  $05^{\circ}-56'-55''$  East along said northwesterly line of the Bridge of West 3rd Street, 238.12 feet to the southwesterly line of the Bridge of Prospect Avenue N.W.;

Course No. 13: thence North  $84^{\circ}-03'-05''$  West along the southwesterly line of the Bridge of Prospect Avenue N.W., 145.50 feet;

Course No. 14: thence North  $05^{\circ}-56'-55''$  East, 100.00 feet to the principal place of beginning, containing 71,555 square feet (1.6427 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors dated November, 1985.

L 13-09-44

August 5, 1993

Note: Excepting therefrom the following described parcel, Parcel No. 25-A.



700 Beta Drive, Suite 200  
Mayfield Village, OH 44143

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EXCEPTION TO: 101-23-072 C  
(72 LEVEL)  
PARCEL NO. 25-A  
ROCK OHIO CAESARS HOTEL, LLC

*OK  
9/17*

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 79 and 80, and further known as being all that part of the hereinafter described premises extending above a plane at elevation 70.40 feet, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 82.70 feet, more particularly bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at a point distant South 84°-03'-05" East, 410.94 feet, as measured along said northeasterly line of the Bridge of Prospect Avenue N.W. from its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width;

Course No. 1: thence South 84°-03'-05" East, along said northeasterly line of the Bridge of Prospect Avenue N.W., 78.19 feet;

Course No. 2: thence South 5°-56'-55" West, 127.62 feet;

Course No. 3: thence North 84°-03'-05" West, 45.96 feet to the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

Course No. 4: thence North 5°-56'-55" East along said northwesterly line of the Bridge of West 3rd Street, 27.62 feet, to the southwesterly line of the aforementioned Bridge of Prospect Avenue N.W.;

Course No. 5: thence North 84°-03'-05" West, along said southwesterly line of the Bridge of Prospect Avenue N.W., 35.92 feet;

Course No. 6: thence North 5°-56'-55" East, 13.50 feet;

Course No. 7: thence South 84°-03'-05" East, 15.43 feet;

Course No. 8: thence North 5°-56'-55" East, 47.04 feet;

Course No. 9: thence North 84°-03'-05" West, 11.74 feet;

Course No. 10: thence North 5°-56'-55" East, 39.46 feet to the place of beginning, containing 8,585 square feet of land (0.1971 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in September, 1990, be the same more or less, but subject to all legal highways.

L 13-09-46

September 17, 1990



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*CP  
28*

(72 LEVEL)  
PARCEL NO. 33-A  
TOWER CITY AVENUE, LLC  
(PT OF P.P.N. 101-23-072C)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 78 and 79, and further being known as all that part of the hereinafter described premises extending above a plane at elevation 70.40, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 82.70, City of Cleveland Datum Base Level, and bounded and described as follows;

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width: thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of Prospect Avenue N.W., 227.09 feet to the Principal Place of Beginning of the premises herein to be described;

Course No. 1: thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Prospect Avenue N.W., 70.579 feet to a point;

Course No. 2: thence South  $5^{\circ}-56'-55''$  West, 100.000 feet to the southwesterly line of said Bridge of Prospect Avenue N.W.;

Course No. 3: thence North  $84^{\circ}-03'-05''$  West along said southwesterly line of the Bridge of Prospect Avenue N.W., 70.579 feet to a point;

Course No. 4: thence North  $5^{\circ}-56'-55''$  East, 100.000 feet to the Principal Place of Beginning, containing 7,058 square feet (0.1620 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in August, 1993.

L 13-09-54

August 5, 1993



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*OK  
PBW*

**PARCEL NO. 1 (52 LEVEL)  
TOWER CITY AVENUE, LLC  
(PT OF P.P.N. 101-23-050J)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 208, 209, 210, and part of Ontario Street as vacated by Ordinance No. 1020-39 and being all that portion of the hereinafter described parcel lying below the plane at elevation 83, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning at a point on the southwesterly line of Ontario Street, 99 feet in width, at a southeasterly corner of Parcel No. 1 conveyed to The Cleveland Union Terminals Company by deed dated May 31, 1930 and recorded in Volume 3985, Page 48 of Cuyahoga County Records, which point is distant South 33°-18'-40" East, as measured along said southwesterly line of Ontario Street, 635.000 feet from its intersection with the southeasterly line of The Public Square;

Course No. 1: thence continuing South 33°-18'-40" East along said southwesterly line of Ontario Street, 203.158 feet to an angle point;

Course No. 2: thence South 57°-53'-40" East, along a southwesterly line of Ontario Street as shown by the recorded plat in Volume 134 of Maps, Page 22 of Cuyahoga County Records, 80.521 feet to a line established by an agreement between The Cleveland Union Terminals Company and The Cleveland Trust Company dated November 10, 1939 and recorded in Volume 5082, Page 584 of Cuyahoga County Records;

Course No. 3: thence South 32°-06'-20" West along said agreement line, so established, 36.837 feet to the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Course No. 4: thence North 84°-03'-05" West along said northeasterly line of the Bridge of Huron Road N.W., 109.242 feet to a northeasterly line of the aforementioned Parcel No. 1 of land so conveyed to The Cleveland Union Terminals Company;

Course No. 5: thence North 33°-18'-40" West along said northeasterly line of Parcel No. 1, 21.894 feet to an angle;

Course No. 6: thence South 56°-41'-20" West along a northwesterly line of said Parcel No. 1, 0.667 feet to an angle;



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Course No. 7: thence North  $33^{\circ}-18'-40''$  West along a northeasterly line of said Parcel No. 1, 201.678 feet to a southeasterly line thereof;

Course No. 8: thence North  $56^{\circ}-41'-20''$  East along said southeasterly line of said Parcel No. 1, 30.750 feet to an angle;

Course No. 9: thence South  $33^{\circ}-18'-40''$  East, 1.000 feet to a southeasterly line of said Parcel No. 1;

Course No. 10: thence North  $56^{\circ}-41'-20''$  East along said southeasterly line of Parcel No. 1, 54.500 feet to the place of beginning, containing 23,398 square feet (0.5371 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-1

December 11, 1985



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*OK  
EBW*

PARCEL 6-A  
TOWER CITY AVENUE, LLC  
(PT OF P.P.N. 101-23-050J)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 83, 84, 207 and 208, and further being known as being all that part of the hereinafter described parcel of land lying below the plane at elevation 69, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width: thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Prospect Avenue N.W., 865.085 feet to a northwesterly line of land conveyed to The Higbee Company by deed dated August 12, 1949 and recorded in Volume 6827, Page 1 of Cuyahoga County Records, said point being the principal place of beginning of the premises herein to be described;

Course No. 1: thence North  $5^{\circ}-56'-55''$  East along the northwesterly line of land so conveyed to The Higbee Company, 71.320 feet to the northerly face of a Partition Wall;

Course No. 2: thence South  $84^{\circ}-03'-05''$  East along the northerly face of said Partition Wall and the easterly prolongation of the northerly face of said Partition Wall, 60.911 feet;

Course No. 3: thence North  $5^{\circ}-56'-55''$  East, 0.972 feet;

Course No. 4: thence South  $84^{\circ}-03'-05''$  East, 15.350 feet;

Course No. 5: thence South  $33^{\circ}-18'-40''$  East, 5.000 feet;

Course No. 6: thence South  $84^{\circ}-03'-05''$  East, 2.500 feet;

Course No. 7: thence North  $5^{\circ}-56'-55''$  East, 3.872 feet;

Course No. 8: thence South  $84^{\circ}-03'-05''$  East, 20.900 feet;

Course No. 9: thence South  $33^{\circ}-18'-40''$  East, 4.000 feet;

Course No. 10: thence South  $84^{\circ}-03'-05''$  East, 2.300 feet;



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Course No. 11: thence South  $74^{\circ}-21'-17''$  East, 27.062 feet;

Course No. 12: thence North  $20^{\circ}-34'-39''$  East, 0.500 feet to the southwesterly face of an existing Concrete Crash Wall;

Course No. 13: thence South  $69^{\circ}-25'-21''$  East along the southwesterly face of said Concrete Crash Wall, 13.744 feet;

Course No. 14: thence South  $73^{\circ}-57'-57''$  East, 12.849 feet;

Course No. 15: thence southeasterly along the arc of a circle deflecting to the right 86.005 feet, said curved line having a radius of 286.50 feet and a chord which bears South  $60^{\circ}-03'-34''$  East a distance of 85.682 feet;

Course No. 16: thence South  $51^{\circ}-04'-06''$  East, 170.600 feet;

Course No. 17: thence North  $38^{\circ}-55'-54''$  East, 1.125 feet to the southwesterly line of Ontario Street, 99 feet in width;

Course No. 18: thence South  $33^{\circ}-18'-40''$  East along the southwesterly line of Ontario Street, 57.974 feet to a southeasterly line of the parcel of land described as Item VI, Parcel Two in the aforementioned deed to The Higbee Company;

Course No. 19: thence South  $56^{\circ}-41'-20''$  West along the southeasterly line of said Item VI, Parcel Two, 54.500 feet;

Course No. 20: thence North  $33^{\circ}-18'-40''$  West, 1.000 feet to a southeasterly line of said Item VI, Parcel Two;

Course No. 21: thence South  $56^{\circ}-41'-20''$  West along said southeasterly line of Item VI, Parcel Two, 30.750 feet;

Course No. 22: thence North  $61^{\circ}-14'-55''$  West along a southwesterly line of said Item VI, Parcel Two, 8.760 feet to an angle;

Course No. 23: thence North  $33^{\circ}-18'-40''$  West along a southwesterly line of said Item VI, Parcel Two, 53.525 feet to the northwesterly corner thereof;

Course No. 24: thence South  $56^{\circ}-36'-10''$  West along the southwesterly prolongation of the northwesterly line of said Item VI, Parcel Two, 6.145 feet to the center line of West 1st Street, (now vacated);

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Course No. 25: thence North  $33^{\circ}-18'-40''$  West along the center line of said West 1st Street, 20.327 feet to a southeasterly line of a parcel of land described as Item VI, Parcel One in the aforementioned deed to The Higbee Company;

Course No. 26: thence South  $56^{\circ}-41'-20''$  West along said southeasterly line of said Item VI, Parcel One, 28.661 feet to the southwesterly corner thereof;

Course No. 27: thence North  $33^{\circ}-18'-40''$  West along a southwesterly line of said Item VI, Parcel One, 32.917 feet to an angle;

Course No. 28: thence North  $84^{\circ}-03'-05''$  West along a southwesterly line of said Item VI, Parcel One, 51.357 feet to the most westerly corner thereof;

Course No. 29: thence North  $56^{\circ}-41'-20''$  East along the northwesterly line of said Item VI, Parcel One, 2.225 feet to the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records;

Course No. 30: thence North  $84^{\circ}-03'-05''$  West along the southwesterly line of said Bridge of Prospect Avenue N.W., 13.013 feet;

Course No. 31: thence North  $33^{\circ}-18'-40''$  West, 101.325 feet to an angle;

Course No. 32: thence North  $5^{\circ}-56'-55''$  East, 21.546 feet to the northeasterly line of said Bridge of Prospect Avenue N.W.;

Course No. 33: thence North  $84^{\circ}-03'-05''$  West along the northeasterly line of the Bridge of Prospect Avenue N.W., 123.084 feet to the principal place of beginning, containing 40,628 square feet (0.9327 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in July, 1993.

L 13-09-7

July 30, 1993



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*OK  
EBW*

PARCEL 7-A  
TOWER CITY AVENUE, LLC  
(PT OF P.P.N. 101-23-050J)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 79 and 80, and further known as being all that part of the hereinafter described premises lying below a plane at elevation 83.00, City of Cleveland Datum Base Level, together forming a parcel of land bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at the southwesterly corner of land conveyed to Public Square Hotel Community Urban Development Corporation by deed dated October 31, 1977 and recorded in Volume 14639, Page 447 of Cuyahoga County Records:

Course No. 1: thence North 5°-56'-55" East along said northwesterly line of land so conveyed to Public Square Hotel Community Urban Development Corporation, 19.410 feet to a point;

Course No. 2: thence South 84°-03'-05" East, 198.415 feet point;

Course No. 3: thence North 57°-25'-59" East, 13.196 feet to a point;

Course No. 4: thence South 33°-31'-20" East, 35.788 feet to the northeasterly line of the aforementioned Bridge of Prospect Avenue N.W.;

Course No. 5: thence North 84°-03'-05" West along said northeasterly line of the Bridge of Prospect Avenue N.W., 231.491 feet to the place of beginning, containing 4,398 square feet (0.101 acres) according to a survey by Garret & Associates, Inc., Registered Engineers and Surveyors, made in July, 1993, be the same more or less, but subject to all legal highways.

L 13-09-10

July 29, 1993



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*OK*  
*2/10/11*

PARCEL NO. 8-A (52 LEVEL)  
TOWER CITY AVENUE, LLC  
(PT OF P.P.N. 101-23-050J)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 73 thru 84, both inclusive, Original Two Acre Lots Nos. 207 thru 211, both inclusive, and parts of Ontario Street and Huron Road N.W., both now vacated, and further being known as all that part of the hereinafter described premises lying below a plane at elevation 70.40, City of Cleveland Datum Base Level and together being bounded as described as follows:

Beginning on the southeasterly line of Superior Avenue N.W., 132 feet in width, at its intersection with the southwesterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Course No. 1: thence North  $56^{\circ}-34'-25''$  East along the southeasterly line of Superior Avenue N.W., 132.410 feet to the northeasterly line of the said Bridge of Huron Road N.W.;

Course No. 2: thence South  $84^{\circ}-03'-05''$  East along the northeasterly line of the Bridge of Huron Road N.W., 368.171 feet to the northwesterly line of the Bridge of West 6th Street, 70 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

Course No. 3: thence North  $05^{\circ}-56'-55''$  East along the northwesterly of the Bridge of West 6th Street, 238.120 feet to the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records;

Course No. 4: thence North  $84^{\circ}-03'-05''$  West along the southwesterly line of the Bridge of Prospect Avenue N.W., 78.019 feet to the aforementioned southeasterly line of Superior Avenue N.W.;

Course No. 5: thence North  $56^{\circ}-34'-25''$  East along the southeasterly line of Superior Avenue N.W., 157.630 feet to the northeasterly line of said Bridge of Prospect Avenue N.W.;

Course No. 6: thence South  $84^{\circ}-03'-05''$  East along the northeasterly line of said Bridge of Prospect Avenue N.W., 507.327 feet to the center line of West 3rd Street (now vacated);

Course No. 7: thence North  $33^{\circ}-31'-20''$  West along the centerline of said vacated West 3rd Street, 35.788 feet to a point;



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Course No. 8: thence North  $57^{\circ}-25'-59''$  East, 51.985 feet to a point;

Course No. 9: thence South  $84^{\circ}-03'-05''$  East, 26.710 feet to the westerly face of a concrete platform, said line being distant 9,333 feet northerly by rectangular measurement from the center line of column No. SH 20;

Course No. 10: thence North  $5^{\circ}-56'-55''$  East along the westerly face of said concrete Platform, 2.520 feet to the northerly face of said Concrete Platform;

Course No. 11: thence South  $84^{\circ}-03'-05''$  East along the northerly face of said Concrete Platform and along a northerly face of Concrete Block Structure, 49.410 feet to a westerly face of said Concrete Block Structure;

Course No. 12: thence North  $5^{\circ}-56'-55''$  East along the westerly face of said Concrete Block Structure, 1.680 feet to a northwesterly corner thereof;

Course No. 13: thence South  $84^{\circ}-03'-05''$  East along the northerly face of said Concrete Block Structure, 8.000 feet to a point;

Course No. 14: thence North  $5^{\circ}-56'-55''$  East, 7.120 feet to a northerly face of a Partition Wall;

Course No. 15: thence South  $84^{\circ}-03'-05''$  East along the northerly face of said Partition Wall, 21.727 feet to a westerly pilaster face of said Partition Wall;

Course No. 16: thence North  $5^{\circ}-56'-55''$  East along said westerly pilaster face of said Partition Wall, 1.240 feet to the northwesterly corner thereof;

Course No. 17: thence South  $84^{\circ}-03'-05''$  East along said northerly pilaster face of said Partition Wall, 5.207 feet to the northeasterly corner thereof;

Course No. 18: thence South  $5^{\circ}-56'-55''$  West along an easterly pilaster face of said Partition Wall, 1.240 feet to a northerly face of said Partition Wall;

Course No. 19: thence South  $84^{\circ}-03'-05''$  East along the northerly face of said Partition Wall, 228.780 feet to a northwesterly line of land conveyed to The Higbee Company by deed dated August 12, 1949 and recorded in Volume 6827, Page 1 of Cuyahoga County Records;



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Course No. 20: thence South  $5^{\circ}-56'-55''$  West along said northwesterly line of land so conveyed to The Higbee Company, 71.320 feet to the northeasterly line of the aforementioned Bridge of Prospect Avenue N.W.;

Course No. 21: thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Prospect Avenue N.W., 123.084 feet to the northwesterly line of a parcel of land described as Item V, Parcel A in the aforementioned deed to The Higbee Company;

Course No. 22: thence South  $05^{\circ}-56'-55''$  West along said northwesterly line of Item V, Parcel A, 21.546 feet to an angle;

Course No. 23: thence South  $33^{\circ}-18'-40''$  East along a southwesterly line of said Item V, Parcel A, 101.325 feet to the southwesterly line of the aforementioned Bridge of Prospect Avenue N.W.;

Course No. 24: thence South  $84^{\circ}-03'-05''$  East along said southwesterly line of the Bridge of Prospect Avenue N.W., 13.013 feet to the northwesterly line of a parcel described as Item VI, Parcel One in the aforementioned deed to The Higbee Company;

Course No. 25: thence South  $56^{\circ}-41'-20''$  West along said northwesterly line of said Item VI, Parcel One, 2.225 feet to a southwesterly line thereof;

Course No. 26: thence South  $84^{\circ}-03'-05''$  East along said southwesterly line of said Item VI, Parcel One, 51.357 feet to an angle point therein;

Course No. 27: thence South  $33^{\circ}-18'-40''$  East along a southwesterly line of said Item VI, Parcel One, 32.917 feet to an angle;

Course No. 28: thence North  $56^{\circ}-41'-20''$  East along a southeasterly line of said Item VI, Parcel One, 28.661 feet to a point on the center line of West 1st Street (now vacated);

Course No. 29: thence South  $33^{\circ}-18'-40''$  East along the center line of said vacated West 1st Street, 20.327 feet to the southwesterly prolongation of the northwesterly line of the parcel described as Item VI, Parcel Two in the aforementioned deed to The Higbee Company;

Course No. 30: thence North  $56^{\circ}-36'-10''$  East along said southwesterly prolongation, 6.145 feet to a southwesterly line of said last mentioned Item VI, Parcel Two;



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Course No. 31: thence South  $33^{\circ}-18'-40''$  East along said southwesterly line of Item VI, Parcel Two, 53.525 feet to an angle;

Course No. 32: thence South  $61^{\circ}-14'-55''$  East along a southwesterly line of said Item VI, Parcel Two, 8.760 feet to a southwesterly line of Parcel One conveyed to The Cleveland Union Terminals Company by deed dated April 19, 1938 and recorded in Volume 4830, Page 282 of Cuyahoga County Records;

Course No. 33: thence South  $33^{\circ}-18'-40''$  East along a said southwesterly line of Parcel One so conveyed to The Cleveland Union Terminals Company, 201.678 feet to an angle;

Course No. 34: thence North  $56^{\circ}-41'-20''$  East, 0.667 feet to a southwesterly line of said last aforementioned Parcel One;

Course No. 35: thence South  $33^{\circ}-18'-40''$  East along the last mentioned southwesterly line of Parcel One, 21.894 feet to the northeasterly line of the aforementioned Bridge of Huron Road N.W.;

Course No. 36: thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Huron Road N.W., 192.805 feet to a southwesterly line of Ontario Street, 100 feet in width, as shown by the recorded plat in Volume 134 of Maps, Page 22 of Cuyahoga County Records;

Course No. 37: thence South  $57^{\circ}-53'-40''$  East along said southwesterly line of Ontario Street, 118.276 feet to an angle;

Course No. 38: thence North  $31^{\circ}-49'-10''$  East, 18.292 feet to a southwesterly line of Ontario Street, 99 feet in width, as shown by the aforementioned recorded plat;

Course No. 39: thence South  $58^{\circ}-10'-50''$  East along said southwesterly line of Ontario Street, 110.734 feet to the southwesterly line of the aforementioned Bridge of Huron Road N.W.;

Course No. 40: thence North  $84^{\circ}-03'-05''$  West along the southwesterly line of the Bridge of Huron Road N.W., 658.560 feet to the southeasterly line of Parcel One described in the deed to The Union Trust Company dated February 7, 1922 and recorded in Volume 2749, Page 453 of Cuyahoga County Records;

Course No. 41: thence North  $56^{\circ}-36'-10''$  East along the southeasterly lines of said Parcel One and Parcel Two described in said deed, 65.948 feet to the northeasterly line of said Parcel Two;



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Course No. 42: thence North  $33^{\circ}-23'-50''$  West along said northeasterly line of Parcel Two described in said deed to The Union Trust Company, and along the prolongation northwesterly thereof, 81.830 feet to the center line of Howe Avenue (now vacated);

Course No. 43: thence South  $56^{\circ}-36'-10''$  West along the center line of said vacated Howe Avenue N.W., 80.000 feet to the northwesterly prolongation of the southwesterly line of aforementioned Parcel One of land so conveyed to The Union Trust Company;

Course No. 44: thence South  $33^{\circ}-23'-50''$  East along the said prolongation and along the southwesterly line of Parcel One, 70.310 feet to the aforementioned southwesterly line of the Bridge of Huron Road N.W.;

Course No. 45: thence North  $84^{\circ}-03'-05''$  West along the southwesterly line of the Bridge of Huron Road N.W., 1603.748 feet to the place of beginning, containing 613,605 square feet (14.0864 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in July, 1993.

Excepting therefrom the following described premises: Parcel 31-A, Cinema Parcel, Skylight Passenger Elevators & Structures, Skylight Lower Level Freight Elevator.



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*Ch  
9/8/93*

EXCEPTION TO PARCEL 101-23-050J (Portion 8-A)

LEGAL DESCRIPTION  
PARCEL No. 31-A

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Two Acre Lots Nos. 76 thru 80, both inclusive, bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of the Bridge of West 6th Street, 70 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

Course No. 1: thence South  $84^{\circ}-03'-05''$  East along said southwesterly line of the Bridge of Prospect Avenue N.W., 417.000 feet to the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

Course No. 2: thence South  $05^{\circ}-56'-55''$  West along said northwesterly line of the Bridge of West 3rd Street, 238.120 feet to the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Course No. 3: thence North  $84^{\circ}-03'-05''$  West along said northeasterly line of Huron Road N.W., 417.000 feet to the southeasterly line of the aforementioned Bridge of West 6th Street;

Course No. 4: thence North  $05^{\circ}-56'-55''$  East along said southeasterly line of the Bridge of West 6th Street, 238.120 feet to the place of beginning, containing 99,296 square feet (2.2795 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-16

July 30, 1993



700 Beta Drive, Suite 200  
Mayfield Village, OH 44143

www.garrettsurveying.com

*OK  
2/20*

EXCEPTION TO Parcel: 101-23-050J (Portion 8-A)

CINEMA PARCEL  
(P.P.N. 101-23-072B)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 82, 83, 207 and 208, comprising a space lying within the inner structural surfaces of the perimeter walls between a lower horizontal plane at elevation 60.00 feet and upper horizontal planes at elevations shown by plats recorded in Volume 119 of Maps, Pages 9 and 10 of Cuyahoga County Records, and also the lower surfaces of the fire proofing at various planes of both the Bridge of Huron Road N.W. as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records and the Bridge of West 2nd Street as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records, the elevations used herein being based on City of Cleveland Datum Base Level, more particularly bounded and described as follows:

Beginning in the northerly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at a point distant South  $84^{\circ}-03'-05''$  East, 12.50 feet as measured along said northerly line of the Bridge of Huron Road N.W. from its intersection with the westerly line of the Bridge of West 2nd Street, 59 feet in width as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

- Course No. 1: thence North  $5^{\circ}-56'-55''$  East, 0.86 feet;
- Course No. 2: thence South  $84^{\circ}-03'-05''$  East, 1.50 feet;
- Course No. 3: thence North  $5^{\circ}-56'-55''$  East, 125.81 feet;
- Course No. 4: thence South  $84^{\circ}-03'-05''$  East, 57.50 feet;
- Course No. 5: thence North  $5^{\circ}-56'-55''$  East, 1.50 feet;
- Course No. 6: thence South  $84^{\circ}-03'-05''$  East, 3.00 feet;
- Course No. 7: thence North  $5^{\circ}-56'-55''$  East, 4.67 feet;
- Course No. 8: thence South  $84^{\circ}-03'-05''$  East, 3.00 feet;
- Course No. 9: thence North  $32^{\circ}-26'-18''$  East, 46.32 feet;
- Course No. 10: thence South  $78^{\circ}-03'-05''$  East, 95.00 feet;
- Course No. 11: thence South  $14^{\circ}-34'-36''$  West, 0.67 feet;
- Course No. 12: thence South  $75^{\circ}-25'-24''$  East, 26.76 feet;
- Course No. 13: thence North  $14^{\circ}-34'-36''$  East, 1.25 feet;
- Course No. 14: thence South  $74^{\circ}-03'-05''$  East, 72.86 feet;



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Course No. 15: thence South  $5^{\circ}-56'-55''$  West, 43.32 feet;  
Course No. 16: thence North  $74^{\circ}-03'-05''$  West, 6.33 feet;  
Course No. 17: thence South  $15^{\circ}-56'-55''$  West, 42.50 feet;  
Course No. 18: thence North  $74^{\circ}-03'-05''$  West, 2.00 feet;  
Course No. 19: thence South  $13^{\circ}-56'-55''$  West, 35.00 feet;  
Course No. 20: thence North  $78^{\circ}-03'-05''$  West, 5.50 feet;  
Course No. 21: thence South  $8^{\circ}-56'-55''$  West, 29.00 feet;  
Course No. 22: thence North  $84^{\circ}-03'-05''$  West, 57.00 feet;  
Course No. 23: thence South  $5^{\circ}-56'-55''$  West, 84.14 feet;  
Course No. 24: thence North  $84^{\circ}-03'-05''$  West, 194.00 feet;  
Course No. 25: thence North  $5^{\circ}-56'-55''$  East, 82.64 feet to the place of beginning, containing 56,738 square feet of land (1.3025 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in August, 1989, be the same more or less.

L 13-09-93

September 1, 1989

OK  
2/2/15

EXCEPTION TO PARCEL 101-23-050J (Portion 8A)

SKYLIGHT OFFICE TOWER  
PASSENGER ELEVATORS AND  
STRUCTURES AT THE  
LOWER PARKING LEVELS

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot Nos. 81, and 207, and known as being that portion of the following described premises lying below an upper horizontal plane at elevation 70.40 feet, City of Cleveland Datum Base Level, more particularly bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the northwesterly line of the Bridge of West 2nd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records; thence South  $5^{\circ}-56'-55''$  West, along said northwesterly line of the Bridge of West 2nd Street, 172.78 feet; thence North  $84^{\circ}-03'-05''$  West, 18.60 feet; to the principal place of beginning of the premises herein intended to be described:

Course No. 1: thence South  $5^{\circ}-56'-55''$  West, 17.60 feet;

Course No. 2: thence North  $84^{\circ}-03'-05''$  West, 17.50 feet;

Course No. 3: thence North  $5^{\circ}-56'-55''$  East, 17.60 feet;

Course No. 4: thence South  $84^{\circ}-03'-05''$  East, 17.50 feet to the principal place of beginning, containing 308 square feet of land (0.0071 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in April, 2015, be the same more or less, but subject to all legal highways.

L SKYLIGHT PASS ELEV PARKING 2015-08

May 4, 2015

OK  
PBI

EXCEPTION TO PARCEL 101-23-050J (Part of 8A)

SKYLIGHT OFFICE TOWER  
LOWER LEVEL FREIGHT ELEVATOR

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 81, 82, and known as being that portion of the following described premises lying below an upper horizontal plane at elevation 70.40 feet, City of Cleveland Datum Base Level, more particularly bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the northwesterly line of the Bridge of West 2nd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records; thence South  $5^{\circ}-56'-55''$  West, along said northwesterly line of the Bridge of West 2nd Street, 66.76 feet; thence North  $84^{\circ}-03'-05''$  West, 52.51 feet; to the principal place of beginning of the premises herein intended to be described:

Course No. 1: thence South  $5^{\circ}-56'-55''$  West, 20.00 feet;

Course No. 2: thence North  $84^{\circ}-03'-05''$  West, 28.25 feet;

Course No. 3: thence North  $5^{\circ}-56'-55''$  East, 20.00 feet;

Course No. 4: thence South  $84^{\circ}-03'-05''$  East, 28.25 feet to the principal place of beginning, containing 565 square feet of land (0.0130 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in April, 2015, be the same more or less, but subject to all legal highways.

L SKYLOWFREIGHTELEV2015-08

April 30, 2015



700 Beta Drive, Suite 200  
Mayfield Village, OH 44143

www.garrettsurveying.com

*OK  
2/12/11*

PARCEL NO. 10 (52 LEVEL)  
TOWER CITY AVENUE, LLC  
(PT OF P.P.N. 101-23-050J)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being a part of Ontario Street, as now vacated by City of Cleveland Ordinance No. 1020-39, and bounded and described as follows:

Beginning on the southwesterly line of Ontario Street, 100 feet in width, as shown by the recorded plat in Volume 134 of Maps, Page 22 of Cuyahoga County Records, at its intersection with the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Course No. 1: thence North  $57^{\circ}-53'-40''$  West along the southwesterly line of Ontario Street, 75.005 feet to the line established by an agreement between The Cleveland Union Terminals Company and the Cleveland Trust Company dated November 10, 1939 and recorded in Volume 5082, Page 584 of Cuyahoga County Records;

Course No. 2: thence South  $32^{\circ}-06'-20''$  West along the line established by said agreement, 36.837 feet to the northeasterly line of the aforementioned Bridge of Huron Road N.W.;

Course No. 3: thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Huron Road N.W., 83.563 feet to the place of beginning, containing 1381 square feet (0.0317 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-19

December 11, 1985



700 Beta Drive, Suite 200  
Mayfield Village, OH 44143

www.garrettsurveying.com

*OK  
2/11/85*

PARCEL NO. 4 (52 LEVEL)  
FEE NOW CONVEYED TO  
TOWER CITY AVENUE, LLC  
(P.P.N. 101-24-006)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 208, and further being known as all that part of the hereinafter described parcel of land lying below the structural slab at a plane at elevation 70.40, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at a point distant South  $84^{\circ} 03' 05''$  East, 1603.748 feet, as measured along said southwesterly line of the Bridge of Huron Road N.W., from its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width, said point being in the southwesterly line of Parcel 1 described in the deed to The Union Trust Company dated February 7, 1922 and recorded in Volume 2749, Page 453 of Cuyahoga County Records;

Course No. 1: thence North  $33^{\circ} 23' 50''$  West along the southwesterly line of said Parcel 1 and along the northwesterly prolongation thereof, 70.310 feet to the center line of Howe Avenue N.W., 22 feet in width, now vacated;

Course No. 2: thence North  $56^{\circ} 36' 10''$  East along the center line of said vacated Howe Avenue N.W., 80.000 feet to the northwesterly prolongation of the northeasterly line of Parcel 2 described in the deed to The Union Trust Company dated February 7, 1922 and recorded in Volume 2749, Page 453 of Cuyahoga County Records;

Course No. 3: thence South  $33^{\circ} 23' 50''$  East along said northwesterly prolongation and along the northeasterly line of aforementioned Parcel 2, 81.830 feet to the southeasterly line of said Parcel 2;

Course No. 4: thence South  $56^{\circ} 36' 10''$  West along said southeasterly line of said Parcel 2 and said Parcel 1, 65.948 feet to the aforementioned southwesterly line of the Bridge of Huron Road N.W.;

Course No. 5: thence North  $84^{\circ} 03' 05''$  West along the southwesterly line of the Bridge of Huron Road N.W., 18.170 feet to the place of beginning, containing 6466 square feet (0.1484 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-5

December 11, 1985

PPN 101-23-052M

OK  
2/24

LEVEL 52 PARCEL  
POST OFFICE BUILDING

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being a part of Original Two Acre Lots Nos. 76, 77, 78, 79 and 80 and further known as being all those portions of the herein described premises lying below a plane at elevation 70.40 feet, City of Cleveland Datum base, more particularly bounded and described as follows:

Beginning at the intersection of the southeasterly line of Superior Avenue N.W., 132 feet in width, and the Public Square in said City of Cleveland, Ohio; thence South  $56^{\circ}-34'-25''$  West along said southeasterly line of Superior Avenue N.W., 815.81 feet to the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 33 of Cuyahoga County Records, thence South  $84^{\circ}-03'-05''$  East along said southwesterly line of the Bridge of Prospect Avenue N.W., 148.02 feet to the southeasterly line of the Bridge of West 6th Street, 70 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records, said point also being the principal place of beginning;

Course No. 1: thence continuing South  $84^{\circ}-03'-05''$  East, along said southwesterly line of the Bridge of Prospect Avenue N.W., 417.00 feet to the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the recorded plat in Volume 123, Page 22 of Cuyahoga County Records;

Course No. 2: thence South  $5^{\circ}-56'-55''$  West along said northwesterly line of the Bridge of West 3rd Street, 238.120 feet, to the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Course No. 3: thence North  $84^{\circ}-03'-05''$  West, along said northeasterly line of the Bridge of Huron Road N.W., 417.000 to the aforementioned southeasterly line of the Bridge of West 6th Street;

Course No. 4: thence North  $5^{\circ}-56'-55''$  East, along said southeasterly line of the Bridge of West 6th Street, 238.120 feet to the principal place of beginning, containing 99,296 square feet (2.2795 acres), according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in September, 1990, be the same more or less, but subject to all legal highways.

Excepting therefrom the following described Parcels: Area 7A, Area 10, Area 11, Area 12, 52 Level Elevator Parcel, and 60 Level Elevator Parcel

Oh  
2/13

EXCEPTION TO PPN 101-23-052M

AREA 7A  
THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY  
(PART OF PERPETUAL EASEMENT AREA)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 77, and further being that portion of the hereinafter described premises reserved for the Cleveland Union Terminals Company by deed dated June 11, 1980 and recorded in Volume 15260, Page 25 of Cuyahoga County Records, and being part of the hereinafter described premises lying below a plane at an elevation of seventeen and one-half (17 1/2) feet above the top of the high rail of the Greater Cleveland Regional Transit Authority Tracks at at their present elevation or to the space below planes at lower elevations in certain locations where said Cleveland Union Terminals Company's rights are limited to the spaces below such planes all of which are more particularly shown outlined in yellow and green shade on Exhibit "B" to a certain Lease and Agreement between The Cleveland Union Terminals Company and The City of Cleveland, dated May, 10 1951 and filed for record May 12, 1951 in Volume 299 of Leases, Page 151 of Cuyahoga County Records (the "CTS Lease") and also shown outlined in yellow on Exhibit "B" of the Lease and Agreement between The Cleveland Union Terminals Company and the City of Shaker Heights, dated May 10, 1951, and filed for record May 12, 1951 in Volume 299 of Leases, Page 171 of Cuyahoga County Records (the "Shaker Lease"), together forming a parcel of land bounded and described as follows:

Beginning on the southeasterly line of the Bridge of West 6th Street, 70 feet in width, as shown by the recorded plat in Volume 123 Maps, Page 2 of Cuyahoga County Records, at a point distant North 5°-56'-55" East, 110.786 feet as measured along said southeasterly line of the Bridge of West 6th Street from its intersection with the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Course No. 1: thence North 5°-56'-55" East, 6.365 feet to the northwesterly line of the Perpetual Easement Parcel "B" reserved by The Cleveland Union Terminals Company in the deed to Tower City Properties, date June 11, 1980 and recorded in Volume 15260, Page 25 of Cuyahoga County Records;

Course No. 2: thence northeasterly along said northwesterly line of the Perpetual Easement Parcel "B", said line being the arc of a circle deflecting to the right, 83.809 feet, said curved line having a radius of 809.400 feet and a chord which bears North 77°-36'-40" East a distance of 83.776 feet;

Course No. 3: thence southwesterly along the arc of circle deflecting to the left, 19.926 feet, said curved line having a radius of 572.900 feet and a chord which bears South 77°-37'-51" West a distance of 19.925 feet;

Course No. 4: thence southwesterly along the arc of a circle deflecting to the left, 66.138 feet, said curved line having a radius of 1,145.900 feet and a chord which bears South 72°-21'-54"

West a distance of 66.129 feet to the place of beginning, containing 229 square feet of land (0.0052 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1992, be the same more or less, but subject to all legal highways.

PPN 101-23-052M

OK  
JBL

EXCEPTION TO

AREA 10  
THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY  
(PART OF RTA/CUT LEASE EXCEPTION)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 77,78,79 and 80, and further being that portion of the hereinafter described premises reserved for the Cleveland Union Terminals Company by deed dated June 11, 1980 and recorded in Volume 15260, Page 25 of Cuyahoga County Records, and being part of the hereinafter described premises lying below a plane at an elevation of seventeen and one-half (17 1/2) feet above the top of the high rail of the Greater Cleveland Regional Transit Authority Tracks at their present elevation or to the space below planes at lower elevations in certain locations where said Cleveland Union Terminals Company's rights are limited to the spaces below such planes all of which are more particularly shown outlined in yellow and green shade on Exhibit "B" to a certain Lease and Agreement between The Cleveland Union Terminals Company and The City of Cleveland, dated May, 10 1951 and filed for record May 12, 1951 in Volume 299 of Leases, Page 151 of Cuyahoga County Records (the "CTS Lease") and also shown outlined in yellow on Exhibit "B" of the Lease and Agreement between The Cleveland Union Terminals Company and the City of Shaker Heights, dated May 10, 1951, and filed for record May 12, 1951 in Volume 299 of Leases, Page 171 of Cuyahoga County Records (the "Shaker Lease"), together forming a parcel of land bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of the Bridge of West 6th Street, 70 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

Course No. 1: thence South 84°-03'-05" East along said southwesterly line of the Bridge of Prospect Avenue N.W., 417.00 feet to the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

Course No. 2: thence South 5°-56'-55" West along said northwesterly line of the Bridge of West 3rd Street, 1,500 feet;

Course No. 3: thence North 84°-03'-05" West, 209.090 feet;

Course No. 4: thence southwesterly along the arc of a circle deflecting to the left, 200.868 feet, said curved line having a radius of 359.280 feet and a chord which bears South 79°-55'-52" West a distant of 198.262 feet;

Course No. 5: thence South 63°-54'-49" West, 20.462 feet to the southeasterly line of the Bridge of West 6th Street;

Course No. 6: thence North 5°-56'-55" East along said southeasterly line of the Bridge of West 6th Street, 67.060 feet to the place of beginning, containing 5,030 square feet of land (0.1155 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1992, be the same more or less, but subject to all legal highways.

EXCEPTION TO PPN 101-23-052M

*Ch  
9/21/11*

AREA 11  
THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 77, 78, 79 and 80, and further being that portion of the hereinafter described premises reserved for The Cleveland Union Terminals Company by deed dated June 11, 1980 and recorded in Volume 15260, Page 25 of Cuyahoga County Records, and being part of the hereinafter described premises lying below a plane at an elevation of seventeen and one-half (17 1/2) feet above the top of the high rail of the Greater Cleveland Regional Transit Authority Tracks at their present elevation or to the space below planes at lower elevations in certain locations where said Cleveland Union Terminals Company's rights are limited to the spaces below such planes all of which are more particularly shown outlined in yellow and green shade on Exhibit "B" to a certain Lease and Agreement between The Cleveland Union Terminals Company and The City of Cleveland, dated May, 10 1951 and filed for record May 12, 1951 in Volume 299 of Leases, Page 151 of Cuyahoga County Records (the "CTS Lease") and also shown outlined in yellow on Exhibit "B" of the Lease and Agreement between The Cleveland Union Terminals Company and the City of Shaker Heights, dated May 10, 1951, and filed for record May 12, 1951 in Volume 299 of Leases, Page 171 of Cuyahoga County Records (the "Shaker Lease"), together forming a parcel of land bounded and described as follows:

Beginning on the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records, at a point distant South 5°-56'-55" West, 1,500 feet as measured along said northwesterly line of the Bridge of West 3rd Street from its intersection with the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records;

Course No. 1: thence South 5°-56'-55" West along said northwesterly line of the Bridge of West 3rd Street, 64.138 feet to the northeasterly line of the Perpetual Easement Parcel "B" reserved by The Cleveland Union Terminals Company in the deed to Tower City Properties, dated June 11, 1980 and recorded in Volume 15260, Page 25 of Cuyahoga County Records;

Course No. 2: thence North 84°-03'-57" West along said northeasterly line of the Perpetual Easement Parcel "B", 123.153 feet;

Course No. 3: thence northwesterly along said northeasterly line of the Perpetual Easement Parcel "B", said line being the arc of a circle deflecting to the left, 96.297 feet, said curved line having a radius of 809.400 feet and a chord which bears North 87°-28'-36" West a distance of 96.240 feet to a southwesterly face of a Partition Wall;

Course No. 4: thence North 17°-42'-29" West along said southwesterly face of a Partition Wall, 0.403 feet;

Course No. 5: thence southwesterly along the arc of a circle deflecting to the left, 120.649 feet, said curved line having a radius of 572.900 feet and a chord which bears South  $84^{\circ}-39'-46''$  West a distance of 120.426 feet to the northwesterly line of the aforementioned Perpetual Easement Parcel "B";

Course No. 6: thence southwesterly along the said northwesterly line of the Perpetual Easement Parcel "B", said line being the arc of a circle deflecting to the left, 83.809 feet, said curved line having a radius of 809.400 feet and a chord which bears South  $77^{\circ}-36'-40''$  West a distance of 83.776 feet to the southeasterly line of the Bridge of West 6th Street, 70 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

Course No. 7: thence North  $5^{\circ}-56'-55''$  East along said southeasterly line of the Bridge of West 6th Street, 53.909 feet;

Course No. 8: thence North  $63^{\circ}-54'-49''$  East, 20.462 feet;

Course No. 9: thence northeasterly along the arc of a circle deflecting to the right, 200.868 feet, said curved line having a radius of 359.280 feet and a chord which bears North  $79^{\circ}-55'-52''$  East a distance of 198.262 feet;

Course No. 10: thence South  $84^{\circ}-03'-05''$  East, 209.090 feet to the place of beginning, containing 27,600 square feet of land (0.6336 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1992, be the same more or less, but subject to all legal highways.

OK  
2/24

EXCEPTION TO PPN 101-23-052 M

AREA 12

THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY  
(PART OF PERPETUAL EASEMENT AREA)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 77 and 78, and further being that portion of the hereinafter described premises reserved for the Cleveland Union Terminals Company by deed dated June 11, 1980 and recorded in Volume 15260, Page 25 of Cuyahoga County Records, and being part of the hereinafter described premises lying below a plane at an elevation of seventeen and one-half (17 1/2) feet above the top of the high rail of the Greater Cleveland Regional Transit Authority Tracks at their present elevation or to the space below planes at lower elevations in certain locations where said Cleveland Union Terminals Company's rights are limited to the spaces below such planes all of which are more particularly shown outlined in yellow and green shade on Exhibit "B" to a certain Lease and Agreement between The Cleveland Union Terminals Company and The City of Cleveland, dated May, 10 1951 and filed for record May 12, 1951 in Volume 299 of Leases, Page 151 of Cuyahoga County Records (the "CTS Lease") and also shown outlined in yellow on Exhibit "B" of the Lease and Agreement between The Cleveland Union Terminals Company and the City of Shaker Heights, dated May 10, 1951, and filed for record May 12, 1951 in Volume 299 of Leases, Page 171 of Cuyahoga County Records (the "Shaker Lease"), together forming a parcel of land bounded and described as follows:

Beginning on the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records, at a point distant South 5°-56'-55" West, 65.638 feet as measured along said northwesterly line of the Bridge of West 3rd Street from its intersection with the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, said point also being on the northeasterly line of the Perpetual Easement Parcel "B", reserved by The Cleveland Union Terminals Company in the deed to Tower City Properties, dated June 11, 1980 and recorded in Volume 15260, Page 25 of Cuyahoga County Records:

Course No. 1: thence South 5°-56'-55" West along said northwesterly line of the Bridge of West 3rd Street, 1.547 feet to a southwesterly face of a Partition Wall;

Course No. 2: thence North 84°-05'-07" West along said southwesterly face of said Partition Wall, 171.384 feet to an angle therein;

Course No. 3: thence North 89°-28'-50" West along said southwesterly face of said Partition Wall, 47.878 feet to an angle therein;

Course No. 4: thence North 17°-42'-29" West along said southwesterly face of said Partition Wall, 0.434 feet to the northeasterly line of the aforementioned Perpetual Easement Parcel "B";

Course No. 5: thence southeasterly along said northeasterly line of the Perpetual Easement Parcel "B", said line being the arc of a circle deflecting to the right, 96.297 feet, said curved line having a radius of 809.400 feet and a chord which bears South 87°-28'-36" East a distance of 96.240 feet;

Course No. 6: thence South 84°-03'-57" East along said northeasterly line of the Perpetual Easement Parcel "B", 123.513 feet to the place of beginning, containing 235 square feet of land (0.0054 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1992, be the same more or less, but subject to all legal highways.

EXCEPTION TO PPN 101-23-052M

*OK  
9/15/15*

**52 LEVEL  
ELEVATOR PARCEL  
POST OFFICE BUILDING  
(M K FERGUSON PLAZA)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 78, and further known as being all of those portions of the hereinafter described premises lying below a plane at elevation 60.00 feet, City of Cleveland Datum Base Level, more particularly bounded and described as follows:

Beginning on the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records, at its intersection with the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records; thence North 84°-03'-05" West, 55.44 feet; thence North 05°-56'-55" East, 22.62 feet to the principal place of beginning of the premises herein intended to be described:

- Course No. 1: thence North 05°-56'-55" East, 19.62 feet;
- Course No. 2: thence North 84°-03'-05" West, 1.15 feet;
- Course No. 3: thence North 05°-56'-55" East, 2.52 feet;
- Course No. 4: thence South 84°-03'-05" East, 2.24 feet;
- Course No. 5: thence South 05°-56'-55" West, 1.35 feet;
- Course No. 6: thence South 84°-03'-05" East, 15.79 feet;
- Course No. 7: thence North 05°-56'-55" East, 1.36 feet;
- Course No. 8: thence South 84°-03'-05" East, 2.11 feet;
- Course No. 9: thence South 05°-56'-55" West, 2.52 feet;
- Course No. 10: thence North 84°-03'-05" West, 1.15 feet;
- Course No. 11: thence South 05°-56'-55" West, 19.63 feet;
- Course No. 12: thence North 84°-03'-05" West, 17.84 feet, to the principal place of beginning, containing 379 square feet of land (0.0087 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in April, 2015, be the same more or less.

EXCEPTION TO PPN 101-23-052 M

OK  
9/26/15

**60 LEVEL  
ELEVATOR PARCEL  
POST OFFICE BUILDING  
(M K FERGUSON PLAZA)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 78, and further known as being all of those portions of the hereinafter described premises extending above a plane at elevation 60.00 feet, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 70.40 feet, City of Cleveland Datum Base Level, and more particularly bounded and described as follows:

Beginning on the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records, at its intersection with the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records; thence North 84°-03'-05" West, 61.22 feet; thence North 05°-56'-55" East, 22.25 feet to the principal place of beginning of the premises herein intended to be described:

- Course No. 1: thence North 05°-56'-55" East, 15.55 feet;
- Course No. 2: thence South 84°-03'-05" East, 5.78 feet;
- Course No. 3: thence North 05°-56'-55" East, 4.20 feet;
- Course No. 4: thence North 84°-03'-05" West, 1.65 feet;
- Course No. 5: thence North 05°-56'-55" East, 2.90 feet;
- Course No. 6: thence South 84°-03'-05" East, 2.65 feet;
- Course No. 7: thence South 05°-56'-55" West, 1.56 feet;
- Course No. 8: thence South 84°-03'-05" East, 15.60 feet;
- Course No. 9: thence North 05°-56'-55" East, 1.55 feet;
- Course No. 10: thence South 84°-03'-05" East, 2.22 feet;
- Course No. 11: thence South 05°-56'-55" West, 0.17 feet;
- Course No. 12: thence South 84°-03'-05" East, 8.45 feet;
- Course No. 13: thence South 05°-56'-55" West, 22.47 feet;
- Course No. 14: thence North 84°-03'-05" West, 33.05 feet to the principal place of beginning, containing 686 square feet of land (0.0158 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in April, 2015, be the same more or less.

PPN 101-23-072 M

OK  
PGL

LEVEL 72 PARCEL  
POST OFFICE BUILDING

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being a part of Original Two Acre Lots Nos. 76, 77, 78, 79 and 80 and further known as being all those portions of the herein described premises lying above a plane of 70.40 feet, City of Cleveland Datum Base level and below the bottom of the crossbeams supporting the first floor of the Post Office Building (first floor elevations vary), more particularly bounded and described as follows:

Beginning at the intersection of the southeasterly line of Superior Avenue N.W., 132 feet in width, and the Public Square in said City of Cleveland, Ohio; thence South  $56^{\circ}-34'-25''$  West along said southeasterly line of Superior Avenue N.W., 815.81 feet to the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 33 of Cuyahoga County Records, thence South  $84^{\circ}-03'-05''$  East along said southwesterly line of the Bridge of Prospect Avenue N.W., 148.02 feet to the southeasterly line of the Bridge of West 6th Street, 70 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records, said point also being the principal place of beginning;

Course No. 1: thence continuing South  $84^{\circ}-03'-05''$  East, along said southwesterly line of the Bridge of Prospect Avenue N.W., 417.00 feet to the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the recorded plat in Volume 123, Page 22 of Cuyahoga County Records;

Course No. 2: thence South  $5^{\circ}-56'-55''$  West along said northwesterly line of the Bridge of West 3rd Street, 238.120 feet, to the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Course No. 3: thence North  $84^{\circ}-03'-05''$  West, along said northeasterly line of the Bridge of Huron Road N.W., 417.000 to the aforementioned southeasterly line of the Bridge of West 6th Street;

Course No. 4: thence North  $5^{\circ}-56'-55''$  East, along said southeasterly line of the Bridge of West 6th Street, 238.120 feet to the principal place of beginning, containing 99,296 square feet (2.2795 acres), according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in September, 1990, be the same more or less, but subject to all legal highways.

Excepting therefrom the following described Parcels:

Escalator Parcel, Stairs and Wheelchair Parcel, Valet Elevator Parcel, Parcel 9-A

EXCEPTION TO PPN 101-23-072M

*OK  
2011*

**VALET PARKING LEVEL  
ESCALATOR PARCEL  
POST OFFICE BUILDING**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 79, and further known as being all of those portions of the hereinafter described premises extending above a plane at elevation 70.40 feet, City of Cleveland Datum Base Level, and having as its upper limits as the bottom of the crossbeams supporting the first floor of The Post Office Building (first floor elevations vary), more particularly bounded and described as follows:

Beginning on the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records, at its intersection with the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Thence North 05°-56'-55" East, along said northwesterly line of the Bridge of West 3rd Street, 127.50 feet to the southeasterly corner of an existing outside and the principal place of beginning of the premises herein intended to be described:

Thence along the existing outside walls by the following 8 courses and distances;

Course No. 1: Thence North 84°-03'-05" West, 36.19 feet;

Course No. 2: Thence South 05°-56'-55" West, 1.41 feet;

Course No. 3: Thence North 84°-03'-05" West, 2.00 feet;

Course No. 4: Thence North 05°-56'-55" East, 29.36 feet;

Course No. 5: Thence South 84°-03'-05" East, 7.03 feet;

Course No. 6: Thence North 05°-56'-55" East, 8.29 feet;

Course No. 7: Thence South 84°-03'-05" East, 31.16 feet;

Course No. 8: Thence South 05°-56'-55" West, 36.24 feet to the principal place of beginning, containing 1329 square feet of land (0.0305 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in November, 2015, be the same more or less.

EXCEPTION TO: PPN 101-23-072M

OK  
JBJ

**VALET PARKING LEVEL  
STAIRS AND WHEELCHAIR PARCEL  
POST OFFICE BUILDING**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 78, and further known as being all of those portions of the hereinafter described premises extending above a plane at elevation 70.40 feet, City of Cleveland Datum Base Level, and having as its upper limits as the bottom of the crossbeams supporting the first floor of The Post Office Building (first floor elevations vary), more particularly bounded and described as follows:

Beginning on the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records, at its intersection with the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Thence North  $84^{\circ}-03'-05''$  West, along said northeasterly line of the Bridge of Huron Road N.W, 55.31 feet to the principal place of beginning of the premises herein intended to be described:

Course No. 1: Thence North  $84^{\circ}-03'-05''$  West, continuing along said northeasterly line of the Bridge of Huron Road N.W, 30.00 feet;

Course No. 2: Thence North  $05^{\circ}-56'-55''$  East, 27.00 feet;

Course No. 3: Thence South  $84^{\circ}-03'-05''$  East, 10.00 feet;

Course No. 4: Thence South  $05^{\circ}-56'-55''$  West, 16.00 feet;

Course No. 5: Thence South  $84^{\circ}-03'-05''$  East, 20.00 feet;

Course No. 6: Thence South  $05^{\circ}-56'-55''$  West, 11.00 feet, to the principal place of beginning, containing 499 square feet of land (0.0112 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in November, 2015, be the same more or less.

EXCEPTION TO PPN 101-23-072M

*OK*  
*EBW*

**VALET PARKING LEVEL  
ELEVATOR PARCEL  
POST OFFICE BUILDING  
(M K FERGUSON PLAZA)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 78, and further known as being all of those portions of the hereinafter described premises extending above a plane at elevation 70.40 feet, City of Cleveland Datum Base Level, and having as its upper limits as the bottom of the crossbeams supporting the first floor of The Post Office Building (first floor elevations vary), more particularly bounded and described as follows:

Beginning on the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records, at its intersection with the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records; thence North  $84^{\circ}-03'-05''$  West, 55.44 feet; thence North  $05^{\circ}-56'-55''$  East, 24.03 feet to the principal place of beginning of the premises herein intended to be described:

Course No. 1: thence North  $05^{\circ}-56'-55''$  East, 18.15 feet;  
Course No. 2: thence North  $84^{\circ}-03'-05''$  West, 1.35 feet;  
Course No. 3: thence North  $05^{\circ}-56'-55''$  East, 2.55 feet;  
Course No. 4: thence South  $84^{\circ}-03'-05''$  East, 2.19 feet;  
Course No. 5: thence South  $05^{\circ}-56'-55''$  West, 1.35 feet;  
Course No. 6: thence South  $84^{\circ}-03'-05''$  East, 15.90 feet;  
Course No. 7: thence North  $05^{\circ}-56'-55''$  East, 1.35 feet;  
Course No. 8: thence South  $84^{\circ}-03'-05''$  East, 2.08 feet;  
Course No. 9: thence South  $05^{\circ}-56'-55''$  West, 2.50 feet;  
Course No. 10: thence North  $84^{\circ}-03'-05''$  West, 1.25 feet;  
Course No. 11: thence South  $05^{\circ}-56'-55''$  West, 18.20 feet;  
Course No. 12: thence North  $84^{\circ}-03'-05''$  West, 17.57 feet, to the principal place of beginning, containing 349 square feet of land (0.0080 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in April, 2015, be the same more or less.

EXCEPTION TO PPN 101-23-072M

(72 LEVEL)

PARCEL 9-A

ROCK OHIO CAESARS HOTEL LLC

*ah*  
*@Bw*

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 79 and 80 and further known as being all those parts of the hereinafter described premises extending above a plane at elevation 70.40 feet, City of Cleveland Datum Base Level, and having as its upper limits the various planes shown on Exhibit "A" attached to the deed to The Cleveland Union Terminals Company dated December 8, 1931 and recorded in Volume 4213, Page 382 of Cuyahoga County Records, more particularly bounded and described as follows:

Beginning on the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records, at its intersection with the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records:

Course No. 1: thence South  $05^{\circ}-56'-55''$  West, along the aforementioned northwesterly line of the Bridge of West 3rd Street, 27.62 feet;  
Course No. 2: thence North  $84^{\circ}-03'-05''$  West, 62.25 feet;  
Course No. 3: thence South  $05^{\circ}-56'-55''$  West, 10.37 feet;  
Course No. 4: thence North  $84^{\circ}-03'-05''$  West, 35.55 feet;  
Course No. 5: thence North  $05^{\circ}-56'-55''$  East, 12.37 feet;  
Course No. 6: thence South  $84^{\circ}-03'-05''$  East, 20.55 feet;  
Course No. 7: thence North  $05^{\circ}-56'-55''$  East, 25.12 feet;  
Course No. 8: thence South  $84^{\circ}03'-05''$  East, 41.33 feet;  
Course No. 9: thence North  $05^{\circ}-56'-55''$  East, 0.50 feet to the aforementioned southwesterly line of the Bridge of Prospect Avenue N.W.;  
Course No. 10: thence South  $84^{\circ}-03'-05''$  East, along said southwesterly line of the Bridge of Prospect Avenue N.W., 35.92 feet, to the place of beginning, containing 2,523 square feet of land (0.0579 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in September, 1990, be the same more or less, but subject to all legal highways.

PPN 101-23-050J,  
101-23-072C,  
101-24-006,  
101-23-052M and

EXCEPTING FROM ALL OF THE ABOVE,  
THE FOLLOWING DESCRIBED PROPERTIES ) 101-23-072M



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*OK  
JBS*

(LEVEL 52)  
PERIMETER DESCRIPTION OF  
NEW PROPERTY OF  
THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 73 thru 84, both inclusive, 206 thru 209, both inclusive, 211 and 212, parts of Columbus Road N.W., Ontario Street, and Huron Road N.W., all now vacated, and further being that portion of the hereinafter described premises reserved for the Cleveland Union Terminals Company by deed dated June 11, 1980 and recorded in Volume 15260, Page 25 of Cuyahoga County Records, and being part of the hereinafter described premises lying below a plane at an elevation of seventeen and one-half (17 1/2) feet above the top of the high rail of The Greater Cleveland Regional Transit Authority Tracks at their present elevation or to the space below planes at lower elevations in certain locations where said Cleveland Union Terminal Company's rights are limited to the spaces below such planes all of which are more particularly shown outlined in yellow and green shade on Exhibit "B" to a certain Lease and Agreement between The Cleveland Union Terminals Company and The City of Cleveland, dated May 10, 1951 and filed for record May 12, 1951 in Volume 299 of Leases, Page 151 of Cuyahoga County Records (the "CTS Lease") and also shown outlined in yellow on Exhibit "B" of the Lease and Agreement between The Cleveland Union Terminals Company and The City of Shaker Heights, dated May 10, 1951, and filed for record May 12, 1951 in Volume 299 of Leases, Page 171 of Cuyahoga County Records (the "Shaker Lease"), together forming a parcel of land bounded and described as follows:

Beginning on the southwesterly line of Ontario Street, 99 feet in width, at a point distant South 33°-18'-40" East, 577.026 feet as measured along said southwesterly line of Ontario Street from its intersection with the southeasterly line of The Public Square;

- Course No. 1: thence continuing South 33°-18'-40" East along said southwesterly line of Ontario Street, 261.132 feet to an angle point;
- Course No. 2: thence South 57°-53'-40" East along the southwesterly line of Ontario Street, 100 feet in width, as shown by the recorded plat in Volume 134 of Maps, Page 22 of Cuyahoga County Records, 273.802 feet to an angle;
- Course No. 3: thence North 31°-49'-10" East, 18.292 feet to a southwesterly line of Ontario Street, as shown by the aforementioned recorded plat;
- Course No. 4: thence South 58°-10'-50" East along said southwesterly line of Ontario Street, 384.895 feet to the southeasterly line of aforementioned Original Two Acre Lot No. 212;
- Course No. 5: thence South 56°-25'-35" West along said southeasterly line of Original Two Acre Lot No. 212, 95.672 feet to the northeasterly line of Canal Road N.W., 66 feet in width, as shown by the recorded plat in Volume 126 of Maps, Page 30 of Cuyahoga County Records;



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- Course No. 6: thence North  $33^{\circ}-46'-20''$  West along said northeasterly line of Canal Road N.W., 4.598 feet to an angle therein;
- Course No. 7: thence North  $55^{\circ}-32'-34''$  West along said northeasterly line of Canal Road N.W., 1.886 feet to an angle therein;
- Course No. 8: thence North  $88^{\circ}-03'-05''$  West along said northeasterly line of Canal Road N.W., 26.898 feet;
- Course No. 9: thence North  $51^{\circ}-32'-44''$  West, 108.840 feet;
- Course No. 10: thence North  $51^{\circ}-11'-24''$  West, 118.648 feet;
- Course No. 11: thence North  $50^{\circ}-54'-22''$  West, 90.970 feet;
- Course No. 12: thence North  $50^{\circ}-54'-55''$  West, 148.218 feet;
- Course No. 13: thence North  $54^{\circ}-58'-58''$  West, 47.693 feet;
- Course No. 14: thence North  $45^{\circ}-43'-44''$  West, 40.980 feet;
- Course No. 15: thence North  $54^{\circ}-23'-56''$  West, 38.336 feet;
- Course No. 16: thence North  $55^{\circ}-27'-23''$  West, 40.125 feet;
- Course No. 17: thence North  $54^{\circ}-58'-41''$  West, 45.992 feet;
- Course No. 18: thence northwesterly along the arc of a circle deflecting to the left, 57.352 feet, said curved line having a radius of 763.900 feet and a chord which bears North  $59^{\circ}-30'-18''$  West a distance of 57.339 feet;
- Course No. 19: thence North  $64^{\circ}-12'-30''$  West, 31.856 feet;
- Course No. 20: thence North  $66^{\circ}-34'-24''$  West, 20.449 feet;
- Course No. 21: thence North  $69^{\circ}-24'-24''$  West, 38.205 feet;
- Course No. 22: thence northwesterly along the arc of a circle deflecting to the left, 112.475 feet, said curved line having a radius of 763.900 feet, and a chord which bears North  $76^{\circ}-30'-01''$  West a distance of 112.373 feet to a southeasterly face of a Partition Wall;
- Course No. 23: thence South  $11^{\circ}-01'-35''$  West along said southeasterly face of said Partition Wall to a southwesterly face thereof, 0.717 feet;
- Course No. 24: thence North  $78^{\circ}-58'-25''$  West along said southwesterly face of said Partition Wall, 67.970 feet to an angle therein;
- Course No. 25: thence North  $84^{\circ}-05'-07''$  West along said southwesterly face of said Partition Wall, 743.726 feet to an angle therein;
- Course No. 26: thence North  $89^{\circ}-28'-50''$  West along said southwesterly face of said Partition Wall, 47.878 feet to an angle therein;
- Course No. 27: thence North  $17^{\circ}-42'-29''$  West along said southwesterly face of said Partition Wall, 0.837 feet;
- Course No. 28: thence southwesterly along the arc of a circle deflecting to the left, 140.575 feet, said curved line having a radius of 572.900 feet and a chord which bears South  $83^{\circ}-39'-57''$  West a distance of 140.222 feet;
- Course No. 29: thence southwesterly along the arc of a circle deflecting to the left, 81.015 feet, said curved line having a radius of 1,145.900 feet and a chord which bears South  $71^{\circ}-59'-34''$  West a distance of 81.001 feet;



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- Course No. 30: thence South  $69^{\circ}-41'-37''$  West, 26.771 feet;
- Course No. 31: thence South  $58^{\circ}-08'-38''$  West, 41.228 feet to the northwesterly line of the Bridge of West 6th Street, 70 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records;
- Course No. 32: thence South  $5^{\circ}-56'-55''$  West along said northwesterly line of the Bridge of West 6th Street, 25.263 feet to the southeasterly line of a Perpetual Easement as established in the deed to Ohio Building Authority, dated December 23, 1974 and recorded in Volume 13696, Page 337 of Cuyahoga County Records;
- Course No. 33: thence southwesterly along said southeasterly line of said Perpetual Easement, said line being the arc of a circle deflecting to the left, 84.993 feet, said curved line having a radius of 583.805 feet and a chord which bears South  $66^{\circ}-19'-20.5''$  West a distance of 84.918 feet to the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records;
- Course No. 34: thence North  $84^{\circ}-03'-05''$  West along said northeasterly line of the Bridge of Huron Road N.W., 6.541 feet;
- Course No. 35: thence South  $53^{\circ}-25'-40''$  West, 61.140 feet;
- Course No. 36: thence South  $52^{\circ}-21'-00''$  West, 108.600 feet;
- Course No. 37: thence South  $52^{\circ}-06'-40''$  West, 209.100 feet;
- Course No. 38: thence South  $50^{\circ}-01'-50''$  West, 147.060 feet;
- Course No. 39: thence South  $43^{\circ}-34'-00''$  West, 54.860 feet;
- Course No. 40: thence South  $45^{\circ}-25'-20''$  West, 120.813 feet;
- Course No. 41: thence South  $01^{\circ}-33'-53''$  West, 130.035 feet to the southwesterly line of an Easement for Pedestrian Passage granted to the City of Cleveland by instrument dated December 28, 1936 and recorded in Volume 4695, Page 175 of Cuyahoga County Records;
- Course No. 42: thence North  $22^{\circ}-32'-50''$  West along said southwesterly line of the Easement for Pedestrian Passage, 58.227 feet to a point in the center line of Columbus Road N.W., now vacated, as shown by the Plat Alteration of Columbus Road N.W., as recorded in Volume 117 of Maps, Page 6 of Cuyahoga County Records;
- Course No. 43: thence North  $12^{\circ}-27'-10''$  East along said center line of vacated Columbus Road N.W., 10.461 feet to its intersection with the northeasterly line of the aforementioned Easement for Pedestrian Passage;
- Course No. 44: thence North  $22^{\circ}-32'-50''$  West along said northeasterly line of the Easement for Pedestrian Passage, 36.952 feet to the southeasterly line thereof;
- Course No. 45: thence North  $12^{\circ}-27'-10''$  East along said southeasterly line of the Easement for Pedestrian Passage, 35.376 feet to its intersection with the southeasterly prolongation of the southwesterly line of Parcel 1 of land conveyed to The Cleveland Union Terminals Company by deed dated January 11, 1934 and recorded in Volume 4327, Page 19 of Cuyahoga County Records;
- Course No. 46: thence North  $77^{\circ}-32'-50''$  West along said southeasterly prolongation of the southwesterly line of Parcel 1 of land conveyed to The Cleveland Union Terminals Company, 6.000 feet to its intersection with a northwesterly line of said Easement for Pedestrian Passage;



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- Course No. 47: thence North  $12^{\circ}-27'-10''$  East along said northwesterly line of the Easement for Pedestrian Passage, 17.657 feet;
- Course No. 48: thence North  $43^{\circ}-38'-50''$  East, 21.492 feet to a point on the northwesterly face of a Concrete Retaining Wall;
- Course No. 49: thence North  $12^{\circ}-30'-00''$  East along said northwesterly face of the Concrete Retaining Wall, 24.630 feet to an angle therein;
- Course No. 50: thence South  $77^{\circ}-30'-00''$  East along the now northeasterly face of the Concrete Retaining Wall, 12.300 feet;
- Course No. 51: thence North  $40^{\circ}-15'-40''$  East, 25.870 feet;
- Course No. 52: thence North  $12^{\circ}-23'-40''$  East, 9.150 feet;
- Course No. 53: thence North  $44^{\circ}-45'-00''$  East, 62.800 feet;
- Course No. 54: thence North  $39^{\circ}-46'-00''$  East, 78.500 feet;
- Course No. 55: thence North  $44^{\circ}-53'-00''$  East, 385.670 feet;
- Course No. 56: thence North  $41^{\circ}-10'-49''$  West, 1.841 feet to the southwesterly corner of a Concrete Partition Wall;
- Course No. 57: thence North  $56^{\circ}-33'-01''$  East along the southeasterly face of said Concrete Partition Wall, 298.995 feet to an angle therein;
- Course No. 58: thence North  $69^{\circ}-23'-01''$  East along said southeasterly face of said Concrete Partition Wall, 2.066 feet to the northeasterly corner thereof;
- Course No. 59: thence North  $56^{\circ}-52'-44''$  East, 10.020 feet to the southeasterly face of a Concrete Crash Wall;
- Course No. 60: thence North  $56^{\circ}-20'-06''$  East along said southeasterly face of said Concrete Crash Wall, 42.711 feet;
- Course No. 61: thence North  $33^{\circ}-39'-54''$  West, 0.994 feet;
- Course No. 62: thence North  $47^{\circ}-19'-35''$  East, 59.167 feet;
- Course No. 63: thence northeasterly along the arc of a circle deflecting to the right, 51.145 feet, said curved line having a radius of 286.500 feet and a chord which bears North  $52^{\circ}-04'-24''$  East a distance of 51.077 feet;
- Course No. 64: thence northeasterly along the arc of a circle deflecting to the right, 27.001 feet, said curved line having a radius of 191.000 feet and a chord which bears North  $59^{\circ}-40'-59''$  East a distance of 26.979 feet;
- Course No. 65: thence North  $24^{\circ}-32'-18''$  West, 3.005 feet;
- Course No. 66: thence North  $65^{\circ}-27'-42''$  East, 4.500 feet;
- Course No. 67: thence South  $24^{\circ}-32'-18''$  East, 3.044 feet;
- Course No. 68: thence northeasterly along the arc of a circle deflecting to the right, 33.853 feet to the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, said curved line having a radius of 191.000 feet and a chord which bears North  $70^{\circ}-00'-18''$  East a distance of 33.809 feet;



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Course No. 69: thence northeasterly along the arc of a circle deflecting to the right, 106.030 feet, said curved line having a radius of 320.000 feet and a chord which bears North  $86^{\circ}-20'-39''$  East a distance of 105.550 feet;

Course No. 70: thence South  $84^{\circ}-03'-05''$  East, 44.550 feet to a point in the northwesterly line of land conveyed to Public Square Hotel Community Urban Development Corporation by deed dated October 31, 1977 and recorded in Volume 14639, Page 147 of Cuyahoga County Records;

Course No. 71: thence North  $5^{\circ}-56'-55''$  East along said northwesterly line of land so conveyed to Public Square Hotel Community Urban Development Corporation, 1.800 feet;

Course No. 72: thence South  $84^{\circ}-03'-05''$  East, 198.415 feet;

Course No. 73: thence North  $57^{\circ}-25'-59''$  East, 65.181 feet;

Course No. 74: thence South  $84^{\circ}-03'-05''$  East, 26.710 feet to the westerly face of a Concrete Platform;

Course No. 75: thence North  $5^{\circ}-56'-55''$  East along the westerly face of said Concrete Platform, 2.520 feet to the northerly face of thereof;

Course No. 76: thence South  $84^{\circ}-03'-05''$  East along the northerly face of said Concrete Platform and northerly face of a Concrete Block Structure, 49.410 feet to a westerly face of said Concrete Block Structure;

Course No. 77: thence North  $5^{\circ}-56'-55''$  East along said westerly face of the Concrete Block Structure, 1.680 feet to a northerly face thereof;

Course No. 78: thence South  $84^{\circ}-03'-05''$  East along said northerly face of the Concrete Block Structure, 8.000 feet to a westerly face of a Partition Wall;

Course No. 79: thence North  $5^{\circ}-56'-55''$  East along the westerly face of said Partition Wall, 7.120 feet to a northerly face thereof;

Course No. 80: thence South  $84^{\circ}-03'-05''$  East along the northerly face of said Partition Wall, 21.727 feet to a westerly pilaster face thereof;

Course No. 81: thence North  $5^{\circ}-56'-55''$  East along the westerly pilaster face of said Partition Wall, 1.240 feet to a northerly pilaster face thereof;

Course No. 82: thence South  $84^{\circ}-03'-05''$  East along the northerly pilaster face of said Partition Wall, 5.207 feet to an easterly pilaster face thereof;

Course No. 83: thence South  $5^{\circ}-56'-55''$  West along the easterly pilaster face of said Partition Wall, 1.240 feet to a northerly face thereof;

Course No. 84: thence South  $84^{\circ}-03'-05''$  East along the northerly face of said Partition Wall and the easterly prolongation thereof, 289.691 feet;

Course No. 85: thence North  $5^{\circ}-56'-55''$  East, 0.972 feet;

Course No. 86: thence South  $84^{\circ}-03'-05''$  East, 15.350 feet;

Course No. 87: thence South  $33^{\circ}-18'-40''$  East, 5.000 feet;

Course No. 88: thence South  $84^{\circ}-03'-05''$  East, 2.500 feet;

Course No. 89: thence North  $5^{\circ}-56'-55''$  East, 3.872 feet;

Course No. 90: thence South  $84^{\circ}-03'-05''$  East, 20.900 feet;

Course No. 91: thence South  $33^{\circ}-18'-40''$  East, 4.000 feet;



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- Course No. 92: thence South  $84^{\circ}-03'-05''$  East, 2.300 feet;  
Course No. 93: thence South  $74^{\circ}-21'-17''$  East, 27.062 feet;  
Course No. 94: thence North  $20^{\circ}-34'-39''$  East, 0.500 feet to a point in a southwesterly face of an existing Concrete Crash Wall;  
Course No. 95: thence South  $69^{\circ}-25'-21''$  East along the southwesterly face of said Concrete Crash Wall, 13.744 feet;  
Course No. 96: thence South  $73^{\circ}-57'-57''$  East, 12.849 feet;  
Course No. 97: thence southeasterly along the arc of a circle deflecting to the right, 86.005 feet, said curved line having a radius of 286.500 feet and a chord which bears South  $60^{\circ}-03'-34''$  East a distance of 85.682 feet;  
Course No. 98: thence South  $51^{\circ}-04'-06''$  East, 170.600 feet;  
Course No. 99: thence North  $38^{\circ}-55'-54''$  East, 1.125 feet to the place of beginning, containing 379,279 square feet (8.7070 acres) according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in November, 1992, be the same more or less, but subject to all legal highways.

L 13-09-103

November 30, 1992

*OK  
PBL*

Parcels 101-30-002 and 101-30-003

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being part of S.S. Stone's Central Tract as shown by the recorded plat in Volume 2, Page 31 of Cuyahoga County Records, and bounded and described as follows:

Beginning at a stone monument found in the centerline of Scranton Road (formerly Stones Levee), 70 feet wide, at its intersection with the centerline of West 3rd Street, (formerly Seneca Street, formerly Central Way) variable width;

Thence South  $34^{\circ} 02' 05''$  East along the centerline of West 3rd Street, 27.62 feet to a point;

Thence North  $59^{\circ} 38' 28''$  East, 68.64 feet to an iron pin set in the northeasterly line of West 3rd Street (as widened) at its intersection with the southeasterly line of Scranton Road, and the principal place of beginning of the parcel herein described;

Thence North  $59^{\circ} 38' 28''$  East along the southeasterly line of Scranton Road, 230.76 feet to an iron pin set at its intersection with the westerly line of the former Baltimore & Ohio Railroad right-of-way;

Thence South  $20^{\circ} 05' 23''$  East along the westerly line of said railroad right-of-way, 296.67 feet to an iron pin set at an angle point, therein;

Thence South  $28^{\circ} 13' 27''$  East along the westerly line of said railroad right-of-way, 145.71 feet to an iron pin set at its intersection with the northwesterly line of Central Avenue (formerly Ohio Street) 66 feet wide;

Thence South  $55^{\circ} 57' 12''$  West along the northwesterly line of Central Avenue, 144.17 feet to an iron pin set at its intersection with the northeasterly line of West 3rd Street;

Thence North  $34^{\circ} 01' 05''$  West along the northeasterly line of West 3rd Street, 447.71 feet to the principal place of beginning, according to a survey by Donald G. Bohning & Associates, Inc., dated April, 1998.

*OK  
PBL*

Parcels 122-18-010 and 122-18-011

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of S.S. Stone's Central Tract as shown by the recorded plat in Volume 2, Page 31 of Cuyahoga County Map Records, and bounded and described as follows:

Beginning at a stone monument found in the centerline of Scranton Road (formerly Stones Levee), 70 feet wide, at its intersection with the centerline of West 3rd Street, (formerly Seneca Street, formerly Central Way) variable width;

Thence South  $34^{\circ} 01' 05''$  East along the centerline of West 3rd Street, 512.75 feet to its intersection with the centerline of Central Avenue (formerly Ohio Street), 66 feet wide;

Thence North 55° 57' 12" East along the centerline of Central Avenue, 68.50 feet;

Thence South 34° 01' 05" East, 33.00 feet to an iron pin set in the southeasterly line of Central Avenue at its intersection with the northeasterly line of West 3rd Street, as widened, and the principal place of beginning of the parcel herein described;

Thence North 55° 57' 12" East along the southeasterly line of Central Avenue, 46.55 feet to an iron pin set at its intersection with the southwesterly line of Parcel "B" of land conveyed to The Board of County Commissioners by Probate Court Case 184,782;

Thence South 40° 46' 44" East along the southwesterly line of said land conveyed to The Board of County Commissioners, 57.57 feet to an iron pin set at its intersection with the southeasterly line of said land so conveyed;

Thence North 49° 13' 16" East along the southeasterly line of said land conveyed to The Board of County Commissioners, 20.00 feet to an iron pin set at its intersection with the northeasterly line of said land so conveyed;

Thence North 40° 46' 44" West along the northeasterly line of said land conveyed to The Board of County Commissioners, 55.21 feet to an iron pin set at its intersection with the southeasterly line of Central Avenue;

Thence North 55° 57' 12" East along the southeasterly line of Central Avenue, 72.69 feet to an iron pin set at its intersection with the southwesterly line of former Baltimore & Ohio Railroad right-of-way;

Thence South 31° 32' 06" East along the southwesterly line of said railroad right-of-way, 433.62 feet to an iron pin set at an angle point, therein;

Thence South 35° 12' 39" East along the southwesterly line of said railroad right-of-way, 29.06 feet to an iron pin set at its intersection with the westerly line of Central Viaduct, 100 feet wide;

Thence South 23° 14' 10" West along the westerly line of the Central Viaduct, 183.93 feet to an iron pin set at its intersection with the northeasterly line of West 3rd Street;

Thence North 34° 01' 05" West along the northeasterly line of West 3rd Street, 103.03 feet to a nail set at an angle point, therein;

Thence North 23° 24' 11" East along the easterly line of West 3rd Street, 39.76 feet to an iron pin set at an angle point, therein;

Thence North 34° 01' 05" West along the northeasterly line of West 3rd Street, as widened, 437.25 feet to the principal place of beginning, according to the survey by Donald G. Bohning & Associates, Inc., dated April, 1998.

EXCEPTING THEREFROM the property appropriated by the State of Ohio described in Notice of Partial Voluntary Dismissal of Defendant Citizens Bank and Agreed Judgment Entry on Settlement of Appropriation filed for record January 17, 2012 in AFN 201201170728 of Cuyahoga County Records.

Parcel 101-21-002 ✓
Parcel 101-23-050A ✓

[Huron Holdings LLC]

PARCELS 101-21-002 and 101-23-050A

OK  
2/25/20

Certain real properties located in the City of Cleveland, Cuyahoga County, State of Ohio, as more particularly described as follows:

And being known as Parcel A in a Lot Split and Consolidation Plat for Tower City Avenue, LLC, being part of Original 2 Acre Lots 74 to 79, both inclusive, and 207 and 212, both inclusive, recorded in Plat Map Volume 364, Page 76 of Cuyahoga County Records.

And

Parcel No. 1

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: And known as being Block B as shown on the Map of Lot Split and Consolidation for F.C. Southridge Corporation and the Sherwin-Williams Company, recorded in Volume 310, Page 64 of Cuyahoga County Map Records formerly known as Block A as shown on the Map of Consolidation of Southridge Corporation and Tower City Land Corporation, recorded in Volume 286, Page 47 of Cuyahoga County Map Records, being all of Sublots Nos. 974 and 1000, both inclusive in the S.S. Stone's Survey of Central Tract, Canal Tract and College Tract recorded in Volume 2 of Maps, Page 31 of Cuyahoga County Records, and parts of West 3rd Street, Huron Road N.W., (vacated by City of Cleveland Ordinance No. 768-92) Lime Street N.W. (vacated by City of Cleveland Ordinance No. 2626-88) and part of the Cuyahoga River and parts of Original Two acre Lots Nos. 77, 78, 79, 209, 210, 211, 212, 213, 214, 215, 216 and 217 and more particularly bounded and described as follows:

Beginning in the centerline of Canal Road N.W., 48 feet in width, as shown by the recorded plat in Volume 126 of Maps, Page 30 of Cuyahoga County Records, at its intersection with the centerline of Lime Street N.W.; 20 feet in width, now vacated, from said intersection an iron monument bears South 89 deg. 41' 57" East, measured along said centerline of Canal Road, N.W., 6.58 feet. Thence South 34 deg. 04' 47" East, along said centerline of Lime Street, a distance of 30.50 feet and the principal place of beginning of land described hereon.

COURSE NO. 1: Thence South 84 deg. 03' 05" East along said Southerly line of Canal Road N.W., a distance of 486.04 feet to the Southwesterly line of West 3rd Street, 66 feet wide.

COURSE NO. 2: Thence South 33 deg. 31' 20" East along said Southwesterly line of West 3rd Street, 24.61 feet to the Northwesterly corner of vacated West 3rd Street per City of Cleveland Ordinance No. 768-92.

COURSE NO. 3: Thence South 84 deg. 03' 05" East along the Northerly line of said vacation of West 3rd Street, a distance of 85.50 feet to the Northeasterly corner thereof.

COURSE NO. 4: Thence North 33 deg. 31' 20" West along the Northeasterly line of West 3rd Street, a distance of 24.61 feet to the Southerly line of Canal Road, N.W.,

COURSE NO. 5: Thence South 84 deg. 03' 05" East, along said Southerly line of Canal Road N.W., a distance of 213.73 feet to the Northwesterly line of Huron Road, N.W.,

COURSE NO. 6: Thence South 56 deg. 20' 40" West along said Northwesterly line of Huron Road, a distance of 29.80 feet to the Northwesterly corner of vacated Huron Road, N.W. per City of Cleveland Ordinance No. 768-92.

COURSE NO. 7: Thence South 84 deg. 03' 05" East along the Northerly line of said vacation of Huron Road, N.W., a distance of 155.30 feet to the Northeasterly corner thereof.

COURSE NO. 8: Thence North 58 deg. 20' 40" East along the Southeasterly line of said Huron Road, a distance of 29.80 feet to the Southerly line of Canal Road, N.W.

COURSE NO. 9: Thence South 84 deg. 03' 05" East, along said Southerly line of Canal Road N.W., a distance of 234.26 feet to its intersection with a Northerly line of the Ohio Canal Lands established by the Canal Boundary Commission Survey as recorded in Cuyahoga County Surveyor's Record Volume 7.

Thence along the Northeasterly and Easterly lines of said Ohio Canal Lands, the following 7 courses:

COURSE NO. 10: Thence South 59 deg. 27' 48" East, a distance of 90.97 feet.

COURSE NO. 11: Thence South 53 deg. 10' 47" East, a distance of 82.50 feet.

COURSE NO. 12: Thence South 32 deg. 38' 15" East, a distance of 85.56 feet.

COURSE NO. 13: Thence South 21 deg. 35' 35" East, a distance of 106.47 feet.

COURSE NO. 14: Thence South 16 deg. 53' 56" East, a distance of 128.53 feet.

COURSE NO. 15: Thence South 11 deg. 37' 06" East, a distance of 226.25 feet.

COURSE NO. 16: Thence South 1 deg. 12' 40" East, a distance of 43.25 feet to the Northwesterly line of Scranton Road, 66 feet wide.

COURSE NO. 17: Thence South 60 deg. 16' 39" West, along said Northwesterly line of Scranton Road, a distance of 373.71 feet to its intersection with the Northeasterly line of West 3rd Street, 70 feet wide.

COURSE NO. 18: Thence North 33 deg. 23' 46" West, along said Northeasterly line of West 3rd Street, a distance of 187.43 feet to its intersection with the Easterly dock line of the Cuyahoga River, per City of Cleveland Ordinance No. 85944.

COURSE NO. 19: Thence North 46 deg. West, a distance of about 82 feet to the centerline of the Cuyahoga River as it existed in 1894.

Thence Northeasterly, Northerly, Northwesterly and Westerly along the centerline of the Cuyahoga River, said centerline being described approximately by the following 12 courses:

COURSE NO. 20: Thence North 39 deg. East, a distance of 80 feet.

COURSE NO. 21: Thence North 29 deg. East, a distance of 100 feet.

COURSE NO. 22: Thence North 15 deg. East, a distance of 90 feet.

COURSE NO. 23: Thence North 3 deg. East, a distance of 100 feet.

COURSE NO. 24: Thence North 14 deg. West, a distance of 65 feet.

COURSE NO. 25: Thence North 42 deg. West, a distance of 60 feet.

COURSE NO. 26: Thence North 63 deg. West, a distance of 85 feet.

COURSE NO. 27: Thence North 77 deg. West, a distance of 60 feet.

COURSE NO. 28: Thence North 88 deg. West, a distance of 120 feet.

COURSE NO. 29: Thence South 84 deg. West, a distance of 320 feet.

COURSE NO. 30: Thence South 80 deg. West, a distance of 325 feet.

COURSE NO. 31: Thence South 79 deg. West, a distance of 97.32 feet.

COURSE NO. 32: Thence North 11 deg. West, a distance of 92.87 feet to the aforesaid Easterly dock line of the Cuyahoga River.

COURSE NO. 33: Thence North 11 deg. 21' 00" West, along the Westerly line of land conveyed to the Sherwin Williams Company by deed recorded in Volume 6016 of Deeds, Page 248 of Cuyahoga County Records, a distance of 116.89 feet to the Southerly line of Lime Street N.W., 20 feet wide, (now vacated).

COURSE NO. 34: Thence North 3 deg. 14' 17" East, a distance of 10.00 feet to the centerline of Lime Street N.W., (now vacated).

COURSE NO. 35: Thence North 86 deg. 45' 43" West, along said centerline of Lime Street N.W., a distance of 14.82 feet to its intersection with Lime Street N.W. running Northerly to Canal Road N.W.

COURSE NO. 36: Thence North 3 deg. 30' 05" East along said centerline of Lime Street, N.W., a distance of 95.80 feet to an angle therein.

COURSE NO. 37: Thence North 34 deg. 04' 47" West along said centerline of Lime Street, N.W., a distance of 53.16 feet to the principal place of beginning, but subject to a parcel of land appropriated by the City of Cleveland in Probate Court Case No. 544 and all legal highways, according to a survey made by Bauer Surveys Company dated October 17, 1991, per A. Thomas Powers, Registered Professional Land Surveyor No. 4432 and February 17, 1997 per Richard F. Hantel, Registered Professional Land Surveyor No. 5129.

And

Parcel No. 2

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:

616  
914

And known as being a part of Original Two acre Lot No. 77, and bounded and described as follows:

Beginning on the Southerly line of Canal Road, N.W., 48 feet in width, as shown by the recorded plat in Volume 126 of Maps, Page 30 of Cuyahoga County Records, at its intersection with the center line of Lime Street, N.W., now vacated by Ordinance No. 2626-88;

COURSE NO. 1: Thence South 34 deg. 04' 47" East along said center line of vacated Lime Street N.W., 53.15 feet to an angle, from said point a 3/4-inch iron pin was found North 34 deg. 04' 47" West, 4.16 feet;

COURSE NO. 2: Thence South 3 deg. 29' 21" West along said center line of vacated Lime Street, N.W., 95.80 feet to an angle, from said point a 3/4-inch iron pin was found, 0.03 feet East;

COURSE NO. 3: Thence South 86 deg. 45' 43" East along said center line of vacated Lime Street, N.W., 14.82 feet to a point, from said point a 3/4-inch iron pin was found, 0.03 feet West;

COURSE NO. 4: Thence South 3 deg. 14' 17" West, 10.00 feet to the Southerly line of said vacated Lime Street, N.W., from said point a 3/4-inch iron pin was found, 0.03 feet South and 0.09 feet West;

COURSE NO. 5: Thence South 11 deg. 21' 10" East, 116.87 feet to a point;

COURSE NO. 6: Thence South 76 deg. 02' 03" West, 25.03 feet to a point, from said point a capped 5/8-inch iron pin was set North 11 deg. 21' 00" West, 10.00 feet;

COURSE NO. 7: Thence North 11 deg. 21' 00" West passing through the aforementioned iron pin, 172.10 feet to a 5/8-inch capped iron pin set;

COURSE NO. 8: Thence North 39 deg. 03' 05" West, 48.14 feet to a 5/8-inch capped iron pin set;

COURSE NO. 9: Thence North 5 deg. 56' 55" East, 66.60 feet to the Southerly line of the aforementioned Canal Road, N.W., and a 5/8-inch capped iron pin set;

COURSE NO. 10: Thence South 89 deg. 41' 57" East along said Southerly line of Canal Road, N.W., 8.59 feet to an angle, and a 5/8-inch capped iron pin set;

COURSE NO. 11: Thence South 84 deg. 03' 05" East along said Southerly line of Canal Road, N.W., 11.88 feet to the place of beginning,

Parcel 101-23-072A ✓
Parcel 101-23-072B ✓
Parcel 101-23-072F ✓
Parcel 101-23-072G ✓
Parcel 101-23-072H ✓
Parcel 101-23-072I ✓
Parcel 101-23-072J ✓
Parcel 101-23-085A ✓
Parcel 101-23-085B ✓
Parcel 101-23-085C ✓
Parcel 101-23-085D ✓
Parcel 101-23-085E ✓
Parcel 101-23-085H ✓
Parcel 101-23-085I ✓
Parcel 101-23-100A ✓
Parcel 101-23-100B ✓
Parcel 101-23-100C ✓
Parcel 101-23-100H ✓
Parcel 101-23-100I ✓
Parcel 101-23-100J ✓
Parcel 101-23-100K ✓
Parcel 101-23-100L ✓
Parcel 101-23-100M ✓
Parcel 101-23-100N ✓
Parcel 101-23-100P ✓
Parcel 101-23-100Q ✓
Parcel 101-23-100S ✓
Parcel 101-23-101F ✓
Parcel 101-23-103F ✓
Parcel 101-23-108F ✓

[Raisin Industries, LLC]



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PARCEL NO. 12 (100 LEVEL)  
TOWER CITY AVENUE, LLC  
(P.P.N. 101-23-100H)

*CPK  
9/21/85*

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 76 and 77, and further known as being all of the hereinafter described premises extending above the surface of the Bridge of West 6th Street, 70 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records, at the elevations shown thereon as based upon City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records at its intersection with the northwesterly line of said Bridge of West 6th Street;

Course No. 1: thence South  $84^{\circ}-03'-05''$  East along the southwesterly line of the Bridge of Prospect Avenue N.W., 70.000 feet to the southeasterly line of said Bridge of West 6th Street;

Course No. 2: thence South  $05^{\circ}-56'-55''$  West along said southeasterly line of the Bridge of West 6th Street, 238.120 feet to the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Course No. 3: thence North  $84^{\circ}-03'-05''$  West along said northeasterly line of the Bridge of Huron Road N.W., 70.000 feet to the aforementioned northwesterly line of the Bridge of West 6th Street;

Course No. 4: thence North  $05^{\circ}-56'-55''$  East along said northwesterly line of the Bridge of West 6th Street, 238.120 feet to the place of beginning, containing 16,668 square feet (0.3827 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-20

December 11, 1985



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*012/212*

**PARCEL NO. 13 (100 LEVEL)  
TOWER CITY AVENUE, LLC  
(P.P.N. 101-23-100I)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 79 and 80, and further known as being all of the hereinafter described premises extending above the surface of the Bridge of West 3rd Street, 59 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records, at the elevations shown thereon as based upon City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records at its intersection with the northwesterly line of said Bridge of West 3rd Street;

Course No. 1: thence South  $84^{\circ}-03'-05''$  East along the southwesterly line of the Bridge of Prospect Avenue N.W., 59.000 feet to the southeasterly line of said Bridge of West 3rd Street;

Course No. 2: thence South  $05^{\circ}-56'-55''$  West along said southeasterly line of the Bridge of West 3rd Street, 238.120 feet to the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Course No. 3: thence North  $84^{\circ}-03'-05''$  West along said northeasterly line of the Bridge of Huron Road N.W., 59.000 feet to the aforementioned northwesterly line of the Bridge of West 3rd Street;

Course No. 4: thence North  $05^{\circ}-56'-55''$  East along said northwesterly line of West 3rd Street, 238.120 feet to the place of beginning, containing 14,049 square feet (0.3225 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-21

December 11, 1985



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*OK  
9/6/12*

PARCEL NO. 14 (100 LEVEL)  
TOWER CITY AVENUE, LLC  
(P.P.N. 101-23-100J)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 82, 83 and 207, and further known as being all of the hereinafter described premises extending above the surface of the Bridge of West 2nd Street, 59 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records, at the elevations shown thereon as based upon City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records at its intersection with the northwesterly line of said Bridge of West 2nd Street;

Course No. 1: thence South  $84^{\circ}-03'-05''$  East along the southwesterly line of the Bridge of Prospect Avenue N.W., 59.000 feet to the southeasterly line of said Bridge of West 2nd Street;

Course No. 2: thence South  $05^{\circ}-56'-55''$  West along said southeasterly line of the Bridge of West 2nd Street, 238.120 feet to the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Course No. 3: thence North  $84^{\circ}-03'-05''$  West along said northeasterly line of the Bridge of Huron Road N.W., 59.000 feet to the aforementioned northwesterly line of the Bridge of West 2nd Street;

Course No. 4: thence North  $05^{\circ}-56'-55''$  East along said northwesterly line of the Bridge of West 2nd Street, 238.120 feet to the place of beginning, containing 14,049 square feet (0.3225 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-22

December 11, 1985

A-3

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*OK  
2/21/11*

PARCEL NO. 15 (100 LEVEL)  
TOWER CITY AVENUE, LLC  
P.P.N. 101-23-100K

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 76 thru 84, both inclusive, and further known as being all of the hereinafter described premises extending above the surface of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at the elevations shown thereon as based upon City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the southeasterly line of Superior Avenue N.W., 132 feet in width, at its intersection with the southwesterly line of the aforementioned Bridge of Prospect Avenue N.W.;

Course No. 1: thence North  $56^{\circ}-34'-25''$  East along the said southeasterly line of Superior Avenue N.W., 157.630 feet to the northeasterly line of said Bridge of Prospect Avenue N.W.;

Course No. 2: thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Prospect Avenue N.W., 1029.637 feet to an angle;

Course No. 3: thence North  $56^{\circ}-41'-20''$  East along the northwesterly line of the Bridge of Prospect Avenue N.W., 126.044 feet to the southwesterly line of Ontario Street, 99 feet in width;

Course No. 4: thence South  $33^{\circ}-18'-40''$  East along the southwesterly line of Ontario Street, 100.000 feet to the southeasterly line of said Bridge of Prospect Avenue N.W.;

Course No. 5: thence South  $56^{\circ}-41'-20''$  West along said southeasterly line of the Bridge of Prospect Avenue N.W., 161.710 feet to an angle;

Course No. 6: thence North  $84^{\circ}-03'-05''$  West along said southwesterly line of the Bridge of Prospect Avenue N.W., 1187.155 feet to the place of beginning, containing 125,226 square feet (2.8748 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-23

December 11, 1985



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PARCEL NO. 16 (100 LEVEL)  
TOWER CITY AVENUE, LLC  
P.P.N. 101-23-100L

*OK  
2/6/12*

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 73 thru 80, both inclusive, 207 and 208, and further known as being all of the hereinafter described premises extending above the surface of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at the elevations shown thereon as based upon the City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the southeasterly line of Superior Avenue N.W., 132 feet in width, at the southwesterly line of said Bridge of Huron Road N.W.;

Course No. 1: thence North  $56^{\circ}-34'-25''$  East along the southeasterly line of Superior Avenue N.W., 132.410 feet to the northeasterly line of said Bridge of Huron Road N.W.;

Course No. 2: thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Huron Road N.W., 1492.955 feet to the center line of Howe Avenue (now vacated);

Course No. 3: thence South  $56^{\circ}-36'-10''$  West along the center line of vacated Howe Avenue, 46.73 feet to its intersection with the northwesterly prolongation of the southwesterly line of Parcel I described in the deed to The Union Trust Company dated February 7, 1922 and recorded in Volume 2749, Page 433 of Cuyahoga County Records;

Course No. 4: thence South  $33^{\circ}-23'-50''$  East along said northwesterly prolongation and along the southwesterly line of said Parcel I, 70.310 feet to the aforementioned southwesterly line of the Bridge of Huron Road N.W.;

Course No. 5: thence North  $84^{\circ}-03'-05''$  West along said southwesterly line of Huron Road N.W., 1603.748 feet to the place of beginning, containing 128,418 square feet (2.9481 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-24

December 11, 1985

A-5

G:\1645 Garrett & Assoc\G15-20 TCA ALTA\LEGALS\PARCEL 14.docx

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PARCEL NO. 17 (100 LEVEL)  
FEE NOW CONVEYED TO  
TOWER CITY AVENUE, LLC  
(P.P.N. 101-23-100M)

*OK  
2/20/20*

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 208, and further known as all of the hereinafter described premises extending above the surfaces of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at the elevations shown thereon as based upon the City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of said Bridge of Huron Road N.W. at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Huron Road N.W., 1492.955 feet to the center line of Howe Avenue (now vacated) and the principal place of beginning of the premises herein to be described;

Course No. 1: thence continuing South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Huron Road N.W., 43.020 feet to the northeasterly line of Parcel 2 described in the deed to The Union Trust Company dated February 7, 1922 and recorded in Volume 2749, Page 453 of Cuyahoga County Records;

Course No. 2: thence South  $33^{\circ}-23'-50''$  East along said northeasterly line of Parcel 2, 54.550 feet to the southeasterly corner thereof;

Course No. 3: thence South  $56^{\circ}-36'-10''$  West along the southeasterly line of said Parcel 2 and along the southeasterly line of Parcel 1 described in said deed to The Union Trust Company, 65.948 feet to the southwesterly line of the Bridge of Huron Road N.W.;

Course No. 4: thence North  $84^{\circ}-03'-05''$  West along said southwesterly line of the Bridge of Huron Road N.W., 18.170 feet to the southwesterly line of said Parcel 1;

Course No. 5: thence North  $33^{\circ}-23'-50''$  West along the southwesterly line of said Parcel 1 and along the northwesterly prolongation thereof, 70.310 feet to the center line of aforementioned vacated Howe Avenue;

Course No. 6: thence North  $56^{\circ}-36'-10''$  East along the center line of said vacated Howe Avenue, 46.730 feet to the principal place of beginning, containing 6,008 square feet (0.1379 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 06-27-25

December 11, 1985

A-6

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*OK  
ZBL*

**PARCEL NO. 18 (100 LEVEL)  
TOWER CITY AVENUE, LLC  
P.P.N. 101-23-100N**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 208, 209, 210, 211, and part of Huron Road N.W., now vacated, and further being know as all of the hereinafter described premises extending above the surfaces of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records, said surfaces being at elevations based on City of Cleveland Datum Base Levels as shown thereon, and bounded and described as follows:

Beginning on the northeasterly line of said Bridge of Huron Road N.W., at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Huron Road N.W., 1535.975 feet to the northeasterly line of parcel 2 described in the deed to The Union Trust Company dated February 7, 1922 and recorded in Volume 2749, Page 453 of Cuyahoga County Records and the principal place of beginning of the premises herein to be described;

Course No. 1: thence South  $84^{\circ}-03'-05''$  East continuing along the northeasterly line of said Bridge of Huron Road N.W., 428.367 feet to the southwesterly line of Ontario Street, 100 feet in width as shown by the recorded plat in Volume 134 of Maps, Page 22 of Cuyahoga County Records;

Course No. 2: thence South  $57^{\circ}-53'-40''$  East along the southwesterly line of Ontario Street, 118.276 feet to an angle;

Course No. 3: thence North  $31^{\circ}-49'-10''$  East, 18.292 feet to a southwesterly line of Ontario Street, 99 feet in width, as shown on said aforementioned recorded plat;

Course No. 4: thence South  $58^{\circ}-10'-50''$  East along the said southwesterly line of Ontario Street, 110.734 feet to the southwesterly line of the aforementioned Bridge of Huron Road N.W.;

Course No. 5: thence North  $84^{\circ}-03'-05''$  West along said southeasterly line of the Bridge of Huron Road N.W., 658.560 feet to the southeasterly line of Parcel 1 described in the aforementioned deed to The Union Trust Company;



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Course No. 6: thence North  $56^{\circ}-36'-10''$  East along said southeasterly lines of Parcel 1 and Parcel 2 described in said deed, 65.948 feet to the northeasterly line of said Parcel 2;

Course No. 7: thence North  $33^{\circ}-23'-50''$  West along the northeasterly line of said Parcel 2, 54.550 feet to the principal place of beginning, containing 43,751 square feet (1.0044 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-27

December 11, 1985



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*OK  
2/26/12*

**PARCEL NO. 19 (100 LEVEL)  
TOWER CITY AVENUE, LLC  
P.P.N. 101-23-100P**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 207, and being all that portion of the premises hereinafter described extending above the horizontal planes coincident with elevations shown on Exhibit "A" attached to the deed from The Union Trust Company to The Cleveland Union Terminals Company dated May 31, 1930, said Exhibit "A" being recorded in Volume 119 of Maps, Page 9 of Cuyahoga County Records, and bounded and described as follows:

Beginning on the southwesterly line of Ontario Street, 99 feet in width, at its intersection with the southeasterly line of the Bridge of Prospect Avenue N.W., as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records; thence South  $33^{\circ}-18'-40''$  East along the southwesterly line of said Ontario Street, 63.600 feet to the southeasterly line of Item VI, Parcel One described in the deed to The Higbee Company dated August 15, 1949 and recorded in Volume 6827, Page 1 of Cuyahoga County Records, and the principal place of beginning of the premises herein to be described;

Course No. 1: thence South  $33^{\circ}-18'-40''$  East along said southwesterly line of Ontario Street, 22.000 feet to the northwesterly line of Item VI, Parcel Two described in the aforementioned deed to The Higbee Company;

Course No. 2: thence South  $56^{\circ}-36'-10''$  West along the northwesterly line of said Item VI, Parcel Two and the prolongation thereof, 95.500 feet;

Course No. 3: thence North  $33^{\circ}-18'-40''$  West, 22.000 feet to the aforementioned southwesterly line of Item VI, Parcel One;

Course No. 4: thence North  $56^{\circ}-36'-10''$  East along said southeasterly line of Item VI, Parcel One, 95.500 feet to the principal place of beginning, and further known as Sublot No. 8 in the George H. Beaumont Subdivision, as shown by the plat recorded in Volume 45 of Deeds, Page 230 of Cuyahoga County Records, and a part of West 1st Street, now vacated, containing 2,101 square feet (0.0482 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, dated November, 1985.

L 13-09-29

December 18, 1985

A-9

G:\1645 Garrett & Assoc\G15-20 TCA ALTA\LEGALS\PARCEL 17.docx

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*OK  
FBI*

PARCEL NO. 26 (85 LEVEL)  
TOWER CITY AVENUE, LLC  
P.P.N. 101-23-085H

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 73 thru 80, both inclusive, and further being known as being all that part of the hereinafter described premises extending above a plane at elevation 82.70, City of Cleveland Datum Base Level and having as its upper limits the surfaces of the Bridges of Prospect Avenue N.W., Huron Road N.W., and West 3rd Street as shown by the recorded plats in Volume 120 of Maps, Page 37, Volume 123 of Maps, Page 20 and Volume 123 of Maps, Page 2 of Cuyahoga County Records, respectively, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the first above mentioned recorded plat, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width;

Course No. 1: thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Prospect Avenue N.W., 462.759 feet;

Course No. 2: thence South  $28^{\circ}-45'-04''$  East, 46.315 feet;

Course No. 3: thence South  $05^{\circ}-56'-55''$  West, 310.042 feet;

Course No. 4: thence South  $84^{\circ}-03'-05''$  East, 9.207 feet;

Course No. 5: thence South  $05^{\circ}-56'-55''$  West, 74.000 feet to the southwesterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the second above mentioned recorded plat;

Course No. 6: thence North  $84^{\circ}-03'-05''$  West along said southwesterly line of the Bridge of Huron Road N.W., 1012.691 feet to the aforementioned southeasterly line of Superior Avenue N.W.;

Course No. 7: thence North  $56^{\circ}-34'-25''$  East along said southeasterly line of Superior Avenue N.W., 132.410 feet to the northeasterly line of said Bridge of Huron Road N.W.;



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Course No. 8: thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Huron Road N.W., 855.171 feet to the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the third above mentioned recorded plat;

Course No. 9: thence North  $05^{\circ}-56'-55''$  East along the northwesterly line of said Bridge of West 3rd Street, 238.120 feet to the southwesterly line of the aforementioned Bridge of Prospect Avenue N.W.;

Course No. 10: thence North  $84^{\circ}-03'-05''$  West along said southwesterly line of the Bridge of Prospect Avenue N.W., 565.019 feet to the southeasterly line of Superior Avenue N.W.;

Course No. 11: thence North  $56^{\circ}-34'-25''$  East along the southeasterly line of Superior Avenue N.W., 157.630 feet to the place of beginning, containing 145,889 square feet (3.3492 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors dated October, 1990.

L 13-09-47

November 1, 1990

Excepting therefrom the following described parcel No. 26-A.



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EXCEPTION TO Parcel 101-23-085H  
PARCEL NO. 26-A (85 LEVEL)  
CONVEYED BY  
TOWER CITY HOTEL COMMUNITY URBAN REDEVELOPMENT CORPORATION  
TO ROCK OHIO CAESARS HOTEL, LLC

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 79 and 80 and further known as being all those parts of the hereinafter described premises extending above a plane at elevation 82.70 feet, City of Cleveland Datum Base Level, and having as its upper limits the lower surfaces of the fire proofing at the various planes of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records and the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records, more particularly bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at a point distant South  $84^{\circ}-03'-05''$  East, 410.94 feet, as measured along said northeasterly line of the Bridge of Prospect Avenue N.W. from its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width:

Course No. 1: thence South  $84^{\circ}-03'-05''$  East, along said northeasterly line of the Bridge of Prospect Avenue N.W., 51.82 feet;

Course No. 2: thence South  $28^{\circ}-45'-04''$  East, 46.32 feet;

Course No. 3: thence South  $5^{\circ}-56'-55''$  West, 89.54 feet;

Course No. 4: thence North  $84^{\circ}-03'-05''$  West, 45.96 feet to the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

Course No. 5: thence North  $5^{\circ}-56'-55''$  East along said northwesterly line of the Bridge of West 3rd Street, 27.62 feet to the southwesterly line of the aforementioned Bridge of Prospect Avenue N.W.;

Course No. 6: thence North  $84^{\circ}-03'-05''$  West, along said southwesterly line of the Bridge of Prospect Avenue N.W., 35.92 feet;

Course No. 7: thence North  $5^{\circ}-56'-55''$  East, 13.50 feet;

Course No. 8: thence South  $84^{\circ}-03'-05''$  East, 15.43 feet;

Course No. 9: thence North  $5^{\circ}-56'-55''$  East, 47.04 feet;

Course No. 10: thence North  $84^{\circ}-03'-05''$  West, 11.74 feet;

Course No. 11: thence North  $5^{\circ}-56'-55''$  East, 39.46 feet to the place of beginning, containing 8,083 square feet of land (0.1856 acres) according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in September, 1990, be the same more or less, but subject to all legal highways.

L 13-09-49

A-12

April 14, 1992

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*OK  
PCL*

PARCEL NO. 32 (72 LEVEL)  
TOWER CITY AVENUE, LLC  
(P.P.N. 101-23-072G)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 73 thru 77, both inclusive, and further known as being all that part of the hereinafter described premises extending above a plane at elevation 70.40, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 82.70, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width;

Course No. 1: thence North 56°-34'-25" East along said southeasterly line of Superior Avenue N.W., 132.410 feet to the northeasterly line of said Bridge of Huron Road N.W.;

Course No. 2: thence South 84°-03'-05" East along said northeasterly line of the Bridge of Huron Road N.W., 511.669 feet;

Course No. 3: thence South 05°-56'-55" West, 76.370 feet;

Course No. 4: thence South 84°-03'-05" East, 3.570 feet;

Course No. 5: thence South 05°-56'-55" West, 7.630 feet to the aforementioned southwesterly line of the Bridge of Huron Road N.W.;

Course No. 6: thence North 84°-03'-05" West along said southwesterly line of the Bridge of Huron Road N.W., 617.595 feet to the place of beginning, containing 47,306 square feet (1.0860 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-52

December 31, 1985



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*Ch  
2/11*

PARCEL NO. 33 (72 LEVEL)  
TOWER CITY AVENUE, LLC  
(P.P.N. 101-23-072H)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 76, 77, 78, and 79, and further being known as being all that part of the hereinafter described premises extending above a plane at elevation 70.40 City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 82.70, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width;

Course No. 1: thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Prospect Avenue N.W., 227.09 feet;

Course No. 2: thence South  $05^{\circ}-56'-55''$  West, 100.00 feet to the southwesterly line of said Bridge of Prospect Avenue N.W.;

Course No. 3: thence North  $84^{\circ}-03'-05''$  West along said southwesterly line of the Bridge of Prospect Avenue N.W., 348.94 feet to the aforementioned southeasterly line of Superior Avenue N.W.;

Course No. 4: thence North  $56^{\circ}-34'-25''$  East along said southeasterly line of Superior Avenue N.W., 157.63 feet to the place of beginning, containing 28,801 square feet (0.6612 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1990.

L 13-09-53

November 8, 1990



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2012*

PARCEL NO. 34 (72 LEVEL)  
TOWER CITY AVENUE, LLC  
(P.P.N. 101-23-072I)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 76 and 77, and further being known as being all that part of the hereinafter described premises extending above a plane at elevation 70.40, City of Cleveland Datum Base Level, and having as its upper limits the bridge surfaces shown on the plat of the Bridge of West 6th Street, 70 feet in width as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records at the elevations shown thereon as based upon City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northwesterly line of the Bridge of West 6th Street, as shown by said plat, at its intersection with the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records;

Course No. 1: thence South  $84^{\circ}-03'-05''$  East along said southwesterly line of the Bridge of Prospect Avenue N.W., 70.000 feet to the southeasterly line of the Bridge of West 6th Street;

Course No. 2: thence South  $05^{\circ}-56'-55''$  West along the southeasterly line of the Bridge of West 6th Street, 238.120 feet to the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Course No. 3: thence North  $84^{\circ}-03'-05''$  West along said northeasterly line of the Bridge of Huron Road N.W., 70.000 feet to the aforementioned northwesterly line of the Bridge of West 6th Street;

Course No. 4: thence North  $05^{\circ}-56'-55''$  East along said northwesterly line of the Bridge of West 6th Street, 238.120 feet to the place of beginning, containing 16,668 square feet (0.3827 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-55

December 11, 1985



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*OK  
2/2/85*

PARCEL NO. 48 (72.5 & 85 LEVEL)  
TOWER CITY AVENUE, LLC  
(P.P.N. 101-23-072J)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 208, 209, 210, 211, and part of Huron Road N.W., now vacated, and further being know as all of the hereinafter described premises extending above a plane at elevation 70.40, City of Cleveland Datum Base Level and having as its upper limits the surfaces of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records, said surfaces being at elevations based on City of Cleveland Datum Base Levels as shown thereon, and bounded and described as follows:

Beginning on the northeasterly line of said Bridge of Huron Road N.W., at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Huron Road N.W., 1614.005 feet to the principal place of beginning of the premises herein to be described;

Course No. 1: thence continuing South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Huron Road N.W., 350.337 feet to the southwesterly line of Ontario Street, 100 feet in width as shown by the recorded plat in Volume 134 of Maps, Page 22 of Cuyahoga County Records;

Course No. 2: thence South  $57^{\circ}-53'-40''$  East along said southwesterly line of Ontario Street, 118.276 feet to an angle;

Course No. 3: thence North  $31^{\circ}-49'-10''$  East, 18.292 feet to a southwesterly line of Ontario Street, 99 feet in width, as shown on said aforementioned recorded plat;

Course No. 4: thence South  $58^{\circ}-10'-50''$  East along the said southwesterly line of Ontario Street, 110.734 feet to the southwesterly line of the aforementioned Bridge of Huron Road N.W.;

Course No. 5: thence North  $84^{\circ}-03'-05''$  West along said southeasterly line of the Bridge of Huron Road N.W., 564.121 feet;

Course No. 6: thence North  $05^{\circ}-56'-55''$  East, 84.000 feet to the principal place of beginning, containing 38,303 square feet (0.8793 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-79

December 27, 1985

A-16

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*OK  
JBL*

PARCEL NO. 66  
SKYLIGHT AREA  
TOWER CITY AVENUE, LLC  
(P.P.N. 101-23-100Q)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being a part of Original Two Acre Lots Nos. 80 and 81 and being that portion of the following described premises lying above a lower horizontal plane at elevation 100.00 feet, City of Cleveland Datum Base Level, more particularly bounded and described as follows:

Beginning in the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at its point of intersection with the southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records; thence South 84°-03'-05" East along said northeasterly line of the Bridge of Huron Road N.W., 125.667 feet to the principal place of beginning of the premises herein to be described;

Course No. 1: thence North 5°-56'-55" East, 238.120 feet to its intersection with the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records;

Course No. 2: thence South 84°-03'-05" East along said southwesterly line of the Bridge of Prospect Avenue N.W., 135.00 feet;

Course No. 3: thence South 5°-56'-55" West, 238.120 feet to the aforementioned northeasterly line of the Bridge of Huron Road N.W.;

Course No. 4: thence North 84°-03'-05" West along said northeasterly line of the Bridge of Huron Road N.W., 135.00 feet to the principal place of beginning, containing 32,146 square feet of land (0.7380 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in April, 1989, be the same more or less, but subject to all legal highways.

L 13-09-82

May 3, 1989



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*OK  
2/21/11*

**LOWER LEVEL OF BOOKSTORE  
(Part of P.P.N. 101-23-072A)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 83 and 84, and being all that portion of the premises hereinafter described lying above a lower horizontal plane at elevation 69.00 feet and an upper horizontal plane located at the bottom of the First Floor Structural Beams at elevation 81.05 feet, the elevations used herein being based on City of Cleveland Base Datum, and bounded and described as follows:

Beginning on the northwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southwesterly line of Ontario Street, 99 feet in width, said intersection being distant South 33 degrees - 18 minutes - 40 seconds East, 387.000 feet as measured along said southwesterly line of Ontario Street from its intersection with the southeasterly line of The Public Square; thence South 56 degrees - 41 minutes - 20 seconds West along said northwesterly line of the Bridge of Prospect Avenue N.W., 126.044 feet to an angle; thence North 84 degrees - 03 minutes - 05 seconds West along said northwesterly line of the Bridge of Prospect Avenue N.W., 104.551 feet to the Principal Place of Beginning of the premises herein to be described;

Course No. 1: thence continuing North 84 degrees - 03 minutes - 05 seconds West along said northwesterly line of the Bridge of Prospect Avenue N.W., 60.000 feet to an easterly line of land conveyed to Tower City Properties by deed dated June 11, 1980 and recorded in Volume 15260, Page 25 of Cuyahoga County Records;

Course No. 2: thence North 05 degrees - 56 minutes - 55 seconds East along said easterly line of land so conveyed to Tower City Properties, 50.960 feet;

Course No. 3: thence South 84 degrees - 03 minutes - 05 seconds East, 4.170 feet;

Course No. 4: thence South 05 degrees - 56 minutes - 55 seconds West, 5.078 feet;

Course No. 5: thence South 84 degrees - 03 minutes - 05 seconds East, 35.830 feet;

Course No. 6: thence North 05 degrees - 56 minutes - 55 seconds East, 4.840 feet;



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Page 2

Course No. 7: thence South 84 degrees - 03 minutes - 05 seconds East, 1.885 feet;

Course No. 8: thence North 45 degrees - 19 minutes - 20 seconds East, 2.500 feet;

Course No. 9: thence South 59 degrees - 08 minutes - 09 seconds East, 9.020 feet;

Course No. 10: thence South 30 degrees - 51 minutes - 51 seconds West, 1.750 feet;

Course No. 11: thence South 59 degrees - 08 minutes - 09 seconds East, 3.580 feet;

Course No. 12: thence North 30 degrees - 51 minutes - 51 seconds East, 1.750 feet;

Course No. 13: thence South 59 degrees - 08 minutes - 09 seconds East, 5.625 feet;

Course No. 14: thence South 05 degrees - 56 minutes - 55 seconds West, 44.976 feet to the Principal Place of Beginning, containing 2,831 square feet, according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, dated April, 1985, be the same more or less.

L 13-09-85

May 20, 1985



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*OK  
2/2/85*

**UPPER LEVEL OF BOOKSTORE  
(PT OF P.P.N. 101-23-085E)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 83 and 84, and being all that portion of the premises hereinafter described lying above a lower horizontal plane located at the bottom of the First Floor Structural Beams at elevation 81.05 feet and an upper horizontal plane at elevation 94.35 feet, the elevations used herein being based on City of Cleveland Base Datum, and bounded and described as follows:

Beginning on the northwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southwesterly line of Ontario Street, 99 feet in width, said intersection being distant South 33 degrees - 18 minutes - 40 seconds East, 387.000 feet as measured along said southwesterly line of Ontario Street from its intersection with the southeasterly line of The Public Square; thence South 56 degrees - 41 minutes - 20 seconds West along said northwesterly line of the Bridge of Prospect Avenue N.W., 126.044 feet to an angle; thence North 84 degrees - 03 minutes - 05 seconds West along said northwesterly line of the Bridge of Prospect Avenue N.W., 104.551 feet to the Principal Place of Beginning of the premises herein to be described;

Course No. 1: thence continuing North 84 degrees - 03 minutes - 05 seconds West along said northwesterly line of the Bridge of Prospect Avenue N.W., 60.000 feet to an easterly line of land conveyed to Tower City Properties by deed dated June 11, 1980 and recorded in Volume 15260, Page 25 of Cuyahoga County Records;

Course No. 2: thence North 05 degrees - 56 minutes - 55 seconds East along said easterly line of land so conveyed to Tower City Properties, 50.960 feet;

Course No. 3: thence South 84 degrees - 03 minutes - 05 seconds East, 4.170 feet;

Course No. 4: thence South 05 degrees - 56 minutes - 55 seconds West, 5.078 feet;

Course No. 5: thence South 84 degrees - 03 minutes - 05 seconds East, 53.880 feet;

Course No. 6: thence South 59 degrees - 08 minutes - 09 seconds East, 2.150 feet;

Course No. 7: thence South 05 degrees - 56 minutes - 55 seconds West, 44.976 feet to the Principal Place of Beginning, containing 2,773 square feet, according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, dated April, 1985, be the same more or less.

L 13-09-87

May 20, 1985

A-20

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*OK  
2/21*

ACQUIRED FROM  
THE HIGBEE COMPANY  
(P.P.N. 101-23-072F)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being a part of Original Two Acre Lots Nos. 207 and 208 and further being known as all that part of the hereinafter described premises extending above a horizontal plane at elevation 69.00, City of Cleveland Datum Base Level, and having upper limits at varying elevations, and bounded and described as follows:

Beginning in the southwesterly line of Ontario Street, 99 feet in width, at a point distant South 33°-18'-40" East, 31.32 feet as measured along said southwesterly line of Ontario Street from its intersection with the southeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records;

Course No. 1: thence South 56°-41'-20" West, 124.161 feet;

Course No. 2: thence South 33°-18'-40" East, 34.097 feet;

Course No. 3: thence North 56°-41'-20" East, 28.661 feet;

Course No. 4: thence South 33°-18'-40" East, 20.327 feet;

Course No. 5: thence North 56°-36'-10" East, 6.145 feet;

Course No. 6: thence South 33°-18'-40" East, 53.525 feet;

Course No. 7: thence South 61°-14'-55" East, 8.760 feet;

Course No. 8: thence North 56°-41'-20" East, 30.750 feet;

Course No. 9: thence South 33°-18'-40" East, 1.000 feet;

Course No. 10: thence North 56°-41'-20" East, 54.500 feet to the aforementioned southwesterly line of Ontario Street;

Course No. 11: thence North 33°-18'-40" West, along said southwesterly line of Ontario Street, 116.68 feet to the place of beginning, containing 11,688 square feet of land (0.2683 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in July, 1989, be the same more or less, but subject to all legal highways.

L 13-09-89

A-21

July 18, 1989

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*OK  
JCL*

**AREA OF PARCEL H  
OCCUPIED BY HIGBEE'S  
(P.P.N. 101-23-0851)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 207, and being all that portion of the premises hereinafter described lying above a lower horizontal plane at elevation 69.00, City of Cleveland Datum Base Level, and having as its upper limits the horizontal planes coincident with elevations shown on Exhibit "A" attached to the deed from The Union Trust Company to The Cleveland Union Terminals Company dated May 31, 1930, said Exhibit "A" being recorded in Volume 119 of Maps, Page 9 of Cuyahoga County Records, and bounded and described as follows:

Beginning on the southwesterly line of Ontario Street, 99 feet in width, at its intersection with the southeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the map recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records; thence South  $33^{\circ}-18'-40''$  East along the southwesterly line of said Ontario Street, 63.600 feet to the southeasterly line of Item VI, Parcel One described in the deed to The Higbee Company recorded in Volume 6827, Page 1 of Cuyahoga County Records, and the principal place of beginning of the premises herein to be described;

Course No. 1: thence continuing South  $33^{\circ}-18'-40''$  East along the southwesterly line of Ontario Street, 22.000 feet to the northwesterly line of Item VI, Parcel Two described in the deed to The Higbee Company recorded in Volume 6827, Page 1 of Cuyahoga County Records;

Course No. 2: thence South  $56^{\circ}-36'-10''$  West along the northwesterly line of said Item VI, Parcel Two, 89.355 feet;

Course No. 3: thence North  $33^{\circ}-18'-40''$  West, 20.318 feet to the northeasterly prolongation of a southeasterly line of said Item VI, Parcel One;

Course No. 4: thence South  $56^{\circ}-41'-20''$  West, 6.145 feet to the center line of West 1st Street (now vacated);

Course No. 5: thence North  $33^{\circ}-18'-40''$  West, 1.673 feet along the center line of West 1st Street (now vacated) to the southeasterly line of Item VI, Parcel One as first aforesaid;

Course No. 6: thence North  $56^{\circ}-36'-10''$  East along said southeasterly line of Item VI, Parcel One, 95.500 feet to the principal place of beginning, and further known as being part of Sublot No. 8 in the George H. Beaumont Subdivision, as shown by the plat recorded in Volume 45 of Deeds, Page 230 of Cuyahoga County Records, and part of West 1st Street (now vacated) containing 1,976 square feet, according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, dated April, 1985, be the same more or less.

L 13-09-91

A-22

January 14, 1986



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*Ch  
2/21*

**CINEMA PARCEL  
(P.P.N. 101-23-072B)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 82, 83, 207 and 208, comprising a space lying within the inner structural surfaces of the perimeter walls between a lower horizontal plane at elevation 60.00 feet and upper horizontal planes at elevations shown by plats recorded in Volume 119 of Maps, Pages 9 and 10 of Cuyahoga County Records, and also the lower surfaces of the fire proofing at various planes of both the Bridge of Huron Road N.W. as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records and the Bridge of West 2nd Street as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records, the elevations used herein being based on City of Cleveland Datum Base Level, more particularly bounded and described as follows:

Beginning in the northerly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at a point distant South 84°-03'-05" East, 12.50 feet as measured along said northerly line of the Bridge of Huron Road N.W. from its intersection with the westerly line of the Bridge of West 2nd Street, 59 feet in width as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

- Course No. 1: thence North 5°-56'-55" East, 0.86 feet;
- Course No. 2: thence South 84°-03'-05" East, 1.50 feet;
- Course No. 3: thence North 5°-56'-55" East, 125.81 feet;
- Course No. 4: thence South 84°-03'-05" East, 57.50 feet;
- Course No. 5: thence North 5°-56'-55" East, 1.50 feet;
- Course No. 6: thence South 84°-03'-05" East, 3.00 feet;
- Course No. 7: thence North 5°-56'-55" East, 4.67 feet;
- Course No. 8: thence South 84°-03'-05" East, 3.00 feet;
- Course No. 9: thence North 32°-26'-18" East, 46.32 feet;
- Course No. 10: thence South 78°-03'-05" East, 95.00 feet;
- Course No. 11: thence South 14°-34'-36" West, 0.67 feet;
- Course No. 12: thence South 75°-25'-24" East, 26.76 feet;
- Course No. 13: thence North 14°-34'-36" East, 1.25 feet;
- Course No. 14: thence South 74°-03'-05" East, 72.86 feet;



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Course No. 15: thence South  $5^{\circ}-56'-55''$  West, 43.32 feet;  
Course No. 16: thence North  $74^{\circ}-03'-05''$  West, 6.33 feet;  
Course No. 17: thence South  $15^{\circ}-56'-55''$  West, 42.50 feet;  
Course No. 18: thence North  $74^{\circ}-03'-05''$  West, 2.00 feet;  
Course No. 19: thence South  $13^{\circ}-56'-55''$  West, 35.00 feet;  
Course No. 20: thence North  $78^{\circ}-03'-05''$  West, 5.50 feet;  
Course No. 21: thence South  $8^{\circ}-56'-55''$  West, 29.00 feet;  
Course No. 22: thence North  $84^{\circ}-03'-05''$  West, 57.00 feet;  
Course No. 23: thence South  $5^{\circ}-56'-55''$  West, 84.14 feet;  
Course No. 24: thence North  $84^{\circ}-03'-05''$  West, 194.00 feet;  
Course No. 25: thence North  $5^{\circ}-56'-55''$  East, 82.64 feet to the place of beginning, containing 56,738 square feet of land (1.3025 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in August, 1989, be the same more or less.

L 13-09-93

September 1, 1989



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*OK  
EBW*

**PARCEL NO. 20 (72 LEVEL)  
TOWER CITY AVENUE, LLC  
(PT OF P.P.N. 101-23-072A)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 79 thru 84, both inclusive, and parts of Original Two Acre Lots Nos. 207 thru 210, both inclusive, and known as being all that part of the hereinafter described premises extending above a plane at elevation 70.40, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 82.70, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at a point distant South 84°-03'-05" East, 489.128 feet as measured along said northeasterly line of the Bridge of Prospect Avenue N.W., from its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width;

Course No. 1: thence South 84°-03'-05" East along said northeasterly line of the Bridge of Prospect Avenue N.W., 53.541 feet to its intersection with Course No. 12, as described in Parcel 1 in the deed to Terminal Investments Inc., dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records;

Course No. 2: thence North 05°-56'-55" East along said Course No. 12, 113.365 feet;

Course No. 3: thence South 84°-03'-05" East along Course No. 13, as described in said deed to Terminal Investments Inc., 2.167 feet;

Course No. 4: thence North 05°-56'-55" East, 78.920 feet;

Course No. 5: thence South 56°-34'-25" West, 118.190 feet to a point on the northeasterly line of West 3rd Street, 66 feet in width, (now vacated);

Course No. 6: thence South 56°-28'-40" West, 33.000 feet to the center line of said vacated West 3rd Street;

Course No. 7: thence North 33°-31'-20" West along the center line of said vacated West 3rd Street, 57.000 feet to the southeasterly line of Parcel One conveyed to the Cleveland Sheraton Corporation by deed dated December 3, 1958 and recorded in Volume 9456, Page 343 of Cuyahoga County Records;

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PAGE 2  
PARCEL NO. 20 (72 LEVEL)

Course No. 8: thence North  $56^{\circ}-28'-40''$  East along the southeasterly line of said Parcel One, 33.000 feet to the northeasterly line of said vacated West 3rd Street;

Course No. 9: thence North  $56^{\circ}-34'-25''$  East along the southeasterly line of said Parcel One, 233.300 feet to the southwesterly line of The Public Square;

Course No. 10: thence South  $33^{\circ}-25'-15''$  East along the southwesterly line of The Public Square, 63.050 feet to the northeasterly line of a triangular parcel described in City of Cleveland Ordinance No. 66292-A;

Course No. 11: thence South  $84^{\circ}-03'-15''$  East along the northeasterly line of said triangular parcel, 100.000 feet to the southeasterly line of The Public Square;

Course No. 12: thence North  $56^{\circ}-33'-45''$  East along said southeasterly line of The Public Square, 74.072 feet to a southwesterly line of land conveyed to The Higbee Company by deed dated August 15, 1949 and recorded in Volume 6827, Page 1 of Cuyahoga County Records;

Course No. 13: thence South  $33^{\circ}-18'-40''$  East along said southwesterly line of land so conveyed to The Higbee Company, 21.428 feet;

Course No. 14: thence South  $56^{\circ}-41'-20''$  West along a northwesterly line of land so conveyed to The Higbee Company, 15.542 feet;

Course No. 15: thence South  $33^{\circ}-18'-40''$  East along a southwesterly line of land so conveyed to The Higbee Company, 108.667 feet to an angle;

Course No. 16: thence South  $05^{\circ}-56'-55''$  East, continuing along a line of land so conveyed to The Higbee Company, 197.054 feet to the northeasterly line of the aforementioned Bridge of Prospect Avenue N.W.;

Course No. 17: thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Prospect Avenue N.W., 123.084 feet to the northwesterly line of a parcel of land described as Item V, Parcel A in the aforementioned deed to The Higbee Company;



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PAGE 3  
PARCEL NO. 20 (72 LEVEL)

Course No. 18: thence South  $05^{\circ}-56'-55''$  West along the said northwesterly line of Item V, Parcel A, 21.546 feet to an angle;

Course No. 19: thence South  $33^{\circ}-18'-40''$  East along a southwesterly line of said Item V, Parcel A, 101.325 feet to the southwesterly line of the aforementioned Bridge of Prospect Avenue N.W.;

Course No. 20: thence South  $84^{\circ}-03'-05''$  East along said southwesterly line of the Bridge of Prospect Avenue N.W., 13.013 feet to a northwesterly line of a parcel described as Item VI, Parcel One in the aforementioned deed to The Higbee Company;

Course No. 21: thence South  $56^{\circ}-41'-20''$  West along said northwesterly line of said Item VI, Parcel One, 2.225 feet to a southwesterly line thereof;

Course No. 22: thence South  $84^{\circ}-03'-05''$  East along said southwesterly line of Item VI, Parcel One, 51.357 feet to an angle;

Course No. 23: thence South  $33^{\circ}-18'-40''$  East along a southwesterly line of said Item VI, Parcel One, 32.917 feet to a southerly corner thereof;

Course No. 24: thence North  $56^{\circ}-41'-20''$  East along a southeasterly line of said Item VI, Parcel One, 28.661 feet to a point on the center line of West 1st Street (now vacated);

Course No. 25: thence South  $33^{\circ}-18'-40''$  East along the center line of said vacated West 1st Street, 20.327 feet to the southwesterly prolongation of the northwesterly line of the parcel described as Item VI, Parcel Two in the aforementioned deed to The Higbee Company;

Course No. 26: thence North  $56^{\circ}-36'-10''$  East along said southwesterly prolongation, 6.145 feet to a southwesterly line of said last mentioned Item VI, Parcel Two;

Course No. 27: thence South  $33^{\circ}-18'-40''$  East along said southwesterly line of Item VI, Parcel Two, 53.525 feet to an angle;

Course No. 28: thence South  $61^{\circ}-14'-55''$  East along a southwesterly line of said Item VI, Parcel Two, 8.760 feet to a southwesterly line of Parcel One conveyed to The Cleveland Union Terminals Company by deed dated April 19, 1938 and recorded in Volume 4830, Page 282 of Cuyahoga County Records;

A-27

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PAGE 4  
PARCEL NO. 20 (72 LEVEL)

Course No. 29: thence South  $33^{\circ}-18'-40''$  East along a southwesterly line of Parcel One of land so conveyed, 201.678 feet to an angle;

Course No. 30: thence North  $56^{\circ}-41'-20''$  East, 0.667 feet to a southwesterly line of last aforementioned Parcel One;

Course No. 31: thence South  $33^{\circ}-18'-40''$  East along the last mentioned southwesterly line of said Parcel One, 21.894 feet to the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Course No. 32: thence North  $84^{\circ}-03'-05''$  West along said northeasterly line of the Bridge of Huron Road N.W., 157.532 feet;

Course No. 33: thence South  $05^{\circ}-56'-55''$  West, 84.000 feet to the southwesterly line of said Bridge of Huron Road N.W.;

Course No. 34: thence North  $84^{\circ}-03'-05''$  West along said southwesterly line of the Bridge of Huron Road N.W., 94.439 feet to the southeasterly line of Parcel One described in the deed to The Union Trust Company dated February 7, 1922 and recorded in Volume 2749, Page 453 of Cuyahoga County Records;

Course No. 35: thence North  $56^{\circ}-36'-10''$  East along said southeasterly line of said last mentioned Parcel One and along the southwesterly line of Parcel Two described in said deed to The Union Trust Company, 65.948 feet to the northeasterly line thereof;

Course No. 36: thence North  $33^{\circ}-23'-50''$  West along said northeasterly line of Parcel One and along the northwesterly prolongation thereof, 81.830 feet to the center line of Howe Avenue (now vacated);

Course No. 37: thence South  $56^{\circ}-36'-10''$  West along the center line of vacated Howe Avenue N.W., 80.000 feet to the northwesterly prolongation of the southwesterly line of Parcel One described in said deed to The Union Trust Company;

Course No. 38: thence South  $33^{\circ}-23'-50''$  East along the said northwesterly prolongation and along the southwesterly line of said Parcel One, 70.310 feet to the aforementioned southwesterly line of the Bridge of Huron Road N.W.;



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PAGE 5  
PARCEL NO. 20 (72 LEVEL)

Course No. 39: thence North  $84^{\circ}-03'-05''$  West along said southwesterly line of the Bridge of Huron Road N.W., 544.556 feet;

Course No. 40: thence North  $05^{\circ}-56'-55''$  East, 84.000 feet to the northeasterly line of the Bridge of Huron Road N.W.;

Course No. 41: thence North  $84^{\circ}-03'-05''$  West along said northeasterly line of the Bridge of Huron Road N.W., 33.837 feet;

Course No. 42: thence North  $05^{\circ}-56'-55''$  East, 187.112 feet;

Course No. 43: thence North  $84^{\circ}-03'-05''$  West, 21.894 feet;

Course No. 44: thence North  $05^{\circ}-56'-55''$  East, 151.008 feet, to the place of beginning, containing 375,884 square feet (8.6291 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, dated September, 1990.

L 13-09-30

October 25, 1990

Excepting therefrom the following described parcels: Parcel No. 69-A, also Parcels No. 69 and 82 and 20-B .



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OK  
JCL

EXCEPTION ONE TO PARCEL NO. 20 > Pt of P.P.N. 101-23-072 A

**EXCEPTED PARCEL**  
**PARCEL No. 69-A**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 81 thru 82, and further being all that part of the hereinafter described premises extending above a plane at elevation 81, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 82.70, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at a point distant South 84°-03'-05" East, 488.335 feet as measured along said northeasterly line of the Bridge of Prospect Avenue N.W., from its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South 84°-03'-05" East along said northeasterly line of the Bridge of Prospect Avenue N.W., 54.334 feet to its intersection with Course No. 12, as described in Parcel I in the deed to Terminal Investments Inc., dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records; thence North 05°-56'-55" East along said Course No. 12, 113.365 feet; thence South 84°-03'-05" East along Course No. 13, as described in said deed to Terminal Investments Inc., 2.167 feet; thence North 05°-56'-55" East, 78.920 feet to the principal place of beginning;

Course No. 1: thence South 56°-34'-25" West, 118.190 feet to a point on the northeasterly line of West 3rd Street, 66 feet in width, now vacated, West 3rd Street;

Course No. 2: thence South 56°-28'-40" West, 33.000 feet to the center line of said vacated West 3rd Street;

Course No. 3: thence North 33°-31'-20" West along the center line of said vacated West 3rd Street, 57.000 feet to the southeasterly line of Parcel One conveyed to the Cleveland Sheraton Corporation by deed dated December 3, 1958 and recorded in Volume 9456, Page 343 of Cuyahoga County Records;

Course No. 4: thence North 56°-28'-40" East along the southeasterly line of said Parcel One, 33.000 feet to the northeasterly line of said vacated West 3rd Street;



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Course No. 5: thence North  $56^{\circ}-34'-25''$  East along the southeasterly line of said Parcel One, 167.730 feet;

Course No. 6: thence South  $33^{\circ}-25'-15''$  East, 37.000 feet;

Course No. 7: thence South  $56^{\circ}-34'-25''$  West, 33.030 feet;

Course No. 8: thence South  $05^{\circ}-56'-55''$  West, 25.870 feet to the principal place of beginning, containing 10,612 square feet (0.2436 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, dated November, 1985.

L 13-09-36

October 25, 1990

OK  
EBW

EXCEPTION TWO TO Parcel NO. 207 P+ of P.P.N. 101-23-072A  
EXCEPTED

Parcel 69:  
(Basement Space)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Original Two Acre Lots No. 81 and also known as all of the premises extending above a plane which coincides with the lower surface of the fireproofing of the building girders at approximate elevation 70.40 feet and below a plane which coincides with the lower surface of the fireproofing of the building girders at approximate elevation 81.00 feet, City of Cleveland Datum Base Level, and more fully described as follows;

Beginning on the southwesterly line of The Public Square at its intersection with the southeasterly line of Superior Avenue, 132 feet in width;

Thence South  $33^{\circ} 25' 15''$  East along said southwesterly line of The Public Square 140.00 feet to a point;

Thence South  $56^{\circ} 34' 25''$  West a distance of 185.81 feet to a point which is the True Place of Beginning (T.P.B.) For the parcel of land herein described;

Thence continuing South  $56^{\circ} 34' 25''$  West a distance of 47.49 feet to a point on the northeasterly line of West 3rd Street, 66' wide (now vacated);

Thence South  $56^{\circ} 28' 40''$  West a distance of 33.00 feet to a point on the centerline of said vacated West 3rd Street;

Thence South  $33^{\circ} 31' 20''$  East a distance of 57.00 feet to a point;

Thence North  $56^{\circ} 28' 40''$  East a distance of 33.00 feet to a point on the northeasterly line of said West 3rd Street;

Thence North  $56^{\circ} 34' 25''$  East a distance of 47.49 feet to a point;

Thence North  $33^{\circ} 25' 15''$  West along the centerline of columns a distance of 57.00 feet to a point which is the True Place of Beginning and containing 0.1054 Acres of land, more or less, as determined in December, 1987 by Gary R. Rouse, Registered Surveyor with Giffels, Bergstrom & Fricker, Inc.

L 13-09-35



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EXCEPTION THREE TO PARCEL NO. 20 > Pt. of P.P.N. 101-23-072 A

(72 LEVEL)  
REVISED PARCEL NO. 82  
CONVEYED BY  
TOWER CITY HOTEL COMMUNITY  
URBAN REDEVELOPMENT CORPORATION TO  
ROCK OHIO CAESARS HOTEL, LLC

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 80 and further known as being all that part of the hereinafter described premises extending above a plane at elevation 70.40 feet, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 82.70 feet, more particularly bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width;

thence South 84°-03'-05" East along said northeasterly line of the Bridge of Prospect Avenue N.W., 489.13 feet; thence South 5°-56'-55" West, 100.76 feet to the principal place of beginning of the premises herein to be described;

Course No. 1: thence South 84°-03'-05" East, 73.21 feet;

Course No. 2: thence South 5°-56'-55" West, 14.83 feet;

Course No. 3: thence South 84°-03'-05" East, 2.92 feet;

Course No. 4: thence South 5°-56'-55" West, 10.84 feet;

Course No. 5: thence North 84°-03'-05" West, 76.13 feet;

Course No. 6: thence North 5°-56'-55" East, 25.67 feet to the principal place of beginning, containing 1,911 square feet of land (0.0439 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in September, 1990, be the same more or less, but subject to all legal highways.

L 13-09-38

September 18, 1990



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*OK  
2/21*

EXCEPTION FOUR TO *Parcel No. 20 > Pt of P.P.N. 101-23-072A*  
PARCEL NO. 20-B (72 LEVEL)  
CONVEYED BY  
TOWER CITY PROPERTIES TO  
THE SHERWIN-WILLIAMS COMPANY

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 207, 208 and 209, and known as being all that part of the hereinafter described premises extending above a plane at elevation 70.40, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 100.00, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at a point distant North 84°-03'-05" West, 192.805 feet, as measured along said northeasterly line of the Bridge of Huron Road, N.W., from its intersection with the southwesterly line of Ontario Street, 100 feet in width;

Course No. 1: thence North 84°-03'-05" West along said northeasterly line of the Bridge of Huron Road, N.W., 160.582 feet to the westerly face of a wall;

Course No. 2: thence North 5°-56'-55" East along said westerly face of a wall, 168.927 feet to an angle therein;

Course No. 3: thence North 56°-55'-05" East along a northwesterly face of said wall, 12.662 feet to a southwesterly line of Item VI, Parcel Two of land conveyed to The Higbee Company by deed dated August 15, 1949 and recorded in Volume 6827, Page 1 of Cuyahoga County Records;

Course No. 4: thence South 33°-18'-40" East along said southwesterly line of Item VI, Parcel Two, 1.058 feet to an angle;

Course No. 5: thence South 61°-14'-55" East along a southwesterly line of said Item VI, Parcel Two, 8.760 feet to a southwesterly line of Parcel One conveyed to The Cleveland Union Terminals Company by deed dated April 19, 1938 and recorded in Volume 4830, Page 282 of Cuyahoga County Records;



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Course No. 6: thence South  $33^{\circ}-18'-40''$  East along a southwesterly line of Parcel One of land so conveyed, 201.678 feet to an angle;

Course No. 7: thence North  $56^{\circ}-41'-20''$  East, 0.667 feet to a southwesterly line of last aforementioned Parcel One;

Course No. 8: thence South  $33^{\circ}-18'-40''$  East along the last mentioned southwesterly line of said Parcel One, 21.894 feet to the place of beginning, containing 15,428 square feet (0.3542 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in January, 2000, be the same more or less.

L 13-09-39

November 22, 2000



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OK  
RBL

**PARCEL NO. 23 (85 LEVEL)  
TOWER CITY AVENUE, LLC  
(PT OF P.P.N. 101-23-085A)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 79 thru 84, both inclusive, and parts of Original Two Acre Lots Nos. 207 thru 210, both inclusive, further known as being all that part of the hereinafter described premises extending above a plane at elevation 82.70, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 100 City of Cleveland Datum Base Level, or the various bridge surfaces shown on the plat of the Bridge of Prospect Avenue N.W., as recorded in Volume 120 of Maps, Page 37, the plat of the Bridge of Huron Road N.W., as recorded in Volume 123 of Maps, Page 30, the Plat of the Bridges of West 2nd Street and West 3rd Street as recorded in Volume 123 of Maps, Page 22 and Exhibits "A" & "B" attached to the deed to The Cleveland Terminals Building Company as recorded in Volume 119 of Maps, Pages 11 and 12 all of Cuyahoga County Records, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Prospect Avenue N.W., 462.759 feet to the principal place of beginning;

Course No. 1: thence continuing South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Prospect Avenue N.W., 525.834 feet to the northwesterly line of a parcel of land described as Item V, Parcel A in the deed to the Higbee Company dated August 15, 1949 and recorded in Volume 6827, Page 1 of Cuyahoga County Records;

Course No. 2: thence South  $05^{\circ}-56'-55''$  West along said northwesterly line of Item V, Parcel A, 21.546 feet to an angle;

Course No. 3: thence South  $33^{\circ}-18'-40''$  East along a southwesterly line of said Item V, Parcel A, 101.325 feet to the southwesterly line of the aforementioned Bridge of Prospect Avenue N.W.;

Course No. 4: thence South  $84^{\circ}-03'-05''$  East along said southwesterly line of the Bridge of Prospect Avenue N.W., 13.013 feet to the northwesterly line of a parcel of land described as Item VI, Parcel One in the aforementioned deed to The Higbee Company;

Course No. 5: thence South  $56^{\circ}-41'-20''$  West along said northwesterly line of Item VI, Parcel One, 2.225 feet to a southwesterly line thereof;

Course No. 6: thence South  $84^{\circ}-03'-05''$  East along said southwesterly line, 51.357 feet to an angle;

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PARCEL NO. 23 (85 LEVEL)

Course No. 7: thence South 33°-18'-40" East along a southwesterly line of said Item VI, Parcel One, 32.917 feet to a southerly corner thereof;

Course No. 8: thence North 56°-41'-20" East along a southeasterly line of said Item VI, Parcel One, 28.661 feet to a point on the center line of West 1st Street (now vacated);

Course No. 9: thence South 33°-18'-40" East along the center line of said vacated West 1st Street, 20.327 feet to the southwesterly prolongation of the northwesterly line of the parcel described as Item VI, Parcel Two in the aforementioned deed to The Higbee Company;

Course No. 10: thence North 56°-36'-10" East along said southwesterly prolongation, 6.145 feet to a southwesterly line of the last mentioned Item VI, Parcel Two;

Course No. 11: thence South 33°-18'-40" East along said southwesterly line of Item VI, Parcel Two, 53.525 feet to an angle;

Course No. 12: thence South 61°-14'-55" East along a southwesterly line of said Item VI, Parcel Two, 8.760 feet to a southwesterly line of Parcel One conveyed to The Cleveland Union Terminals Company by deed dated April 19, 1938 and recorded in Volume 4830, Page 282 of Cuyahoga County Records;

Course No. 13: thence South 33°-18'-40" East along said southwesterly line of Parcel One, 201.678 feet to an angle;

Course No. 14: thence North 56°-41'-20" East, 0.667 feet to a southwesterly line of the last aforementioned Parcel One;

Course No. 15: thence South 33°-18'-40" East along said last mentioned southwesterly line of Parcel One, 21.894 feet to the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Course No. 16: thence North 84°-03'-05" West along said northeasterly line of the Bridge of Huron Road N.W., 157.532 feet;

Course No. 17: thence South 05°-56'-55" West, 84.000 feet to the southwesterly line of said Bridge of Huron Road N.W.;

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PAGE 3  
PARCEL NO. 23 (85 LEVEL)

Course No. 18: thence North  $84^{\circ}-03'-05''$  West along said southwesterly line of the Bridge of Huron Road N.W., 94.439 feet to the southeasterly line of Parcel One described in the deed to The Union Trust Company dated February 7, 1922 and recorded in Volume 2749, Page 453 of Cuyahoga County Records;

Course No. 19: thence North  $56^{\circ}-36'-10''$  East along said southeasterly line of Parcel One and along the southwesterly line of Parcel Two described in the aforementioned deed to The Union Trust Company, 65.948 feet to the northeasterly line thereof;

Course No. 20: thence North  $33^{\circ}-23'-50''$  West along said northeasterly line of Parcel One and along the northwesterly prolongation thereof, 81.830 feet to the center line of Howe Avenue (now vacated);

Course No. 21: thence South  $56^{\circ}-36'-10''$  West along the center line of vacated Howe Avenue N.W., 80.000 feet to the northwesterly prolongation of the southwesterly line of Parcel One described in said deed to The Union Trust Company;

Course No. 22: thence South  $33^{\circ}-23'-50''$  East along said prolongation and along the southwesterly line of said Parcel One, 70.310 feet to the aforementioned southwesterly line of the Bridge of Huron Road N.W.;

Course No. 23: thence North  $84^{\circ}-03'-05''$  West along the southwesterly line of the Bridge of Huron Road N.W., 591.059 feet;

Course No. 24: thence North  $05^{\circ}-56'-55''$  East, 74.000 feet;

Course No. 25: thence North  $84^{\circ}-03'-05''$  West, 9.207 feet;

Course No. 26: thence North  $05^{\circ}-56'-55''$  East, 310.042 feet;

Course No. 27: thence North  $28^{\circ}-45'-04''$  West, 46.315 feet to the principal place of beginning and containing 288,597 square feet (6.6253 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in October, 1990.  
L 13-09-41

November 1, 1990

A-38

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*OP/*  
*985*

**PARCEL NO. 38 (72 LEVEL)  
FEE NOW CONVEYED TO  
TOWER CITY AVENUE, LLC  
(PT OF P.P.N. 101-23-072A)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 208, and further known as being all that part of the hereinafter described premises extending above a plane at elevation 70.40, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 82.70, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at a point distant South  $84^{\circ}-03'-05''$  East, 1603.748 feet, as measured along said southwesterly line of the Bridge of Huron Road N.W. from its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width, said point being in the southwesterly line of Parcel 1 described in the deed to The Union Trust Company dated February 7, 1922 and recorded in Volume 2749, Page 453 of Cuyahoga County Records;

Course No. 1: thence North  $33^{\circ}-23'-50''$  West along the southwesterly line of said Parcel 1 and along the northwesterly prolongation thereof, 70.310 feet to the center line of Howe Avenue N.W., 22 feet in width, now vacated;

Course No. 2: thence North  $56^{\circ}-36'-10''$  East along the center line of said vacated Howe Avenue N.W., 80.000 feet to the northwesterly prolongation of the northeasterly line of Parcel 2 described in the deed to The Union Trust Company dated February 7, 1922 and recorded in Volume 2749, Page 453 of Cuyahoga County Records;

Course No. 3: thence South  $33^{\circ}-23'-50''$  East along said northwesterly prolongation and along the northeasterly line of aforementioned Parcel 2, 81.830 feet to the southeasterly line of said Parcel 2;

Course No. 4: thence South  $56^{\circ}-36'-10''$  West along said southeasterly line of Parcel 2 and said Parcel 1, 65.948 feet to the aforementioned southwesterly line of the Bridge of Huron Road N.W.;

Course No. 5: thence North  $84^{\circ}-03'-05''$  West along said southwesterly line of the Bridge of Huron Road N.W., 18.170 feet to the place of beginning, containing 6466 square feet (0.1484 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-61

December 11, 1985

A-39

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*OK  
JBL*

**PARCEL NO. 39 (85 LEVEL)  
FEE NOW CONVEYED TO  
TOWER CITY AVENUE, LLC  
(PT OF P.P.N. 101-23-085A)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 208 and further known as being all that part of the hereinafter described premises extending above a plane at elevation 82.70, and having as its upper limits the elevations of the bridge surface as shown on the recorded plat of the Bridge of Huron Road N.W., 84 feet in width, as recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records, and the elevations shown on Exhibit "A" attached to the Sub-Lease from The Cleveland Union Terminals Company dated August 1, 1935 and recorded in Lease Volume 205, Page 572 of Cuyahoga County Records, all elevations being based on City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the southwesterly line of said Bridge of Huron Road N.W., at a point distant South  $84^{\circ}-03'-05''$  East, 1603.748 feet, as measured along said southwesterly line of the Bridge of Huron Road N.W., from its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width, said point being in the southwesterly line of Parcel 1 described in the deed to The Union Trust Company dated February 7, 1922 and recorded in Volume 2749, Page 453 of Cuyahoga County Records;

Course No. 1: thence North  $33^{\circ}-23'-50''$  West along the southwesterly line of said Parcel 1 and along the northwesterly prolongation thereof, 70.310 feet to the center line of Howe Avenue N.W., 22 feet in width, now vacated;

Course No. 2: thence North  $56^{\circ}-36'-10''$  East along the center line of said vacated Howe Avenue N.W., 80.000 feet to the northwesterly prolongation of the northeasterly line of Parcel 2 described in the deed to The Union Trust Company dated February 7, 1922 and recorded in Volume 2749, Page 453 of Cuyahoga County Records;

Course No. 3: thence South  $33^{\circ}-23'-50''$  East along said northwesterly prolongation and along the northeasterly line of aforementioned Parcel 2, 81.830 feet to the southeasterly line of said Parcel 2;

Course No. 4: thence South  $56^{\circ}-36'-10''$  West along said southeasterly line of Parcel 2 and said Parcel 1, 65.948 feet to the aforementioned southwesterly line of Bridge of Huron Road N.W.;

Course No. 5: thence North  $84^{\circ}-03'-05''$  West along said southwesterly line of the Bridge of Huron Road N.W., 18.170 feet to the place of beginning, containing 6466 square feet (0.1484 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985

L 13-09-63

December 11, 1985

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JBL*

PARCEL NO. 43 TRACT "A"  
(85 LEVEL & UP)  
TOWER CITY AVENUE, LLC  
(PT OF 101-23-085E)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 82 and 83, and further known as being all that part of the hereinafter described premises extending above a plane at elevation 82.70, City of Cleveland Datum Base Level, and having as its upper limits the various planes shown on Exhibit "A" attached to the deed to The Cleveland Union Terminals Company dated April 1, 1927 and recorded in Volume 3563, Page 199 of Cuyahoga County Records, said Exhibit "A" being recorded in Volume 105 of Maps, Page 17 of Cuyahoga County Records, and above the various planes shown on Exhibit "A", attached to the deed to Terminal Investments, Inc., dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records, and bounded and described as follows:

Beginning on the southwesterly line of The Public Square at its intersection with the southeasterly line of Superior Avenue, 132 feet in width; thence South  $33^{\circ}-25'-15''$  East along said southwesterly line of The Public Square, 140.000 feet to the principal place of beginning;

Course No. 1: thence continuing South  $33^{\circ}-25'-15''$  East along said southwesterly line of The Public Square, 63.050 feet to the northeasterly line of a triangular parcel of land described in City of Cleveland Ordinance No. 66292-A;

Course No. 2: thence South  $84^{\circ}-03'-15''$  East along the northeasterly line of said triangular parcel, 100.000 feet to the southeasterly line of The Public Square;

Course No. 3: thence North  $56^{\circ}-33'-45''$  East along said southeasterly line of The Public Square, 75.447 feet to a southwesterly line of land conveyed to The Higbee Company by deed dated August 15, 1949 and recorded in Volume 6827, Page 1 of Cuyahoga County Records;

Course No. 4: thence South  $33^{\circ}-18'-40''$  East along said southwesterly line, 27.683 feet to a point therein;

Course No. 5: thence South  $56^{\circ}-41'-20''$  West, 14.167 feet;

Course No. 6: thence South  $33^{\circ}-18'-40''$  East, 14.462 feet;

Course No. 7: thence South  $56^{\circ}-41'-20''$  West, 3.208 feet;



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PARCEL NO. 43 (85 LEVEL & UP)

Course No. 8: thence South  $33^{\circ}-18'-40''$  East, 21.750 feet;

Course No. 9: thence South  $56^{\circ}-41'-20''$  West, 17.042 feet to a point in the northwesterly prolongation of Course No. 5, described in Parcel I in the aforementioned deed to Terminal Investments, Inc.;

Course No. 10: thence South  $33^{\circ}-18'-40''$  East along said northwesterly prolongation and along said Course No. 5, 44.295 feet to its intersection with Course No. 6, as described in said deed;

Course No. 11: thence South  $56^{\circ}-41'-20''$  West along said Course No. 6, 22.250 feet;

Course No. 12: thence North  $33^{\circ}-18'-40''$  West, 42.970 feet;

Course No. 13: thence South  $56^{\circ}-41'-20''$  West, 24.370 feet;

Course No. 14: thence North  $84^{\circ}-03'-05''$  West, 11.997 feet;

Course No. 15: thence South  $05^{\circ}-56'-55''$  West, 94.170 feet;

Course No. 16: thence North  $84^{\circ}-03'-05''$  West, 20.080 feet;

Course No. 17: thence North  $05^{\circ}-56'-55''$  East, 95.840 feet;

Course No. 18: thence North  $84^{\circ}-03'-05''$  West, 94.000 feet;

Course No. 19: thence South  $05^{\circ}-56'-55''$  West, 95.840 feet;

Course No. 20: thence North  $84^{\circ}-03'-05''$  West, 20.080 feet;

Course No. 21: thence North  $05^{\circ}-56'-55''$  East, 94.170 feet;

Course No. 22: thence North  $84^{\circ}-03'-05''$  West, 42.920 feet to a point in Course No. 14, described in the aforementioned deed to Terminal Investments, Inc.;

Course No. 23: thence North  $05^{\circ}-56'-55''$  East along said Course No. 14, 18.855 feet to its intersection with Course No. 15, as described in said deed;

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PARCEL NO. 43 (85 LEVEL & UP)

Course No. 24: thence South  $56^{\circ}-34'-25''$  West along the southwesterly prolongation of said Course No. 15, 2.949 feet;

Course No. 25: thence North  $33^{\circ}-25'-15''$  West, 57.000 feet to a point in the southwesterly prolongation of Course No. 17 described in said deed to Terminal Investments, Inc.;

Course No. 26: thence North  $56^{\circ}-34'-25''$  East, along said southwesterly prolongation and along said Course No. 17, 65.570 feet to the principal place of beginning, containing 23,574 square feet (0.5412 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

Excepting from said Tract "A":

The upper 14.44 feet of the lower 40.46 feet of the northeasterly 2.30 feet (next southwesterly of Course No. 5 therein) of the 1.911 feet next southeasterly of the southwesterly extension of Course No. 4 therein.

Note: Also, excepting therefrom Parcel Nos. Seventy One and Seventy Two

L 13-09-69

OK  
JBL

EXCEPTION PARCEL TO Parcel No 43 > Pt. of P.P.N. 101-23-085E

Parcel 71:  
(Airline Space)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Original Two Acre Lots No. 82 and also known as all of the premises extending above a finished floor elevation of approximately 85.00 feet and below a plane which coincides with the lower surface of the fireproofing of the building girders at approximately elevation 97.0 feet, City of Cleveland Datum Base Level, and more fully described as follow;

Beginning on the southwesterly line of The Public Square at its intersection with the southeasterly line of Superior Avenue, 132 feet in width;

Thence South  $33^{\circ} 25' 15''$  East along said southwesterly line of The Public Square a distance of 140.00 feet to a point;

Thence South  $56^{\circ} 34' 25''$  West a distance of 19.11 feet to a point which is the True Place of Beginning (T.P.B.) For the parcel of land herein described;

Thence South  $33^{\circ} 25' 15''$  East along the outside face of structural wall a distance of 12.43 feet to a point;

Thence South  $56^{\circ} 34' 25''$  West along the outside face of structural wall a distance of 1.15 feet to a point;

Thence South  $33^{\circ} 25' 15''$  East along the outside face of structural wall a distance of 1.02 feet to a point;

Thence South  $56^{\circ} 34' 25''$  West along the outside face of structural wall a distance of 2.06 feet to a point;

Thence South  $33^{\circ} 25' 15''$  East along the outside face of structural wall a distance of 4.21 feet to a point;

Thence South  $56^{\circ} 34' 25''$  West along the centerline of wall a distance of 6.00 feet to a point;

Thence South  $33^{\circ} 25' 15''$  East along the centerline of wall a distance of 1.55 feet to a point;

Thence South  $56^{\circ} 34' 25''$  West along the centerline of wall a distance 3.11 feet to a point;

Thence North  $78^{\circ} 25' 35''$  West along the centerline of wall a distance of 4.58 feet to a point;

Thence North  $33^{\circ} 25' 15''$  West along the centerline of wall a distance of 15.97 feet to a point which bears South  $56^{\circ} 34' 25''$  West from the True Place of Beginning;

Thence North  $56^{\circ} 34' 25''$  East a distance of 15.56 feet to a point which is the True Place of Beginning and containing 0.0061 Acres of land, more or less, as determined in January, 1988 by Gary R. Rouse, Registered Surveyor with Giffels, Bergstrom & Fricker, Inc.

L 13-09-72

Ch  
9/8/10

EXCEPTION TO PARCEL No. 43 > Pt of P.P.N, 101-23-085 E

Parcel 72:  
(French Connection)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Original Two Acre Lots No. 82 and also known as all of the premises extending above a plane which coincides with the lower surface of the fireproofing of the building girders at approximate elevation 97.0 feet and below a plane which coincides with the lower surface of the fireproofing of the building girders at approximate elevation 107.00 feet, City of Cleveland Datum Base Level, and more fully described as follows;  
Beginning on the southwesterly line of The Public Square at its intersection with the southeasterly line of Superior Avenue, 132 feet in width;  
Thence South 33° 25' 15" East along said southwesterly line of The Public Square a distance of 140.00 feet to a point;  
Thence South 56° 34' 25" West a distance of 24.71 feet to a point which is the True Place of Beginning (T.P.B.) For the parcel of land herein described;  
Thence continuing South 56° 34' 25" West a distance of 40.86 feet to a point;  
Thence South 33° 25' 15" East a distance of 57.00 feet to a point;  
Thence North 56° 34' 25" East a distance of 40.86 feet to a point;  
Thence North 33° 25' 15" West a distance of 57.00 feet to a point which is the True Place of Beginning and containing 0.0535 Acres of land, more or less, as determined in January 1988 by Gary R. Rouse, Registered Surveyor with Giffels, Bergstrom & Fricker, Inc.

L 13-09-73

OK  
SBL

PARCEL 43 - "Tract D"  
(PT OF P.P.N. 101-23-085E)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: and known as being part of Original Two Acre Lot No. 84 and being that part of the following premises, lying above a lower plane at 123.16 feet and below an upper plane at 137.50 feet and bounded and described as follows:

Beginning in the Southerly line of Public Square at a point South  $56^{\circ} 33' 45''$  West 111.833 feet from its intersection with the Southwesterly line of Ontario Street; said point being the most Westerly corner of land conveyed to The Cleveland Terminals Building Company by Deed dated April 3, 1931, and recorded in Volume 4141, Page 359 of Cuyahoga County Records;

Thence South  $33^{\circ} 18' 40''$  East along the Southwesterly line of land so conveyed 27.683 feet to the principal place of beginning;

Course No. 1: Thence South  $56^{\circ} 41' 20''$  West along the Northwesterly line of the fourth parcel of land (Higbees Second Floor) conveyed to The Higbee Company by deed recorded on January 30, 1986 in Volume 86-0446, Page 41 of Cuyahoga County Records a distance of 14.167 feet to a point therein;

Course No. 2: Thence South  $33^{\circ} 18' 40''$  East, parallel with the Southwesterly line of land conveyed to The Terminal Building Company as aforesaid 1.911 feet to a point;

Course No. 3: Thence North  $56^{\circ} 41' 20''$  East parallel with the Northwesterly line of the fourth Higbee Company parcel aforesaid 14.167 feet to a point in the Southwesterly line of the Terminal Building Company aforesaid;

Course No. 4: Thence North  $33^{\circ} 18' 40''$  West along said Southwesterly line 1.911 feet to the principal place of beginning.

L 13-09-74



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*OK  
SBL*

**PARCEL NO. 44 (85 LEVEL)  
TOWER CITY AVENUE, LLC  
(PT OF P.P.N. 101-23-085E)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 82, and further known as being all that part of the hereinafter described premises extending above a plane at elevation 83.3, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 100, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Prospect Avenue N.W., 695.331 feet to the Axis Line of the Terminal Tower as shown on Exhibit "A" attached to the deed to Terminal Investments, Inc., dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records; thence North  $05^{\circ}-56'-55''$  East along said Axis Line, 112.500 feet; thence North  $84^{\circ}-03'-05''$  West, 11.260 feet to the principal place of beginning;

Course No. 1: thence North  $84^{\circ}-03'-05''$  West, 35.740 feet;

Course No. 2: thence North  $05^{\circ}-56'-55''$  East, 31.330 feet;

Course No. 3: thence South  $84^{\circ}-03'-05''$  East, 35.740 feet;

Course No. 4: thence South  $05^{\circ}-56'-55''$  West, 31.330 feet to the principal place of beginning, containing 1120 square feet (0.0257 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-75

December 18, 1985

Note: Parcel No. 44 is the same as Parcel No. 43 Tract "B"



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*OK  
EBC*

PARCEL NO. 45 (85 LEVEL)  
TOWER CITY AVENUE, LLC  
(PT OF P.P.N. 101-23-085E)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 82, and further known as being all that part of the hereinafter described premises extending above a plane at elevation 83.3, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 100, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Prospect Avenue N.W., 695.331 feet to the Axis Line of the Terminal Tower as shown on Exhibit "A" attached to the deed to Terminal Investments, Inc., dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records; thence North  $05^{\circ}-56'-55''$  East along said Axis Line, 112.500 feet; thence South  $84^{\circ}-03'-05''$  East, 11.260 feet to the principal place of beginning;

Course No. 1: thence North  $05^{\circ}-56'-55''$  East, 31.330 feet;

Course No. 2: thence South  $84^{\circ}-03'-05''$  East, 35.740 feet;

Course No. 3: thence South  $05^{\circ}-56'-55''$  West, 31.330 feet;

Course No. 4: thence North  $84^{\circ}-03'-05''$  West, 35.740 feet to the principal place of beginning, containing 1120 square feet (0.0257 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-76

December 18, 1985

Note: Parcel No. 45 is the same as Parcel No. 43 Tract "C"



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*Ch  
2013*

**PARCEL NO. 47 (85 LEVEL)  
TOWER CITY AVENUE, LLC  
(PT OF P.P.N. 101-23-085E)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being parts of Original Two Acre Lots Nos. 81, 82, and 83, and further being known as all that part of the hereinafter described premises extending above a plane at elevation 82.70, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 98, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue, N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South 84°-03'-05" East along said northeasterly line of the Bridge of Prospect Avenue N.W., 648.331 feet to the principal place of beginning;

- Course No. 1: thence North 05°-56'-55" East, 18.840 feet;
- Course No. 2: thence North 84°-03'-05" West, 20.080 feet;
- Course No. 3: thence North 05°-56'-55" East, 93.660 feet;
- Course No. 4: thence South 84°-03'-05" East, 55.820 feet;
- Course No. 5: thence North 05°-56'-55" East, 31.330 feet;
- Course No. 6: thence South 84°-03'-05" East, 0.760 feet;
- Course No. 7: thence North 05°-56'-55" East, 64.510 feet;
- Course No. 8: thence South 84°-03'-05" East, 21.000 feet;
- Course No. 9: thence South 05°-56'-55" West, 64.510 feet;
- Course No. 10: thence South 84°-03'-05" East, 0.760 feet;
- Course No. 11: thence South 05°-56'-55" West, 31.330 feet;



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Course No. 12: thence South  $84^{\circ}-03'-05''$  East, 55.820 feet;

Course No. 13: thence South  $05^{\circ}-56'-55''$  West, 93.660 feet;

Course No. 14: thence North  $84^{\circ}-03'-05''$  West, 20.080 feet;

Course No. 15: thence South  $05^{\circ}-56'-55''$  West, 18.840 feet to the northeasterly line of the aforementioned Bridge of Prospect Avenue N.W.;

Course No. 16: thence North  $84^{\circ}-03'-05''$  West along said northeasterly line of the Bridge of Prospect Avenue N.W., 94.000 feet to the principal place of beginning, containing 16,397 square feet (0.3764 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-77

December 27, 1985

OK  
RBC

EXCEPTION ONE TO PARCEL No. 47 > Pt. of P.P.N. 101-23-085E

TERMINAL TOWER SPE, LLC  
85 Level Terminal Hallway

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 82 and 83, and further being known as all that part of the hereinafter described premises extending above a plane at elevation 83.30, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 100.00, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South 84°-03'-05" East along said northeasterly line of the Bridge of Prospect Avenue N.W., 695.331 feet to the Axis Line of the Terminal Tower as shown on Exhibit A attached to the deed to Terminal Investments, Inc., dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records; thence North 05°-56'-55" East along said Axis Line 133.00 feet; thence South 84°-03'-05" East, 11.26 feet to the principal place of beginning;

Course No. 1: thence North 84°-03'-05" West, 22.52 feet;

Course No. 2: thence North 05°-56'-55" East, 10.83 feet;

Course No. 3: thence South 84°-03'-05" East, 0.76 feet;

Course No. 4: thence North 05°-56'-55" East, 33.937 feet;

Course No. 5: thence South 84°-03'-05" East, 21.000 feet;

Course No. 6: thence South 05°-56'-55" West, 33.937 feet;

Course No. 7: thence South 84°-03'-05" East, 0.76 feet;

Course No. 8: thence South 05°-56'-55" West, 10.83 feet to the principal place of beginning, containing 957 square feet (0.0220 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in April, 2015, be the same more or less.

OK  
EBL

EXCEPTION TWO TO PARCEL NO. 47 > Pt. of P.P.N. 101-23-085 E

TERMINAL TOWER SPE, LLC  
SOUTHERLY ELEVATORS OF  
EASTERLY BANK

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 82, and further known as being all that part of the hereinafter described premises extending above a plane at elevation 83.3, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 111.83, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South 84°-03'-05" East along said northeasterly line of the Bridge of Prospect Avenue N.W., 695.331 feet to the Axis Line of the Terminal Tower as shown on Exhibit "A" attached to the deed to Terminal Investments, Inc., dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records; thence North 05°-56'-55" East along said Axis Line, 133.00 feet; thence South 84°-03'-05" East, 11.260 feet to the principal place of beginning;

Course No. 1: thence North 05°-56'-55" East, 10.83 feet;

Course No. 2: thence South 84°-03'-05" East, 35.74 feet;

Course No. 3: thence South 05°-56'-55" West, 10.83 feet;

Course No. 4: thence North 84°-03'-05" West, 14.24 feet;

Course No. 5: thence South 05°-56'-55" West, 2.50 feet;

Course No. 6: thence North 84°-03'-05" West, 7.75 feet;

Course No. 7: thence North 05°-56'-55" East, 2.50 feet;

Course No. 8: thence North 84°-03'-05" West, 13.75 feet to the principal place of beginning, containing 406 square feet (0.0093 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in April 2015, be the same more or less.

L EASLELEVTERMINAL2015-08

OK  
2/2/15

EXCEPTION THREE TO Parcel No. 47 > Pt of P.P.N. 101-23-085E

TERMINAL TOWER SPE, LLC  
PORTICO AREA

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 82 and 83, and further being known as all that part of the hereinafter described premises extending above a plane at elevation 83.3, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 111.83, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South 84°-03'-05" East along said northeasterly line of the Bridge of Prospect Avenue N.W., 695.331 feet to the Axis Line of the Terminal Tower as shown on Exhibit A attached to the deed to Terminal Investments, Inc., dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records; thence North 05°-56'-55" East along said Axis Line 208.340 feet; thence South 84°-03'-05" East, 10.500 feet to the principal place of beginning;

Course No. 1: thence South 05°-56'-55" West, 30.573 feet;

Course No. 2: thence North 84°-03'-05" West, 21.000 feet;

Course No. 3: thence North 05°-56'-55" East, 30.573 feet;

Course No. 4: thence South 84°-03'-05" East, 21.000 feet to the principal place of beginning, containing 642 square feet (0.0147 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in April, 2015, be the same more or less.

L TERMTWR2015-08

April 29, 2015

0/2  
2015

EXCEPTION FOUR TO Parcel No 47 > Pt of P.P.N. 101-23-085 E

TERMINAL TOWER SPE, LLC  
SOUTHERLY ELEVATORS OF  
WESTERLY BANK

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 82, and further known as being all that part of the hereinafter described premises extending above a plane at elevation 83.3, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 111.83, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South 84°-03'-05" East along said northeasterly line of the Bridge of Prospect Avenue N.W., 695.331 feet to the Axis Line of the Terminal Tower as shown on Exhibit "A" attached to the deed to Terminal Investments, Inc., dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records; thence North 05°-56'-55" East along said Axis Line, 133.00 feet; thence North 84°-03'-05" West, 11.26 feet to the principal place of beginning;

Course No. 1: thence North 84°-03'-05" West, 13.75 feet;

Course No. 2: thence South 05°-56'-55" West, 2.50 feet;

Course No. 3: thence North 84°-03'-05" West, 7.75 feet;

Course No. 4: thence North 05°-56'-55" East, 2.50 feet;

Course No. 5: thence North 84°-03'-05" West, 14.24 feet;

Course No. 6: thence North 05°-03'-05" East, 10.83 feet;

Course No. 7: thence South 84°-03'-05" East, 35.74 feet;

Course No. 8: thence South 05°-03'-05" West, 10.83 feet to the principal place of beginning, containing 406 square feet (0.0093 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in April 2015, be the same more or less.

LWESTELEVTERMINAL2015-08

April 30, 2015

6/2  
PBL

Parcel 67:  
(Storage Parcel)  
(PT OF P.P.N. 101-23-085E)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Original Two Acre Lot No. 82 and also known as all of the premises extending above a plane which coincides with the lower surface of the fireproofing of the building girders at approximate elevation 81.00 feet and below plane which coincides with the lower surface of the fireproofing of the building girders at approximate elevation 96.00 feet, City of Cleveland Datum Base Level, and more fully described as follows:

Beginning on the southwesterly line of The Public Square at its intersection with the southeasterly line of Superior Avenue, 132 feet in width;

Thence South 33° 25' 15" East along said southwesterly line of The Public Square 140.00 feet to a point;

Thence South 56° 34' 25" West a distance of 65.57 feet to a point which is the True Place of Beginning (T.P.B.) For the parcel of land herein described;

Thence South 33° 25' 15" East a distance of 16.21 feet to a point;

Thence South 56° 34' 25" West along the centerline of wall a distance of 8.25 feet to a point;

Thence North 33° 25' 15" West along the centerline of wall a distance of 4.00 feet to a point;

Thence South 56° 34' 25" West along the centerline of wall a distance of 14.50 feet to a point;

Thence South 33° 25' 15" East along the centerline of wall a distance of 2.13 feet to a point;

Thence South 56° 34' 25" West along the centerline of wall a distance of 5.17 feet to a point;

Thence North 33° 25' 15" West along the centerline of wall a distance of 14.34 feet to a point which bears South 56° 34' 25" West from the True Place of Beginning;

Thence North 56° 34' 25" East a distance of 27.92 feet to a point which is the True Place of Beginning and containing 0.0088 Acres of land, more or less, as determined in January 1988, by Gary R. Rouse, Registered Surveyor with Giffels, Bergstrom & Fricker, Inc.

L 13-09-83



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*OK  
PDU*

**PROPERTY DESCRIPTION**  
**PARCEL No. 1A**  
**TOWER CITY AVENUE, LLC**  
**(PT OF P.P.N. 101-23-100C)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being a part of Original Two Acre Lots Nos. 80, 81, 82 and 207 and being that portion of the following described premises lying between a lower horizontal plane at elevation 100.00 feet and an upper horizontal plane at elevation 115.33 feet, City of Cleveland Datum Base Level, more particularly bounded and described as follows:

Beginning in the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at its point of intersection with the northwesterly line of the Bridge of West 2nd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

Course No. 1: thence North  $84^{\circ}-03'-05''$  West along said northeasterly line of the Bridge of Huron Road N.W., 125.667 feet;

Course No. 2: thence North  $05^{\circ}-56'-55''$  East, 238.120 feet to its intersection with the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records;

Course No. 3: thence South  $84^{\circ}-03'-05''$  East along said southwesterly line of the Bridge of Prospect Avenue N.W., 125.667 feet to the aforementioned northwesterly line of the Bridge of West 2nd Street;

Course No. 4: thence South  $05^{\circ}-56'-55''$  West along said northwesterly line of the Bridge of West 2nd Street, 238.120 feet to the place of beginning, containing 29,924 square feet of land (0.6870 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in April, 1989, be the same more or less, but subject to all legal highways.

L 13-09-3

August 6, 1998

A-56

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*OK  
9/10*

PROPERTY DESCRIPTION  
PARCEL No. 2A  
TOWER CITY AVENUE, LLC  
(5.50 FOOT STRIP)  
(PT OF P.P.N. 101-23-100C)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being a part of Original Two Acre Lots No. 80, 81 and 82, and being that portion of the following described premises lying between a lower horizontal plane at elevation 100.00 feet and an upper horizontal plane at elevation 115.33 feet, City of Cleveland Datum Base Level, more particularly bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at a point distant North  $84^{\circ}-03'-05''$  West, 125.667 feet as measured along said northeasterly line of the Bridge of Huron Road N.W., from its intersection with the northwesterly line of the Bridge of West 2nd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

Course No. 1: thence continuing North  $84^{\circ}-03'-05''$  West along said northeasterly line of the Bridge of Huron Road N.W., 5.50 feet;

Course No. 2: thence North  $5^{\circ}-56'-55''$  East, 238.120 feet to the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, said point being distant North  $84^{\circ}-03'-05''$  West, 131.167 feet as measured along said southwesterly line of the Bridge of Prospect Avenue N.W. from its intersection with the aforementioned northwesterly line of the Bridge of West 2nd Street;

Course No. 3: thence South  $84^{\circ}-03'-05''$  East along said southwesterly line of the Bridge of Prospect Avenue N.W., 5.50 feet;

Course No. 4: thence South  $5^{\circ}-56'-55''$  West, parallel with Course No. 2 herein, 238.120 feet to the place of beginning, containing 1,310 square feet of land (0.0301 acres) according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in August, 1988, be the same more or less.

L 13-09-4

August 6, 1998



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*OK  
PBL*

**PARCEL NO. 35 (100 LEVEL)  
TOWER CITY AVENUE, LLC  
P.P.N. 101-23-100A**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 81 thru 83, both inclusive, and further being known as all that part of the hereinafter described premises extending above a plane at elevation 100, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 111.83, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South 84°-03'-05" East along said northeasterly line of the Bridge of Prospect Avenue N.W., 531.734 feet to the principal place of beginning;

Course No. 1: thence North 56°-28'-40" East, 14.160 feet to a point in Course No. 12 described in Parcel I in the deed to Terminal Investments, Inc. dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records;

Course No. 2: thence North 05°-56'-55" East along said Course No. 12, 104.365 feet;

Course No. 3: thence South 84°-03'-05" East along Course No. 13, as described in said deed to Terminal Investments, Inc., 42.667 feet;

Course No. 4: thence North 05°-56'-55" East along Course No. 14, as described in said deed, 93.305 feet;

Course No. 5: thence South 84°-03'-05" East, 42.920 feet;

Course No. 6: thence South 05°-56'-55" West, 62.840 feet;

Course No. 7: thence South 84°-03'-05" East, 20.080 feet;

Course No. 8: thence North 05°-56'-55" East, 64.510 feet;

Course No. 9: thence South 84°-03'-05" East, 94.000 feet;



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PAGE 2  
PARCEL NO. 35 (100 LEVEL)

945235

Course No. 10: thence South 05°-56'-55" West, 64.510 feet;

Course No. 11: thence South 84°-03'-05" East, 20.080 feet;

Course No. 12: thence North 05°-56'-55" East, 62.840 feet;

Course No. 13: thence South 84°-03'-05" East, 11.997 feet;

Course No. 14: thence North 56°-41'-20" East, 24.370 feet;

Course No. 15: thence South 33°-18'-40" East, 42.970 feet;

Course No. 16: thence North 56°-41'-20" East, 21.000 feet;

Course No. 17: thence South 33°-18'-40" East, 14.379 feet;

Course No. 18: thence South 05°-56'-55" West, 77.479 feet to a point in Course No. 9 described in the aforementioned deed to Terminal Investments, Inc.;

Course No. 19: thence South 84°-03'-05" East along said Course No. 9, 2.000 feet to Course No. 10 described in said deed;

Course No. 20: thence South 05°-56'-55" West along said Course No. 10, 113.500 feet to the aforementioned northeasterly line of the Bridge of Prospect Avenue N.W.;

Course No. 21: thence North 84°-03'-05" West along said northeasterly line of the Bridge of Prospect Avenue N.W., 316.097 feet to the principal place of beginning, containing 56,745 square feet (1.3027 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-56

December 11, 1985

Expressly including the 100 Level College Now Area  
Excepting therefrom the following described premises. Parcels 35.2 and 35.3.  
And excepting therefrom the following described premises: 100 Level Terminal Hallway, Southerly Elevators of Easterly Bank, Portico Area, and Southerly Elevators of Westerly Bank.

A-59

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Parcel 35 → (101-23-100A)  
Parcel 35 includes the following area  
within the description of Commitment Parcel 35:

OK  
BBW

TERMINAL TOWER SPE, LLC  
100 LEVEL COLLEGE NOW AREA  
101-23-100S

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 82, and further known as being all that part of the hereinafter described premises extending above a plane at elevation 100.00, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 111.83, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South 84°-03'-05" East along said northeasterly line of the Bridge of Prospect Avenue N.W., 695.331 feet to the Axis Line of the Terminal Tower as shown on Exhibit "A" attached to the deed to Terminal Investments, Inc., dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records; thence North 05°-56'-55" East along said Axis Line, 112.50 feet; thence North 84°-03'-05" West, 47.00 feet to the principal place of beginning;

- Course No. 1: thence North 05°-56'-55" East, 20.50 feet;
- Course No. 2: thence South 84°-03'-05" East, 14.24 feet;
- Course No. 3: thence South 05°-56'-55" West, 2.50 feet;
- Course No. 4: thence South 84°-03'-05" East, 7.75 feet;
- Course No. 5: thence North 05°-56'-55" East, 2.50 feet;
- Course No. 6: thence South 84°-03'-05" East, 13.75 feet;
- Course No. 7: thence North 05°-56'-55" East, 10.83 feet;
- Course No. 8: thence South 84°-03'-05" East, 22.52 feet;
- Course No. 9: thence South 05°-56'-55" West, 10.83 feet;
- Course No. 10: thence South 84°-03'-05" East, 13.75 feet;
- Course No. 12: thence South 05°-56'-55" West, 2.50 feet;
- Course No. 13: thence South 84°-03'-05" East, 7.75 feet;

Course No. 14: thence North  $05^{\circ}-56'-55''$  East, 2.50 feet;

Course No. 15: thence South  $84^{\circ}-03'-05''$  East, 14.24 feet;

Course No. 16: thence South  $05^{\circ}-56'-55''$  West, 20.50 feet;

Course No. 17: thence North  $84^{\circ}-03'-05''$  West, 94.00 feet to the principal place of beginning, containing 2,132 square feet (0.0489 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in May 2015, be the same more or less.

L100LEVELCOLLEGENOW2015-08

May 26, 2015



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*OK  
POW*

EXCEPTION ONE TO *PARCEL NO 35.2* P.P.N. 101-23-100A  
PARCEL NO. 35.2  
TERMINAL TOWER SPE, LLC

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 82 and 83, and further being known as all that part of the hereinafter described premises extending above a plane at elevation 100, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 111.83, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Prospect Avenue N.W., 695.331 feet to the Axis Line of the Terminal Tower as shown on Exhibit A attached to the deed to Terminal Investments, Inc., dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records; thence North  $05^{\circ}-56'-55''$  East along said Axis Line, 208.340 feet; thence North  $84^{\circ}-03'-05''$  West, 10.500 feet to the principal place of beginning;

Course No. 1: thence South  $05^{\circ}-56'-55''$  West, 64.510 feet;

Course No. 2: thence North  $84^{\circ}-03'-05''$  West, 36.500 feet;

Course No. 3: thence North  $05^{\circ}-56'-55''$  East, 64.510 feet;

Course No. 4: thence South  $84^{\circ}-03'-05''$  East, 36.500 feet to the principal place of beginning, containing 2355 square feet (0.0541 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in October, 1989.

L 13-09-58



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*Ch  
EBL*

EXCEPTION TWO TO *Parcel 35 > P.P.N. 101-23-100A*

PARCEL NO. 35.3  
TERMINAL TOWER SPE, LLC

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 82 and 83, and further being known as all that part of the hereinafter described premises extending above a plane at elevation 100, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 111.83, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Prospect Avenue N.W., 695.331 feet to the Axis Line of the Terminal Tower as shown on Exhibit A attached to the deed to Terminal Investments, Inc., dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records; thence North  $05^{\circ}-56'-55''$  East along said Axis Line 208.340 feet; thence South  $84^{\circ}-03'-05''$  East, 10.500 feet to the principal place of beginning;

Course No. 1: thence South  $84^{\circ}-03'-05''$  East, 36.500 feet;

Course No. 2: thence South  $05^{\circ}-56'-55''$  West, 64.510 feet;

Course No. 3: thence North  $84^{\circ}-03'-05''$  West, 36.500 feet;

Course No. 4: thence North  $05^{\circ}-56'-55''$  East, 64.510 feet to the principal place of beginning, containing 2355 square feet (0.0541 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in October, 1989.

L 13-09-59

October 24, 1989

cf  
2012

EXCEPTION THREE TO Parcel 35 > P.P.N. 101-23-100A

TERMINAL TOWER SPE, LLC  
100 Level Terminal Hallway

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 82 and 83, and further being known as all that part of the hereinafter described premises extending above a plane at elevation 100.00, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 111.83, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South 84°-03'-05" East along said northeasterly line of the Bridge of Prospect Avenue N.W., 695.331 feet to the Axis Line of the Terminal Tower as shown on Exhibit A attached to the deed to Terminal Investments, Inc., dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records; thence North 05°-56'-55" East along said Axis Line 143.83 feet; thence South 84°-03'-05" East, 10.500 feet to the principal place of beginning;

Course No. 1: thence North 84°-03'-05" West, 21.000 feet;

Course No. 2: thence North 05°-56'-55" East, 33.937 feet;

Course No. 3: thence South 84°-03'-05" East, 21.000 feet;

Course No. 4: thence South 05°-56'-55" West, 33.937 feet to the principal place of beginning, containing 713 square feet (0.0164 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in April, 2015, be the same more or less.

ch  
pcw

EXCEPTION FOUR TO PARCEL 35 > P.P.N. 101-23-100A

TERMINAL TOWER SPE, LLC  
SOUTHERLY ELEVATORS OF  
EASTERLY BANK

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 82, and further known as being all that part of the hereinafter described premises extending above a plane at elevation 83.3, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 111.83, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South 84°-03'-05" East along said northeasterly line of the Bridge of Prospect Avenue N.W., 695.331 feet to the Axis Line of the Terminal Tower as shown on Exhibit "A" attached to the deed to Terminal Investments, Inc., dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records; thence North 05°-56'-55" East along said Axis Line, 133.00 feet; thence South 84°-03'-05" East, 11.260 feet to the principal place of beginning;

Course No. 1: thence North 05°-56'-55" East, 10.83 feet;

Course No. 2: thence South 84°-03'-05" East, 35.74 feet;

Course No. 3: thence South 05°-56'-55" West, 10.83 feet;

Course No. 4: thence North 84°-03'-05" West, 14.24 feet;

Course No. 5: thence South 05°-56'-55" West, 2.50 feet;

Course No. 6: thence North 84°-03'-05" West, 7.75 feet;

Course No. 7: thence North 05°-56'-55" East, 2.50 feet;

Course No. 8: thence North 84°-03'-05" West, 13.75 feet to the principal place of beginning, containing 406 square feet (0.0093 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in April 2015, be the same more or less.

L EASTELEVTERMINAL2015-08

6/1/2015

EXCEPTION FIVE TO PARCEL 357, P.P.N. 101-23-100A

TERMINAL TOWER SPE, LLC  
PORTICO AREA

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 82 and 83, and further being known as all that part of the hereinafter described premises extending above a plane at elevation 83.3, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 111.83, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Prospect Avenue N.W., 695.331 feet to the Axis Line of the Terminal Tower as shown on Exhibit A attached to the deed to Terminal Investments, Inc., dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records; thence North  $05^{\circ}-56'-55''$  East along said Axis Line 208.340 feet; thence South  $84^{\circ}-03'-05''$  East, 10.500 feet to the principal place of beginning;

Course No. 1: thence South  $05^{\circ}-56'-55''$  West, 30.573 feet;

Course No. 2: thence North  $84^{\circ}-03'-05''$  West, 21.000 feet;

Course No. 3: thence North  $05^{\circ}-56'-55''$  East, 30.573 feet;

Course No. 4: thence South  $84^{\circ}-03'-05''$  East, 21.000 feet to the principal place of beginning, containing 642 square feet (0.0147 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in April, 2015, be the same more or less.

L TERMTWR2015-08

April 29, 2015

OK  
JBL

EXCEPTION SIX TO PARCEL 35 > PPN 101-23-100A

TERMINAL TOWER SPE, LLC  
SOUTHERLY ELEVATORS OF  
WESTERLY BANK

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 82, and further known as being all that part of the hereinafter described premises extending above a plane at elevation 83.3, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 111.83, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South 84°-03'-05" East along said northeasterly line of the Bridge of Prospect Avenue N.W., 695.331 feet to the Axis Line of the Terminal Tower as shown on Exhibit "A" attached to the deed to Terminal Investments, Inc., dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records; thence North 05°-56'-55" East along said Axis Line, 133.00 feet; thence North 84°-03'-05" West, 11.26 feet to the principal place of beginning;

Course No. 1: thence North 84°-03'-05" West, 13.75 feet;

Course No. 2: thence South 05°-56'-55" West, 2.50 feet;

Course No. 3: thence North 84°-03'-05" West, 7.75 feet;

Course No. 4: thence North 05°-56'-55" East, 2.50 feet;

Course No. 5: thence North 84°-03'-05" West, 14.24 feet;

Course No. 6: thence North 05°-03'-05" East, 10.83 feet;

Course No. 7: thence South 84°-03'-05" East, 35.74 feet;

Course No. 8: thence South 05°-03'-05" West, 10.83 feet to the principal place of beginning, containing 406 square feet (0.0093 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in April 2015, be the same more or less.

LWESTELEVTERMINAL2015-08

April 30, 2015



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*OK  
2/15/13*

**PARCEL 42 - TRACT "A" (85 LEVEL)  
TOWER CITY AVENUE, LLC  
(PT OF P.P.N. 101-23-085B)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 81 and 82, and further being known as all that part of the hereinafter described premises extending above a plane at elevation 83, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 100, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Prospect Avenue N.W., 531.734 feet to the principal place of beginning;

Course No. 1: thence North  $56^{\circ}-28'-40''$  East, 14.160 feet to a point in Course No. 12 as described in Parcel I in the deed to Terminal Investments, Inc. dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records;

Course No. 2: thence North  $05^{\circ}-56'-55''$  East along said Course No. 12, 104.365 feet to its intersection with Course No. 13 in said Deed;

Course No. 3: thence South  $84^{\circ}-03'-05''$  East along said Course No. 13, as described in said deed to Terminal Investments, Inc., 42.667 feet;

Course No. 4: thence North  $05^{\circ}-56'-55''$  East along Course No. 14, as described in said deed, 93.305 feet;

Course No. 5: thence South  $84^{\circ}-03'-05''$  East, 42.920 feet;

Course No. 6: thence South  $05^{\circ}-56'-55''$  West, 187.830 feet;

Course No. 7: thence South  $84^{\circ}-03'-05''$  East, 20.080 feet;



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Course No. 8: thence South  $05^{\circ}-56'-55''$  West, 18.840 feet to the aforementioned northeasterly line of the Bridge of Prospect Avenue N.W.;

Course No. 9: thence North  $84^{\circ}-03'-05''$  West along the northeasterly line of the Bridge of Prospect Avenue N.W., 116.597 feet to the principal place of beginning, containing 14,135 square feet (0.3245 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-65



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*OK  
2/2/12*

**PARCEL NO. 42 TRACT "B" (85 LEVEL)  
TOWER CITY AVENUE, LLC  
(PT OF P.P.N. 101-23-085B)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lots Nos. 82 and 83, and further being known as all that part of the hereinafter described premises extending above a plane at elevation 83, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 100, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South  $84^{\circ}-03'-05''$  East along said northeasterly line of the Bridge of Prospect Avenue N.W., 742.331 feet to the principal place of beginning;

Course No. 1: thence North  $05^{\circ}-56'-55''$  East, 18.840 feet;

Course No. 2: thence South  $84^{\circ}-03'-05''$  East, 20.080 feet;

Course No. 3: thence North  $05^{\circ}-56'-55''$  East, 187.830 feet;

Course No. 4: thence South  $84^{\circ}-03'-05''$  East, 11.997;

Course No. 5: thence North  $56^{\circ}-41'-20''$  East, 24.370 feet;

Course No. 6: thence South  $33^{\circ}-18'-40''$  East, 42.970 feet to a point in Course No. 6 described in Parcel I in the deed to Terminal Investments, Inc. dated October 21, 1982 and recorded in Volume 15694, Page 315 of Cuyahoga County Records;

Course No. 7: thence North  $56^{\circ}-41'-20''$  East along said Course No. 6, 22.250 feet to its intersection with Course No. 5 as described in said deed;

Course No. 8: thence South  $33^{\circ}-18'-40''$  East along the southeasterly prolongation of said Course No. 5, 16.001 feet;

A-68

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Course No. 9: thence South  $05^{\circ}-56'-55''$  West, 77.011 feet to a point at the intersection of Course No. 9 with Course No. 10 as described in said deed to Terminal Investments, Inc.;

Course No. 10: thence South  $84^{\circ}-03'-05''$  East, 17.250 feet to a point in the northwesterly line of a parcel described as Item II, Parcel One in the deed to The Higbee Company dated August 15, 1949 and recorded in Volume 6827, Pge 1 of Cuyahoga County Records;

Course No. 11: thence South  $05^{\circ}-56'-55''$  West along said northwesterly line of Item II, Parcel One so conveyed to The Higbee Company, 113.500 feet to the aforementioned northeasterly line of the Bridge of Prospect Avenue N.W.;

Course No. 12: thence North  $84^{\circ}-03'-05''$  West along said northeasterly line of the Bridge of Prospect Avenue N.W., 122.750 feet to the principal place of beginning, containing 979 square feet (0.0225 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-67

December 18, 1985



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Mayfield Village, OH 44143

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*OK  
2/21/2*

PARCEL NO. 49  
(WEST TRACTION RAMP 85 LEVEL)  
TOWER CITY AVENUE, LLC  
(P.P.N. 101-23-085D)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Original Two Acre Lots Nos. 81 and 82, and further being known as all that part of the hereinafter described premises extending above a plane at elevation 82.70, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 95, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the southwesterly line of the Public Square at its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width; thence South  $33^{\circ}-25'-15''$  East, 140.000 feet; thence South  $56^{\circ}-34'-25''$  West, 65.570 feet; thence South  $33^{\circ}-25'-15''$  East, 37.000 feet to the principal place of beginning;

Course No. 1: thence South  $33^{\circ}-25'-15''$  East, 20.000 feet;

Course No. 2: thence South  $56^{\circ}-34'-25''$  West, 22.280 feet;

Course No. 3: thence South  $05^{\circ}-56'-55''$  West, 96.160 feet;

Course No. 4: thence North  $84^{\circ}-03'-05''$  West, 21.000 feet;

Course No. 5: thence North  $05^{\circ}-56'-55''$  East, 104.790 feet;

Course No. 6: thence North  $56^{\circ}-34'-25''$  East, 33.030 feet to the principal place of beginning, containing 2663 square feet (0.0611 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-81

December 31, 1985

A-70

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*OK  
PBL*

PARCEL NO. 68.1  
LEGAL DESCRIPTION  
(P.P.N. 101-23-085C)

SUB LOT 2  
Part of Parcel 2, lot B as Recorded in Volume 9456, Page 343  
(Court East of West Concourse Traction Ramp)  
STOUFFER INN ON THE SQUARE TO TERMINAL INVESTMENTS, INC.  
Lower Limit Elevation 83.00 feet - Upper Limit 111.83

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio and known as being part of Original Two Acre Lots Nos. 81 & 82 and also known as all of the premises extending above a plane which coincides with the lower surface of the fireproofing of the building girders at approximate elevation 83.00 feet, City of Cleveland Datum Base Level, and more fully described as follows:

Beginning on the southwesterly line of The Public Square at its intersection with the southeasterly line of Superior Avenue, 132 feet in width;  
Thence S 33° 25' 15" E along said southwesterly line of The Public Square a distance of 140.00 feet to a point;  
Thence S 56° 34' 25" W a distance of 65.57 feet to a point;  
Thence S 33° 25' 15" E a distance of 57.00 feet to a point which is the True Place of Beginning (T.P.B.) For the parcel of land herein described;  
Thence N 56° 34' 25" E a distance of 2.95 feet to a point;  
Thence S 05° 56' 55" W a distance of 112.16 feet to a point;  
Thence N 84° 03' 05" W a distance of 19.50 feet to a point;  
Thence N 05° 56' 55" E a distance of 96.16 feet to a point;  
Thence N 56° 34' 25" E a distance of 22.28 feet to a point which is the True Place of Beginning and containing 0.0466 Acres of land, more or less, as determined in December 1987 by Gary R. Rouse, Registered Surveyor with Giffels, Bergstrom & Fricker, Inc., but subject to all legal highways and any restrictions, reservations or easements of record.

L 13-09-84



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*Ch  
SBL*

**NEW RETAIL PARCEL (100 LEVEL)  
TOWER CITY AVENUE, LLC  
(P.P.N. 101-23-103F)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 79 and 80 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at the point distant South  $84^{\circ}-03'-05''$  East, 28.82 feet, as measured along said northeasterly line of the Bridge of Huron Road N.W. from its intersection with the southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

- Course No. 1: thence North  $5^{\circ}-56'-55''$  East, 9.04 feet;
- Course No. 2: thence South  $84^{\circ}-03'-05''$  East, 0.94 feet;
- Course No. 3: thence North  $5^{\circ}-56'-55''$  East, 5.58 feet;
- Course No. 4: thence northeasterly along the arc of a circle deflecting to the left 5.36 feet, said curved line having a radius of 11.64 feet and a chord which bears North  $17^{\circ}-23'-46''$  East, a distance of 5.31 feet;
- Course No. 5: thence North  $50^{\circ}-56'-55''$  East, 41.90 feet;
- Course No. 6: thence South  $84^{\circ}-03'-05''$  East, 3.92 feet;
- Course No. 7: thence South  $5^{\circ}-56'-55''$  West, 14.88 feet;
- Course No. 8: thence South  $84^{\circ}-03'-05''$  East, 8.18 feet;
- Course No. 9: thence North  $5^{\circ}-56'-55''$  East, 1.19 feet;
- Course No. 10: thence South  $84^{\circ}-03'-05''$  East, 28.95 feet;
- Course No. 11: thence North  $5^{\circ}-56'-55''$  East, 23.23 feet;
- Course No. 12: thence South  $84^{\circ}-03'-05''$  East, 12.63 feet;
- Course No. 13: thence South  $5^{\circ}-56'-55''$  West, 49.75 feet;
- Course No. 14: thence South  $84^{\circ}-03'-05''$  East, 11.55 feet, to a point in the southeasterly line of land conveyed to Tower City Hotel Associates Limited Partnership by deed dated May 1, 1989 and recorded in Volume 89-2902, Page 35 of Cuyahoga County Records;



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Course No. 15: thence South  $5^{\circ}-56'-55''$  West along said southeasterly line of land so conveyed to Tower City Hotel Associates Limited Partnership, 9.24 feet to a point in the aforementioned northeasterly line of the Bridge of Huron Road N.W.

Course No. 16: thence North  $84^{\circ}-03'-05''$  West along said northeasterly line of the Bridge of Huron Road N.W., 96.85 feet to the place of beginning, containing 3,412 square feet (0.0783 acres), according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors made in June, 2006, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings, which may be near or over the property line or face of the building.

The Bearings used herein are based on an assumed meridian and are used to denote angles only.

L 13-09-95

June 29, 2006



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9/11

NEW RESTAURANT PARCEL NO. 1 (100 LEVEL)  
TOWER CITY AVENUE, LLC  
(P.P.N. 101-23-101F)

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 80 and 81 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records.

Course No. 1: thence South 84°-03'-05" East along said southwesterly line of the Bridge of Prospect Avenue N.W., 65.57 feet;  
Course No. 2: thence South 5°-56'-55" West, 10.23 feet;  
Course No. 3: thence South 84°-03'-05" East, 5.50 feet;  
Course No. 4: thence South 5°-56'-55" West, 57.66 feet;  
Course No. 5: thence North 84°-03'-05" West, 14.14 feet;  
Course No. 6: thence South 5°-56'-55" West, 12.50 feet;  
Course No. 7: thence North 84°-03'-05" West, 11.75 feet;  
Course No. 8: thence North 5°-56'-55" East, 11.21 feet;  
Course No. 9: thence North 84°-03'-05" West, 45.18 feet to the aforementioned southeasterly line of the Bridge of West 3<sup>rd</sup> Street;  
Course No. 10: thence North 5°-56'-55" East along said southeasterly line of the Bridge of West 3<sup>rd</sup> Street, 69.18 feet to the place of beginning, containing 4,974 square feet (0.1142 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in June, 2006, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings, which may be near or over the property line or face of the building.

The bearings used herein are based on an assumed meridian are used to denote angles only.

L 13-09-97

July 24, 2006

Excepting, however, from the above Legal Description the following, Ritz Hotel Equipment Room Parcel and the Ritz Hotel Service Elevator Parcel No. 1.

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PBC*

EXCEPTION ONE TO *New Restaurant Parcel NO 1 - P.P.N.*  
(100 LEVEL)  
RITZ HOTEL  
EQUIPMENT ROOM PARCEL  
CONVEYED BY  
TOWER CITY HOTEL COMMUNITY  
URBAN REDEVELOPMENT CORPORATION TO  
ROCK OHIO CAESARS HOTEL, LLC  
*101-23-101F*

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 80 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of the Bridge of West 3<sup>rd</sup> Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records; thence South 84°-03'-05" East along said southwesterly line of the Bridge of Prospect Avenue, N.W., 65.57 feet; thence South 5°-56'-55" West 10.23 feet; thence South 84°-03'-05" East, 5.50 feet; thence South 5°-56'-55" West, 31.20 feet; thence North 84°-03'-05" West, 5.56 feet to the principal place of beginning of the premises herein intended to be described;

Course No. 1: thence North 84°-03'-05" West, 23.99 feet;  
Course No. 2: thence North 5°-56'-55" East, 15.75 feet;  
Course No. 3: thence South 84°-03'-05" East, 23.99 feet;  
Course No. 4: thence South 5°-56'-55" West, 15.75 feet to the principal place of beginning, containing 378 square feet (0.0087 acres), according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in June, 2006, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings, which may be near or over the property line or face of the building.

The Bearings used herein are based on an assumed meridian and are used to denote angles only.

L 13-09-99

June 22, 2006

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*OK  
JBL*

EXCEPTION 2 TO *New Restaurant Parcel No 1 - P. P. N.*  
(100 LEVEL)  
RITZ HOTEL  
SERVICE ELEVATOR PARCEL NO. 1  
CONVEYED BY  
TOWER CITY HOTEL COMMUNITY  
URBAN REDEVELOPMENT CORPORATION TO  
ROCK OHIO CAESARS HOTEL, LLC

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 80 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of the Bridge of West 3<sup>rd</sup> Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records; thence South 84°-03'-05" East along said southwesterly line of the Bridge of Prospect Avenue, N.W., 65.57 feet; thence South 5°-56'-55" West 10.23 feet; thence South 84°-03'-05" East, 5.50 feet; thence South 5°-56'-55" West, 31.20 feet; thence North 84°-03'-05" West, 5.56 feet; thence North 5°-56'-55" East, 15.75 feet; thence North 84°-03'-05" West, 1.69 feet to the principal place of beginning of the premises herein intended to be described;

Course No. 1: thence North 84°-03'-05" West, 22.30 feet;  
Course No. 2: thence North 5°-56'-55" East, 10.25 feet;  
Course No. 3: thence South 84°-03'-05" East, 22.30 feet;  
Course No. 4: thence South 5°-56'-55" West, 10.25 feet to the principal place of beginning, containing 229 square feet (0.0052 acres), according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in June, 2006, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings, which may be near or over the property line or face of the building.

The Bearings used herein are based on an assumed meridian and are used to denote angles only.

L 13-09-100

June 23, 2006

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*OK  
2/26/06*

**NEW RESTAURANT PARCEL NO. 2 (100 LEVEL)  
CONVEYED TO  
TOWER CITY AVENUE, LLC  
(P.P.N. 101-23-108F)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 80 and 81 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records; thence South  $84^{\circ}-03'-05''$  East along said southwesterly line of the Bridge of Prospect Avenue N.W., 125.667 feet to the principal place of beginning of the premises herein intended to be described;

Course No. 1: thence South  $5^{\circ}-56'-55''$  West, 53.61 feet;  
Course No. 2: thence North  $84^{\circ}-03'-05''$  West, 11.50 feet;  
Course No. 3: thence South  $5^{\circ}-56'-55''$  West, 73.60 feet;  
Course No. 4: thence North  $84^{\circ}-03'-05''$  West, 31.40 feet;  
Course No. 5: thence North  $5^{\circ}-56'-55''$  East, 30.66 feet;  
Course No. 6: thence North  $84^{\circ}-03'-05''$  West, 3.20 feet;  
Course No. 7: thence North  $5^{\circ}-56'-55''$  East, 96.55 feet to the aforementioned southwesterly line of the Bridge of Prospect Avenue, N.W.;;  
Course No. 8: thence South  $84^{\circ}-03'-05''$  East along said southwesterly line of the Bridge of Prospect Avenue, N.W., 46.10 feet to the principal place of beginning, containing 4,919 square feet (0.1129 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in June, 2006, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings, which may be near or over the property line or face of the building.

The bearings used herein are based on an assumed meridian are used to denote angles only.

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June 29, 2006

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RBL*

**PARCEL No. 36.1  
TRACT "B"  
TOWER CITY AVENUE, LLC  
(P.P.N. 101-23-100B)**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being parts of Original Two Acre Lot No. 82, and further being known as all that part of the hereinafter described premises extending above a plane at elevation 107.0, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 111.83, City of Cleveland Datum Base Level, and bounded and described as follows:

Beginning on the southwesterly line of The Public Square at its intersection with the southeasterly line of Superior Avenue, 132 feet in width;

Thence South  $33^{\circ} 25' 15''$  East along said southwesterly line of The Public Square a distance of 140.00 feet to a point;

Thence South  $56^{\circ} 34' 25''$  West a distance of 65.57 feet to a point;

Thence South  $33^{\circ} 25' 15''$  East a distance of 57.00 feet to a point;

Thence North  $56^{\circ} 34' 25''$  East a distance of 2.949 feet to a point which is the True Place of Beginning (T.P.B.) For the parcel of land herein described;

Course No. 1: thence North  $56^{\circ}-34'-25''$  East, 40.103 feet;

Course No. 2: thence South  $05^{\circ}-56'-55''$  West, 44.296 feet;

Course No. 3: thence North  $84^{\circ}-03'-05''$  West, 31.000 feet;

Course No. 4: thence North  $05^{\circ}-56'-55''$  East, 18.855 feet to the true place of beginning, containing 979 square feet (0.0225 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in November, 1985.

L 13-09-60

December 8, 1998

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- Raisin Industries, LLC  
Parcels

EXCEPTING FROM ALL OF THE ABOVE,  
THE FOLLOWING DESCRIBED PROPERTIES



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*OK  
PBL*

**EXCEPTION PARCEL 1**

**(LEVEL 52)  
PERIMETER DESCRIPTION OF  
NEW PROPERTY OF  
THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 73 thru 84, both inclusive, 206 thru 209, both inclusive, 211 and 212, parts of Columbus Road N.W., Ontario Street, and Huron Road N.W., all now vacated, and further being that portion of the hereinafter described premises reserved for the Cleveland Union Terminals Company by deed dated June 11, 1980 and recorded in Volume 15260, Page 25 of Cuyahoga County Records, and being part of the hereinafter described premises lying below a plane at an elevation of seventeen and one-half (17 1/2) feet above the top of the high rail of The Greater Cleveland Regional Transit Authority Tracks at their present elevation or to the space below planes at lower elevations in certain locations where said Cleveland Union Terminal Company's rights are limited to the spaces below such planes all of which are more particularly shown outlined in yellow and green shade on Exhibit "B" to a certain Lease and Agreement between The Cleveland Union Terminals Company and The City of Cleveland, dated May 10, 1951 and filed for record May 12, 1951 in Volume 299 of Leases, Page 151 of Cuyahoga County Records (the "CTS Lease") and also shown outlined in yellow on Exhibit "B" of the Lease and Agreement between The Cleveland Union Terminals Company and The City of Shaker Heights, dated May 10, 1951, and filed for record May 12, 1951 in Volume 299 of Leases, Page 171 of Cuyahoga County Records (the "Shaker Lease"), together forming a parcel of land bounded and described as follows:

Beginning on the southwesterly line of Ontario Street, 99 feet in width, at a point distant South 33°-18'-40" East, 577.026 feet as measured along said southwesterly line of Ontario Street from its intersection with the southeasterly line of The Public Square;

Course No. 1: thence continuing South 33°-18'-40" East along said southwesterly line of Ontario Street, 261.132 feet to an angle point;

Course No. 2: thence South 57°-53'-40" East along the southwesterly line of Ontario Street, 100 feet in width, as shown by the recorded plat in Volume 134 of Maps, Page 22 of Cuyahoga County Records, 273.802 feet to an angle;

Course No. 3: thence North 31°-49'-10" East, 18.292 feet to a southwesterly line of Ontario Street, as shown by the aforementioned recorded plat;

Course No. 4: thence South 58°-10'-50" East along said southwesterly line of Ontario Street, 384.895 feet to the southeasterly line of aforementioned Original Two Acre Lot No. 212;

Course No. 5: thence South 56°-25'-35" West along said southeasterly line of Original Two Acre Lot No. 212, 95.672 feet to the northeasterly line of Canal Road N.W., 66 feet in width, as shown by the recorded plat in Volume 126 of Maps, Page 30 of Cuyahoga County Records;

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- Course No. 6: thence North  $33^{\circ}-46'-20''$  West along said northeasterly line of Canal Road N.W., 4.598 feet to an angle therein;
- Course No. 7: thence North  $55^{\circ}-32'-34''$  West along said northeasterly line of Canal Road N.W., 1.886 feet to an angle therein;
- Course No. 8: thence North  $88^{\circ}-03'-05''$  West along said northeasterly line of Canal Road N.W., 26.898 feet;
- Course No. 9: thence North  $51^{\circ}-32'-44''$  West, 108.840 feet;
- Course No. 10: thence North  $51^{\circ}-11'-24''$  West, 118.648 feet;
- Course No. 11: thence North  $50^{\circ}-54'-22''$  West, 90.970 feet;
- Course No. 12: thence North  $50^{\circ}-54'-55''$  West, 148.218 feet;
- Course No. 13: thence North  $54^{\circ}-58'-58''$  West, 47.693 feet;
- Course No. 14: thence North  $45^{\circ}-43'-44''$  West, 40.980 feet;
- Course No. 15: thence North  $54^{\circ}-23'-56''$  West, 38.336 feet;
- Course No. 16: thence North  $55^{\circ}-27'-23''$  West, 40.125 feet;
- Course No. 17: thence North  $54^{\circ}-58'-41''$  West, 45.992 feet;
- Course No. 18: thence northwesterly along the arc of a circle deflecting to the left, 57.352 feet, said curved line having a radius of 763.900 feet and a chord which bears North  $59^{\circ}-30'-18''$  West a distance of 57.339 feet;
- Course No. 19: thence North  $64^{\circ}-12'-30''$  West, 31.856 feet;
- Course No. 20: thence North  $66^{\circ}-34'-24''$  West, 20.449 feet;
- Course No. 21: thence North  $69^{\circ}-24'-24''$  West, 38.205 feet;
- Course No. 22: thence northwesterly along the arc of a circle deflecting to the left, 112.475 feet, said curved line having a radius of 763.900 feet, and a chord which bears North  $76^{\circ}-30'-01''$  West a distance of 112.373 feet to a southeasterly face of a Partition Wall;
- Course No. 23: thence South  $11^{\circ}-01'-35''$  West along said southeasterly face of said Partition Wall to a southwesterly face thereof, 0.717 feet;
- Course No. 24: thence North  $78^{\circ}-58'-25''$  West along said southwesterly face of said Partition Wall, 67.970 feet to an angle therein;
- Course No. 25: thence North  $84^{\circ}-05'-07''$  West along said southwesterly face of said Partition Wall, 743.726 feet to an angle therein;
- Course No. 26: thence North  $89^{\circ}-28'-50''$  West along said southwesterly face of said Partition Wall, 47.878 feet to an angle therein;
- Course No. 27: thence North  $17^{\circ}-42'-29''$  West along said southwesterly face of said Partition Wall, 0.837 feet;
- Course No. 28: thence southwesterly along the arc of a circle deflecting to the left, 140.575 feet, said curved line having a radius of 572.900 feet and a chord which bears South  $83^{\circ}-39'-57''$  West a distance of 140.222 feet;
- Course No. 29: thence southwesterly along the arc of a circle deflecting to the left, 81.015 feet, said curved line having a radius of 1,145.900 feet and a chord which bears South  $71^{\circ}-59'-34''$  West a distance of 81.001 feet;

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- Course No. 30: thence South  $69^{\circ}-41'-37''$  West, 26.771 feet;
- Course No. 31: thence South  $58^{\circ}-08'-38''$  West, 41.228 feet to the northwesterly line of the Bridge of West 6th Street, 70 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records;
- Course No. 32: thence South  $5^{\circ}-56'-55''$  West along said northwesterly line of the Bridge of West 6th Street, 25.263 feet to the southeasterly line of a Perpetual Easement as established in the deed to Ohio Building Authority, dated December 23, 1974 and recorded in Volume 13696, Page 337 of Cuyahoga County Records;
- Course No. 33: thence southwesterly along said southeasterly line of said Perpetual Easement, said line being the arc of a circle deflecting to the left, 84.993 feet, said curved line having a radius of 583.805 feet and a chord which bears South  $66^{\circ}-19'-20.5''$  West a distance of 84.918 feet to the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 20 of Cuyahoga County Records;
- Course No. 34: thence North  $84^{\circ}-03'-05''$  West along said northeasterly line of the Bridge of Huron Road N.W., 6.541 feet;
- Course No. 35: thence South  $53^{\circ}-25'-40''$  West, 61.140 feet;
- Course No. 36: thence South  $52^{\circ}-21'-00''$  West, 108.600 feet;
- Course No. 37: thence South  $52^{\circ}-06'-40''$  West, 209.100 feet;
- Course No. 38: thence South  $50^{\circ}-01'-50''$  West, 147.060 feet;
- Course No. 39: thence South  $43^{\circ}-34'-00''$  West, 54.860 feet;
- Course No. 40: thence South  $45^{\circ}-25'-20''$  West, 120.813 feet;
- Course No. 41: thence South  $01^{\circ}-33'-53''$  West, 130.035 feet to the southwesterly line of an Easement for Pedestrian Passage granted to the City of Cleveland by instrument dated December 28, 1936 and recorded in Volume 4695, Page 175 of Cuyahoga County Records;
- Course No. 42: thence North  $22^{\circ}-32'-50''$  West along said southwesterly line of the Easement for Pedestrian Passage, 58.227 feet to a point in the center line of Columbus Road N.W., now vacated, as shown by the Plat Alteration of Columbus Road N.W., as recorded in Volume 117 of Maps, Page 6 of Cuyahoga County Records;
- Course No. 43: thence North  $12^{\circ}-27'-10''$  East along said center line of vacated Columbus Road N.W., 10.461 feet to its intersection with the northeasterly line of the aforementioned Easement for Pedestrian Passage;
- Course No. 44: thence North  $22^{\circ}-32'-50''$  West along said northeasterly line of the Easement for Pedestrian Passage, 36.952 feet to the southeasterly line thereof;
- Course No. 45: thence North  $12^{\circ}-27'-10''$  East along said southeasterly line of the Easement for Pedestrian Passage, 35.376 feet to its intersection with the southeasterly prolongation of the southwesterly line of Parcel 1 of land conveyed to The Cleveland Union Terminals Company by deed dated January 11, 1934 and recorded in Volume 4327, Page 19 of Cuyahoga County Records;
- Course No. 46: thence North  $77^{\circ}-32'-50''$  West along said southeasterly prolongation of the southwesterly line of Parcel 1 of land conveyed to The Cleveland Union Terminals Company, 6.000 feet to its intersection with a northwesterly line of said Easement for Pedestrian Passage;



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- Course No. 47: thence North  $12^{\circ}-27'-10''$  East along said northwesterly line of the Easement for Pedestrian Passage, 17.657 feet;
- Course No. 48: thence North  $43^{\circ}-38'-50''$  East, 21.492 feet to a point on the northwesterly face of a Concrete Retaining Wall;
- Course No. 49: thence North  $12^{\circ}-30'-00''$  East along said northwesterly face of the Concrete Retaining Wall, 24.630 feet to an angle therein;
- Course No. 50: thence South  $77^{\circ}-30'-00''$  East along the now northeasterly face of the Concrete Retaining Wall, 12.300 feet;
- Course No. 51: thence North  $40^{\circ}-15'-40''$  East, 25.870 feet;
- Course No. 52: thence North  $12^{\circ}-23'-40''$  East, 9.150 feet;
- Course No. 53: thence North  $44^{\circ}-45'-00''$  East, 62.800 feet;
- Course No. 54: thence North  $39^{\circ}-46'-00''$  East, 78.500 feet;
- Course No. 55: thence North  $44^{\circ}-53'-00''$  East, 385.670 feet;
- Course No. 56: thence North  $41^{\circ}-10'-49''$  West, 1.841 feet to the southwesterly corner of a Concrete Partition Wall;
- Course No. 57: thence North  $56^{\circ}-33'-01''$  East along the southeasterly face of said Concrete Partition Wall, 298.995 feet to an angle therein;
- Course No. 58: thence North  $69^{\circ}-23'-01''$  East along said southeasterly face of said Concrete Partition Wall, 2.066 feet to the northeasterly corner thereof;
- Course No. 59: thence North  $56^{\circ}-52'-44''$  East, 10.020 feet to the southeasterly face of a Concrete Crash Wall;
- Course No. 60: thence North  $56^{\circ}-20'-06''$  East along said southeasterly face of said Concrete Crash Wall, 42.711 feet;
- Course No. 61: thence North  $33^{\circ}-39'-54''$  West, 0.994 feet;
- Course No. 62: thence North  $47^{\circ}-19'-35''$  East, 59.167 feet;
- Course No. 63: thence northeasterly along the arc of a circle deflecting to the right, 51.145 feet, said curved line having a radius of 286.500 feet and a chord which bears North  $52^{\circ}-04'-24''$  East a distance of 51.077 feet;
- Course No. 64: thence northeasterly along the arc of a circle deflecting to the right, 27.001 feet, said curved line having a radius of 191.000 feet and a chord which bears North  $59^{\circ}-40'-59''$  East a distance of 26.979 feet;
- Course No. 65: thence North  $24^{\circ}-32'-18''$  West, 3.005 feet;
- Course No. 66: thence North  $65^{\circ}-27'-42''$  East, 4.500 feet;
- Course No. 67: thence South  $24^{\circ}-32'-18''$  East, 3.044 feet;
- Course No. 68: thence northeasterly along the arc of a circle deflecting to the right, 33.853 feet to the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, said curved line having a radius of 191.000 feet and a chord which bears North  $70^{\circ}-00'-18''$  East a distance of 33.809 feet;



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- Course No. 69: thence northeasterly along the arc of a circle deflecting to the right, 106.030 feet, said curved line having a radius of 320.000 feet and a chord which bears North 86°-20'-39" East a distance of 105.550 feet;
- Course No. 70: thence South 84°-03'-05" East, 44.550 feet to a point in the northwesterly line of land conveyed to Public Square Hotel Community Urban Development Corporation by deed dated October 31, 1977 and recorded in Volume 14639, Page 147 of Cuyahoga County Records;
- Course No. 71: thence North 5°-56'-55" East along said northwesterly line of land so conveyed to Public Square Hotel Community Urban Development Corporation, 1.800 feet;
- Course No. 72: thence South 84°-03'-05" East, 198.415 feet;
- Course No. 73: thence North 57°-25'-59" East, 65.181 feet;
- Course No. 74: thence South 84°-03'-05" East, 26.710 feet to the westerly face of a Concrete Platform;
- Course No. 75: thence North 5°-56'-55" East along the westerly face of said Concrete Platform, 2.520 feet to the northerly face of thereof;
- Course No. 76: thence South 84°-03'-05" East along the northerly face of said Concrete Platform and northerly face of a Concrete Block Structure, 49.410 feet to a westerly face of said Concrete Block Structure;
- Course No. 77: thence North 5°-56'-55" East along said westerly face of the Concrete Block Structure, 1.680 feet to a northerly face thereof;
- Course No. 78: thence South 84°-03'-05" East along said northerly face of the Concrete Block Structure, 8.000 feet to a westerly face of a Partition Wall;
- Course No. 79: thence North 5°-56'-55" East along the westerly face of said Partition Wall, 7.120 feet to a northerly face thereof;
- Course No. 80: thence South 84°-03'-05" East along the northerly face of said Partition Wall, 21.727 feet to a westerly pilaster face thereof;
- Course No. 81: thence North 5°-56'-55" East along the westerly pilaster face of said Partition Wall, 1.240 feet to a northerly pilaster face thereof;
- Course No. 82: thence South 84°-03'-05" East along the northerly pilaster face of said Partition Wall, 5.207 feet to an easterly pilaster face thereof;
- Course No. 83: thence South 5°-56'-55" West along the easterly pilaster face of said Partition Wall, 1.240 feet to a northerly face thereof;
- Course No. 84: thence South 84°-03'-05" East along the northerly face of said Partition Wall and the easterly prolongation thereof, 289.691 feet;
- Course No. 85: thence North 5°-56'-55" East, 0.972 feet;
- Course No. 86: thence South 84°-03'-05" East, 15.350 feet;
- Course No. 87: thence South 33°-18'-40" East, 5.000 feet;
- Course No. 88: thence South 84°-03'-05" East, 2.500 feet;
- Course No. 89: thence North 5°-56'-55" East, 3.872 feet;
- Course No. 90: thence South 84°-03'-05" East, 20.900 feet;
- Course No. 91: thence South 33°-18'-40" East, 4.000 feet;



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Course No. 92: thence South  $84^{\circ}-03'-05''$  East, 2.300 feet;  
Course No. 93: thence South  $74^{\circ}-21'-17''$  East, 27.062 feet;  
Course No. 94: thence North  $20^{\circ}-34'-39''$  East, 0.500 feet to a point in a southwesterly face of an existing Concrete Crash Wall;  
Course No. 95: thence South  $69^{\circ}-25'-21''$  East along the southwesterly face of said Concrete Crash Wall, 13.744 feet;  
Course No. 96: thence South  $73^{\circ}-57'-57''$  East, 12.849 feet;  
Course No. 97: thence southeasterly along the arc of a circle deflecting to the right, 86.005 feet, said curved line having a radius of 286.500 feet and a chord which bears South  $60^{\circ}-03'-34''$  East a distance of 85.682 feet;  
Course No. 98: thence South  $51^{\circ}-04'-06''$  East, 170.600 feet;  
Course No. 99: thence North  $38^{\circ}-55'-54''$  East, 1.125 feet to the place of beginning, containing 379,279 square feet (8.7070 acres) according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in November, 1992, be the same more or less, but subject to all legal highways.

L 13-09-103

November 30, 1992

*OK*  
*2015*

EXCEPTION PARCEL 9

SKYLIGHT OFFICE TOWER  
PASSENGER ELEVATORS SHAFTS  
TO LOWER PARKING LEVELS

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 207, and known as being that portion of the following described premises lying between a lower horizontal plane at elevation 70.40 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation 100.00 feet, City of Cleveland Datum Base Level, more particularly bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the northwesterly line of the Bridge of West 2nd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records; thence South 5°-56'-55" West, along said northwesterly line of the Bridge of West 2nd Street, 172.78 feet; thence North 84°-03'-05" West, 18.60 feet; to the principal place of beginning of the premises herein intended to be described:

Course No. 1: thence South 5°-56'-55" West, 17.60 feet;

Course No. 3: thence North 84°-03'-05" West, 9.05 feet;

Course No. 4: thence North 5°-56'-55" East, 17.60 feet;

Course No. 5: thence South 84°-03'-05" East, 9.05 feet to the principal place of beginning, containing 159 square feet of land (0.0037 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in April, 2015, be the same more or less, but subject to all legal highways.

L SKYLIGHT PASS ELEV LOWER 2015-08

May 4, 2015

012  
9/11

EXCEPTION PARCEL 11

SKYLIGHT OFFICE TOWER  
UPPER LEVEL FREIGHT ELEVATOR

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 81, 82, and known as being that portion of the following described premises lying between a lower horizontal plane at elevation 70.40 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation 100.00 feet, City of Cleveland Datum Base Level, more particularly bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the northwesterly line of the Bridge of West 2nd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records; thence South 5°-56'-55" West, along said northwesterly line of the Bridge of West 2nd Street, 60.21 feet; thence North 84°-03'-05" West, 63.26 feet; thence South 5°-56'-55" West, 9.42 feet; to the principal place of beginning of the premises herein intended to be described:

Course No. 1: thence South 5°-56'-55" West, 8.33 feet;

Course No. 3: thence North 84°-03'-05" West, 11.16 feet;

Course No. 4: thence North 5°-56'-55" East, 8.33 feet;

Course No. 5: thence South 84°-03'-05" East, 11.16 feet to the principal place of beginning, containing 93 square feet of land (0.0021 acres) according to a survey by Garrett & Associates, Registered Engineers and Surveyors, made in April, 2015, be the same more or less, but subject to all legal highways.

L SKYUPFREIGHTELEV2015-08

April 30, 2015

OK  
201

EXCEPTION PARCEL 12

100 LEVEL SKYLIGHT OFFICE TOWER

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 81, 82 and 207, and known as being that portion of the following described premises lying between the underside of the structural floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at the lower surface of fire proofing of the structural steel at approximately elevation 115.33 feet, more particularly bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the northwesterly line of the Bridge of West 2nd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records; thence South 5°-56'-55" West, along said northwesterly line of the Bridge of West 2nd Street, 92.42 feet to the principal place of beginning of the premises herein intended to be described:

- Course No. 1: thence North 84°-03'-05" West, 35.84 feet;
- Course No. 2: thence South 5°-56'-55" West, 0.60 feet;
- Course No. 3: thence North 84°-03'-05" West, 7.80 feet;
- Course No. 4: thence North 5°-56'-55" East, 32.81 feet;
- Course No. 5: thence North 84°-03'-05" West, 26.25 feet;
- Course No. 6: thence South 5°-56'-55" West, 9.42 feet;
- Course No. 7: thence North 84°-03'-05" West, 4.53 feet;
- Course No. 8: thence South 5°-56'-55" West, 8.33 feet;
- Course No. 9: thence South 84°-03'-05" East, 7.70 feet;
- Course No. 10: thence South 5°-56'-55" West, 21.29 feet;
- Course No. 11: thence North 84°-03'-05" West, 1.17 feet;
- Course No. 12: thence South 5°-56'-55" West, 11.61 feet;
- Course No. 13: thence South 84°-03'-05" East, 5.00 feet;
- Course No. 14: thence South 5°-56'-55" West, 6.93 feet;
- Course No. 15: thence North 84°-03'-05" West, 20.33 feet;
- Course No. 16: thence South 5°-56'-55" West, 5.67 feet;
- Course No. 17: thence North 84°-03'-05" West, 30.28 feet;
- Course No. 18: thence South 5°-56'-55" West, 20.58 feet;
- Course No. 19: thence South 84°-03'-05" East, 30.28 feet;
- Course No. 20: thence South 5°-56'-55" West, 10.33 feet;
- Course No. 21: thence South 84°-03'-05" East, 6.30 feet;
- Course No. 22: thence South 5°-56'-55" West, 34.00 feet;
- Course No. 23: thence South 84°-03'-05" East, 8.19 feet;
- Course No. 24: thence North 5°-56'-55" East, 20.10 feet;
- Course No. 25: thence North 84°-03'-05" West, 2.67 feet;
- Course No. 26: thence North 5°-56'-55" East, 13.90 feet;
- Course No. 27: thence South 84°-03'-05" East, 5.00 feet;
- Course No. 28: thence North 5°-56'-55" East, 4.81 feet;
- Course No. 29: thence South 84°-03'-05" East, 16.67 feet;
- Course No. 30: thence South 5°-56'-55" West, 2.98 feet;
- Course No. 31: thence South 84°-03'-05" East, 1.67 feet;
- Course No. 32: thence South 5°-56'-55" West, 11.17 feet;

**Parcel 101-20-023 ✓**

[Savoy Acquisitions LLC]

PARCEL: 101-20-023

*Ch  
2/24/23*

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being a part of Original Two Acre Lot Nos. 73, 74, 75, 76, 77 and 206 and known as being Consolidated Lot A in the Breen Consolidation Plat as shown by the plat recorded in A.F.N. 202303080351 of Cuyahoga County Map Records and containing 421,133 square feet (9.6678 acres) of land.

**Parcel 101-23-100F ✓**

**Parcel 101-23-102F ✓**

**Parcel 101-23-107F ✓**

[Skyline Property Partners, LLC]

PARCELS: 101-23-100F, 101-23-102F and 101-23-107F

*OK  
JBL*

**LEGAL DESCRIPTION OF THE LAND**

Certain real property located in the City of Cleveland, County of Cuyahoga, Ohio, as more particularly described as follows:

**PARCEL NO. 1**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:  
And known as being a part of Original Two Acre Lots Nos. 79, 80, and 81 and being that portion of the following described premises lying between the underside of the structural floor slab at approximately elevation 117.37 feet and an upper horizontal plane at elevation 174.12 feet, more particularly bounded and described as follows:

Beginning in the Northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at its intersection with the Southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

**COURSE NO. 1:**

Thence North 5 deg. 56' 55" East along said Southeasterly line of the Bridge of West 3rd Street, 238.120 feet to its intersection with the Southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records;

**COURSE NO. 2:**

Thence South 84 deg. 03' 05" East along said Southwesterly line of the Bridge of Prospect Avenue N.W., 125.667 feet;

**COURSE NO. 3:**

Thence South 5 deg. 56' 55" West, 238.120 feet to the aforementioned Northeasterly line of the Bridge of Huron Road N.W.;

**COURSE NO. 4:**

Thence North 84 deg. 03' 05" West along said Northeasterly line of the Bridge of Huron Road N.W., 125.667 feet to the place of beginning, containing 29,924 square feet of land (0.6870 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in October, 2005, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings, which may be near or over the property line or face of the building.

The bearings used herein are based on an assumed meridian and are used to denote angles only.

A-1

This Legal Description Complies with  
The Cuyahoga County Transfer and  
Conveyance Standards and is approved  
for transfer.

FEB 29 2016



**EXCEPTION FROM THE ABOVE DESCRIBED PROPERTY-SERVICE ELEVATOR  
PARCEL NO. 2 WHICH IS MORE FULLY DESCRIBED AS FOLLOWS:  
EXCEPTION PARCEL NO. 1:  
(100 LEVEL) RITZ HOTEL SERVICE ELEVATOR PARCEL NO. 2 TOWER CITY  
HOTEL COMMUNITY URBAN REDEVELOPMENT CORPORATION**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:  
And known as being part of Original Two Acre Lots Nos. 80 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 117.37 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation 174.12 feet, more particularly bounded and described as follows:

Beginning on the Southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the Southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

Thence South 84 deg. 03' 05" East along said Southwesterly line of the Bridge of Prospect Avenue, N.W., 65.57 feet;

Thence South 5 deg. 56' 55" West 10.23 feet;

Thence South 84 deg. 03' 05" East, 5.50 feet;

Thence South 5 deg. 56' 55" West, 31.20 feet;

Thence North 84 deg. 03' 05" West, 5.56 feet;

Thence North 5 deg. 56' 55" East, 15.75 feet;

Thence North 84 deg. 03' 05" West, 1.69 feet to the principal place of beginning of the premises herein intended to be described;

**COURSE NO. 1:**

Thence North 84 deg. 03' 05" West, 22.30 feet;

**COURSE NO. 2:**

Thence North 5 deg. 56' 55" East, 10.25 feet;

**COURSE NO. 3:**

Thence South 84 deg. 03' 05" East, 22.30 feet;

**COURSE NO. 4:**

Thence South 5 deg. 56' 55" West, 10.25 feet to the principal place of beginning, containing 229 square feet (0.0052 acres), according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in June, 2006, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings, which may be near or over the property line or face of the building.

The Bearings used herein are based on an assumed meridian and are used to denote angles only.

*OK  
DBW*

**PARCEL NO. 2:**

**(100 LEVEL) ENTRANCE PARCEL TOWER CITY HOTEL ASSOCIATES LIMITED PARTNERSHIP**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:  
And known as being part of Original Two Acre Lots Nos. 79 and 80 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows:

Beginning on the Northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at its intersection with the Southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

**COURSE NO. 1:**

Thence North 5 deg. 56' 55" East, 29.33 feet;

**COURSE NO. 2:**

Thence South 84 deg. 03' 05" East, 14.00 feet;

**COURSE NO. 3:**

Thence Northeasterly along the arc of a circle deflecting to the right 8.17 feet, said curved line having a radius of 8.50 feet and a chord which bears North 84 deg. 55' 31" East, a distance of 7.86 feet;

**COURSE NO. 4:**

Thence North 50 deg. 31' 01" East, 6.10 feet;

**COURSE NO. 5:**

Thence North 39 deg. 28' 59" West, 2.00 feet;

**COURSE NO. 6:**

Thence North 50 deg. 31' 01" East, 34.60 feet;

**COURSE NO. 7:**

Thence South 39 deg. 28' 59" East, 2.00 feet;

**COURSE NO. 8:**

Thence North 50 deg. 31' 01" East, 5.84 feet;

**COURSE NO. 9:**

Thence North 5 deg. 56' 55" East, 11.53 feet;

**COURSE NO. 10:**

Thence North 84 deg. 03' 05" West, 1.17 feet;

**COURSE NO. 11:**

Thence North 5 deg. 56' 55" East, 9.47 feet;

**COURSE NO. 12:**

Thence South 84 deg. 03' 05" East, 30.97 feet;

**COURSE NO. 13:**

Thence North 5 deg. 56' 55" East, 9.47 feet;

COURSE NO. 14:  
Thence South 84 deg. 03' 05" East, 2.45 feet;  
COURSE NO. 15:  
Thence North 5 deg. 56' 55" East, 23.06 feet;  
COURSE NO. 16:  
Thence South 84 deg. 03' 05" East, 11.41 feet;  
COURSE NO. 17:  
Thence South 5 deg. 56' 55" West, 6.60 feet;  
COURSE NO. 18:  
Thence South 84 deg. 03' 05" East, 16.13 feet;  
COURSE NO. 19:  
Thence North 5 deg. 56' 55" East, 73.60 feet;  
COURSE NO. 20:  
Thence South 84 deg. 03' 05" East, 11.50 feet, to a point in the Southeasterly line of land conveyed to Tower City Hotel Associates Limited Partnership by deed dated May 1, 1989 and recorded in Volume 89-2902, Page 35 of Cuyahoga County Records;  
COURSE NO. 21:  
Thence South 5 deg. 56' 55" West along said Southeasterly line of land so conveyed to Tower City Hotel Associates Limited Partnership, 175.27 feet;  
COURSE NO. 22:  
Thence North 84 deg. 03' 05" West, 11.55 feet;  
COURSE NO. 23:  
Thence North 5 deg. 56' 55" East, 49.75 feet;  
COURSE NO. 24:  
Thence North 84 deg. 03' 05" West, 12.63 feet;  
COURSE NO. 25:  
Thence South 5 deg. 56' 55" West, 7.23 feet;  
COURSE NO. 26:  
Thence North 84 deg. 03' 05" West, 28.95 feet;  
COURSE NO. 27:  
Thence South 5 deg. 56' 55" West, 17.19 feet;  
COURSE NO. 28:  
Thence North 84 deg. 03' 05" West, 8.18 feet;  
COURSE NO. 29:  
Thence North 5 deg. 56' 55" East, 14.88 feet;  
COURSE NO. 30:  
Thence North 84 deg. 03' 05" West, 3.92 feet;  
COURSE NO. 31:  
Thence South 50 deg. 56' 55" West 41.90 feet;  
COURSE NO. 32:  
Thence Southwesterly along the arc of a circle deflecting to the right 5.36 feet, said curved line having a radius of 11.64 feet and a chord which bears South 17 deg. 23' 46" West, a distance of 5.31 feet;

**COURSE NO. 33:**

Thence South 5 deg. 56' 55" West, 5.58 feet;

**COURSE NO. 34:**

Thence North 84 deg. 03' 05" West, 0.94 feet;

**COURSE NO. 35:**

Thence South 5 deg. 56' 55" West, 9.04 feet to the aforementioned Northeasterly line of the Bridge of Huron Road N.W.;

**COURSE NO. 36:**

Thence North 84 deg. 03' 05" West along said Northeasterly line of the Bridge of Huron Road N.W., 28.82 feet to the place of beginning, containing 6,413 square feet (0.1472 acres), according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors made in October, 2005, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings, which may be near or over the property line or face of the building.

The bearings used herein are based on an assumed meridian and are used to denote angles only.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY, THE RITZ HOTEL EAST ENTRY AND RESTAURANT PARCEL "B" (EXCEPTION PARCEL NOS. 1 AND 2) DESCRIBED AS FOLLOWS:

**EXCEPTION PARCEL NO. 1:**

(100 LEVEL) RITZ HOTEL EAST ENTRY TOWER CITY HOTEL COMMUNITY URBAN REDEVELOPMENT CORPORATION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:

And known as being part of Original Two Acre Lots Nos. 80 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows:

Beginning on the Southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at a point distant South 84 deg. 03' 05" East along said Southwesterly line, 125.667 feet, from its intersection with the Southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

Thence South 5 deg. 56' 55" West, 53.61 feet;

Thence North 84 deg. 03' 05" West, 11.50 feet;

Thence South 5 deg. 56' 55" West, 73.60 feet;

Thence North 84 deg. 03' 05" West, 16.13 feet to the principal place of beginning of the premises herein intended to be described;

**COURSE NO. 1:**

Thence South 5 deg. 56' 55" West, 16.46 feet;

**COURSE NO. 2:**

Thence North 84 deg. 03' 05" West, 11.41 feet;

**COURSE NO. 3:**

Thence North 5 deg. 56' 55" East, 16.46 feet;

**COURSE NO. 4:**

Thence South 84 deg. 03' 05" East, 11.41 feet to the principal place of beginning, containing 188 square feet (0.0043 acres), according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in June, 2006, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings, which may be near or over the property line or face of the building.

The Bearings used herein are based on an assumed meridian and are used to denote angles only.

**EXCEPTION PARCEL NO. 2:**

(100 LEVEL) RESTAURANT PARCEL "B" TOWER CITY AVENUE, LLC  
Situating in the City of Cleveland, County of Cuyahoga and State of Ohio:

*OK  
PBW*

And known as being part of Original Two Acre Lots Nos. 80 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows:

Beginning on the Southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at a point distant South 84 deg. 03' 05" East along said Southwesterly line, 125.667 feet, from its intersection with the Southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

Thence South 5 deg. 56' 55" West, 53.61 feet;

Thence North 84 deg. 03' 05" West, 11.50 feet;

Thence South 5 deg. 56' 55" West, 73.60 feet;

Thence North 84 deg. 03' 05" West, 16.13 feet to the principal place of beginning of the premises herein intended to be described;

**COURSE NO. 1:**

Thence North 84 deg. 03' 05" West, 11.41 feet;

**COURSE NO. 2:**

Thence North 5 deg. 56' 55" East, 6.60 feet;

**COURSE NO. 3:**

Thence South 84 deg. 03' 05" East, 11.41 feet;

**COURSE NO. 4:**

Thence South 5 deg. 56' 55" West, 6.60 feet to the principal place of beginning, containing 75 square feet (0.0017 acres), according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in June, 2006, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings, which may be near or over the property line or face of the building.

The Bearings used herein are based on an assumed meridian and are used to denote angles only.

**PARCEL NO. 2A:**

(100 LEVEL) MECHANICAL ROOM PARCEL TOWER CITY HOTEL ASSOCIATES LIMITED PARTNERSHIP

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:  
And known as being part of Original Two Acre Lots Nos. 79 and 80 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows:

Beginning on the Northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at the most Southeasterly corner of land conveyed to TC Avenue Retail, LLC by deed dated November 8, 2005 and recorded in A.F.N. 200511141453 of Cuyahoga County Records;

Thence North 5 deg. 56' 55" East along said Easterly line of land so conveyed, 9.24 feet;

Thence North 84 deg. 03' 05" West, 11.55 feet;

Thence North 5 deg. 56' 55" East, 49.75 feet;

Thence North 84 deg. 03' 05" West, 12.63 feet

Thence South 5 deg. 56' 55" West 7.23 feet to the principal place of beginning of the premises herein intended to be described;

**COURSE NO. 1:**

Thence South 5 deg. 56' 55" West, 16.00 feet;

**COURSE NO. 2:**

Thence North 84 deg. 03' 05" West 28.95 feet;

**COURSE NO. 3:**

Thence North 5 deg. 56' 55" East, 16.00 feet;

**COURSE NO. 4:**

Thence South 84 deg. 03' 05" East, 28.95 feet to the principal place of beginning, containing 463 square feet (0.0106 acres), according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in June, 2006, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings, which may

be near or over the property line or face of the building.

The Bearings used herein are based on an assumed meridian and are used to denote angles only.

PARCEL NO. 2 EXCEPTING THEREFROM EXCEPTION PARCEL NO. 1 AND EXCEPTION PARCEL NO. 2 AND CONSOLIDATING WITH PARCEL NO. 2A ALL ARE FURTHER DESCRIBED AS THE FOLLOWING:

P.P.N. 101-23-102F

(100 LEVEL)

CONSOLIDATED

NEW ENTRANCE PARCEL

TOWER CITY HOTEL ASSOCIATES LIMITED PARTNERSHIP

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 79 and 80 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at its intersection with the southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

- Course No. 1: thence North 5°-56'-55" East, 29.33 feet;
- Course No. 2: thence South 84°-03'-05" East, 14.00 feet;
- Course No. 3: thence northeasterly along the arc of a circle deflecting to the right 8.17 feet, said curved line having a radius of 8.50 feet and a chord which bears North 84°-55'-31" East, a distance of 7.86 feet;
- Course No. 4: thence North 50°-31'-01" East, 6.10 feet;
- Course No. 5: thence North 39°-28'-59" West, 2.00 feet;
- Course No. 6: thence North 50°-31'-01" East, 34.60 feet;
- Course No. 7: thence South 39°-28'-59" East, 2.00 feet;
- Course No. 8: thence North 50°-31'-01" East, 5.84 feet;
- Course No. 9: thence North 5°-56'-55" East, 11.53 feet;
- Course No. 10: thence North 84°-03'-05" West, 1.17 feet;
- Course No. 11: thence North 5°-56'-55" East, 9.47 feet;
- Course No. 12: thence South 84°-03'-05" East, 30.97 feet;
- Course No. 13: thence North 5°-56'-55" East, 9.47 feet;
- Course No. 14: thence South 84°-03'-05" East, 13.86 feet;
- Course No. 15: thence North 5°-56'-55" East, 16.46 feet;
- Course No. 16: thence South 84°-03'-05" East, 16.13 feet;

Course No. 17: thence North 5°-56'-55" East, 73.60 feet;  
 Course No. 18: thence South 84°-03'-05" East, 11.50 feet, to a point in the southeasterly line of land conveyed to Tower City Hotel Associates Limited Partnership by deed dated May 1, 1989 and recorded in Volume 89-2902, Page 35 of Cuyahoga County Records;  
 Course No. 19: thence South 5°-56'-55" West along said southeasterly line of land so conveyed to Tower City Hotel Associates Limited Partnership, 175.27 feet;  
 Course No. 20: thence North 84°-03'-05" West, 11.55 feet;  
 Course No. 21: thence North 5°-56'-55" East, 49.75 feet;  
 Course No. 22: thence North 84°-03'-05" West, 12.63 feet;  
 Course No. 23: thence South 5°-56'-55" West, 23.23 feet;  
 Course No. 24: thence North 84°-03'-05" West, 28.95 feet;  
 Course No. 25: thence South 5°-56'-55" West, 1.19 feet;  
 Course No. 26: thence North 84°-03'-05" West, 8.18 feet;  
 Course No. 27: thence North 5°-56'-55" East, 14.88 feet;  
 Course No. 28: thence North 84°-03'-05" West, 3.92 feet;  
 Course No. 29: thence South 50°-56'-55" West 41.90 feet;  
 Course No. 30: thence southwesterly along the arc of a circle deflecting to the right 5.36 feet, said curved line having a radius of 11.64 feet and a chord which bears South 17°-23'-46" West, a distance of 5.31 feet;  
 Course No. 31: thence South 5°-56'-55" West, 5.58 feet;  
 Course No. 32: thence North 84°-03'-05" West, 0.94 feet;  
 Course No. 33: thence South 5°-56'-55" West, 9.04 feet to the afore mentioned northeasterly line of the Bridge of Huron Road N.W.;  
 Course No. 34: thence North 84°-03'-05" West along said northeasterly line of the Bridge of Huron Road N.W., 28.82 feet to the place of beginning, containing 6,613 square feet (0.1518 acres), according to a survey by Garrett & Associates, Registered Engineers and Surveyors made in December, 2011, be the same more or less, but subject to all legal highways.  
 The intent of the above legal description is to include all portions of buildings, which may be near or over the property line or face of the building.  
 The bearings used herein are based on an assumed meridian and are used to denote angles only.

TM NO. 11-036-S-003  
 PARCEL NO. 3:

*OK*

(100 LEVEL) ACCESS STAIRWAY AND MECHANICAL, ELECTRICAL AND TELEPHONE EQUIPMENT ROOMS TOWER CITY HOTEL ASSOCIATES LIMITED PARTNERSHIP

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:  
 And known as being part of Original Two Acre Lots Nos. 80 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and an upper

horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows:

Beginning on the Southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at a point distant South 84 deg. 03' 05" East along said Southwesterly line, 65.57 feet, from its intersection with the Southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records, said point being the place of beginning of the premises herein intended to be described;

COURSE NO. 1:

Thence South 84 deg. 03' 05" East, 14.00 feet;

COURSE NO. 2:

Thence South 5 deg. 56' 55" West, 96.55 feet;

COURSE NO. 3:

Thence South 84 deg. 03' 05" East, 3.20 feet;

COURSE NO. 4:

Thence South 5 deg. 56' 55" West, 24.06 feet;

COURSE NO. 5:

Thence North 84 deg. 03' 05" West, 9.37 feet;

COURSE NO. 6:

Thence North 5 deg. 56' 55" East, 2.00 feet;

COURSE NO. 7:

Thence North 84 deg. 03' 05" West, 10.47 feet;

COURSE NO. 8:

Thence North 5 deg. 56' 55" East, 22.06 feet;

COURSE NO. 9:

Thence North 84 deg. 03' 05" West, 6.00 feet;

COURSE NO. 10:

Thence North 5 deg. 56' 55" East, 28.66 feet;

COURSE NO. 11:

Thence South 84 deg. 03' 05" East, 14.14 feet;

COURSE NO. 12:

Thence North 5 deg. 56' 55" East, 57.66 feet;

COURSE NO. 13:

Thence North 84 deg. 03' 05" West, 5.50 feet;

COURSE NO. 14:

Thence North 5 deg. 56' 55" East, 10.23 feet to the place of beginning, containing 1,739 square feet (0.0399 acres), according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in June, 2006, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings, which may be near or over the property line or face of the building.

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The Bearings used herein are based on an assumed meridian and are used to denote angles only.

<b>Parcel 101-23-072D</b> ✓
<b>Parcel 101-23-072E</b> ✓
<b>Parcel 101-23-085G</b> ✓
<b>Parcel 101-23-100E</b> ✓
<b>Parcel 101-23-104F</b> ✓
<b>Parcel 101-23-105F</b> ✓
<b>Parcel 101-23-106F</b> ✓
<b>Parcel 101-23-174A</b> ✓

[RHA 250, LLC]

Certain real property located in the City of Cleveland, County of Cuyahoga, Ohio, as more particularly described as follows:

P.P.N. 101-23-072E  
(72) LEVEL

*OK  
2/23/16*

REVISED PARCEL NO. 82  
TOWER CITY HOTEL COMMUNITY  
URBAN REDEVELOPMENT CORPORATION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 80 and further known as being all that part of the hereinafter described premises extending above a plane at elevation 70.40 feet, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 82.70 feet, more particularly bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the Southeasterly line of Superior Avenue N.W., 132 feet in width;

Thence South 84° 03' 05" East along said northeasterly line of the Bridge of Prospect Avenue N.W., 489.13 feet; thence South 5° 56' 55" West, 100.76 feet to the principal place of beginning of the premises herein to be described;

Course No. 1: thence South 84°-03'-05" East, 73.21 feet;

Course No. 2: thence South 5°-56'-55" West, 14.83 feet;

Course No. 3: thence South 84°-03'-05" East, 2.92 feet;

Course No. 4: thence South 5°-56'-55" West, 10.84 feet;

Course No. 5: thence North 84°-03'-05" West, 76.13 feet;

Course No. 6: thence North 5°-56'-55" East, 25.67 feet to the principal place of beginning, containing 1,911 square feet of land (0.0439 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in September, 1990, be the same more or less, but subject to all legal highways.

P.P.N. 101-23-072D  
(72) LEVEL

*OK  
2/23/16*

PARCEL NO. 25-A  
TOWER CITY HOTEL COMMUNITY  
URBAN REDEVELOPMENT CORPORATION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known, as being part of Original Two Acre Lots Nos. 79 and 80, and further known as being all that part of the hereinafter described premises extending above a plane at elevation 70.40 feet, City of Cleveland Datum Base Level, and having as its upper limits a plane at elevation 82.70 feet, more particularly bounded and described as follows:

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This Legal Description Complies with  
The Cuyahoga County Transfer and  
Conveyance Standards and is approved  
for transfer.

FEB 29 2016

  
Agent

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at a point distant South 84°-03'-05" East, 410.94 feet, as measured along said northeasterly line of the Bridge of Prospect Avenue N.W. from its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width;

Course No. 1: thence South 84°-03'-05" East, along said northeasterly line of the Bridge of Prospect Avenue N.W., 78.19 feet;

Course No. 2: thence South 05°-56'-55" West, 127.62 feet;

Course No. 3: thence North 84°-03'-05" West, 45.96 feet to the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

Course No. 4: thence North 05°-56'-55" East along said northwesterly line of the Bridge of West 3rd Street, 27.62 feet, to the southwesterly line of the aforementioned Bridge of Prospect Avenue N.W.;

Course No. 5: thence North 84°-03'-05" West, along said southwesterly line of the Bridge of Prospect Avenue N.W., 35.92 feet;

Course No. 6: thence North 05°-56'-55" East, 13.50 feet;

Course No. 7: thence South 84°-03'-05" East, 15.43 feet;

Course No. 8: thence North 05°-56'-55" East, 47.04 feet;

Course No. 9: thence North 84°-03'-05" West, 11.74 feet;

Course No. 10: thence North 05°-56'-55" East, 39.46 feet to the place of beginning, containing 8,585 square feet of land (0.1971 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in September, 1990, be the same more or less, but subject to all legal highways.

P.P.N. 101-23-085G

(85 LEVEL)

PARCEL NO. 26-A

TOWER CITY HOTEL COMMUNITY

URBAN REDEVELOPMENT CORPORATION

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being part of Original Two Acre Lots Nos. 79 and 80 and further known as being all those parts of the hereinafter described premises extending above a plane at elevation 82.70 feet, City of Cleveland Datum Base Level, and having as its upper limits the lower surfaces of the fire proofing at the various planes of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records and the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records, more particularly bounded and described as follows:

Beginning on the northeasterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at a point distant South 84°-03'-05" East, 410.94 feet, as measured along said northeasterly line of the Bridge of Prospect Avenue N.W. from its intersection with the southeasterly line of Superior Avenue N.W., 132 feet in width;

Course No. 1: thence South 84°-03'-05" East, along said northeasterly line of the Bridge of Prospect Avenue N.W. 51.82 feet;

Course No. 2: thence South 28°-45'-04" East, 46.32 feet;

Course No. 3: thence South 5°-56'-55" West, 89.54 feet;  
 Course No. 4: thence North 84°-03'-05" West, 45.96 feet to the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;  
 Course No. 5: thence North 5°-56'-55" East along said northwesterly line of the Bridge of West 3rd Street, 27.62 feet to the southwesterly, line of the aforementioned Bridge of Prospect Avenue N.W.;  
 Course No. 6: thence North 84°-03'-05" West, along said southwesterly line of the Bridge of Prospect Avenue N.W., 35.92 feet;  
 Course No. 7: thence North 5°-56'-55" East, 13.50 feet;  
 Course No. 8: thence South 84°-03'-05" East, 15.43 feet;  
 Course No. 9: thence North 5°-56'-55" East, 47.04 feet;  
 Course No. 10: thence North 84°-03'-05" West, 11.74 feet;  
 Course No. 11: thence North 5°-56'-55" East, 39.46 feet to the place of beginning, containing 8,083 square feet of land (0.1856 acres) according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in September, 1990, be the same more or less, but subject to all legal highways.

(72 LEVEL)

EASEMENT PARCEL NO. 9-A

(Created in Deed recorded in Volume 93-8708, Page 22 of Cuyahoga County Records)

TOWER CITY HOTEL COMMUNITY

URBAN REDEVELOPMENT CORPORATION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 79 and 80 and further known as being all those parts of the hereinafter described premises extending above a plane at elevation 70.40 feet, City of Cleveland Datum Base Level, and having as its upper limits the various planes shown on Exhibit "A" attached to the deed to The Cleveland Union Terminals Company dated December 8, 1931 and recorded in Volume 4213, Page 382 of Cuyahoga County Records, more particularly bounded and described as follows:

Beginning on the northwesterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records, at its intersection with the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records:  
 Course No. 1: thence South 05°-56'-55" West, along the aforementioned northwesterly line of the Bridge of West 3rd Street, 27.62 feet;  
 Course No. 2: thence North 84°-03'-05" West, 62.25 feet;  
 Course No. 3: thence South 05°-56'-55" West, 10.37 feet;  
 Course No. 4: thence North 84°-03'-05" West, 35.55 feet;  
 Course No. 5: thence North 05°-56'-55" East, 12.37 feet;  
 Course No. 6: thence South 84°-03'-05" East, 20.55 feet;  
 Course No. 7: thence North 05°-56'-55" East, 25.12 feet;  
 Course No. 8: thence South 84°-03'-05" East, 41.33 feet;  
 Course No. 9: thence North 05°-56'-55" East, 0.50 feet to the aforementioned southwesterly line of the Bridge of Prospect Avenue N.W.;  
 Course No. 10: thence South 84°-03'-05" East, along said southwesterly line of the Bridge of

Prospect Avenue N.W., 35.92 feet, to the place of beginning, containing 2,523 square feet of land (0.0579 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in September, 1990, be the same more or less, but subject to all legal highways.

P.P.N. 101-23-174A

PARCEL NO. 76

TOWER CITY HOTEL COMMUNITY URBAN

REDEVELOPMENT CORPORATION

UPPER HOTEL AREA

Situated in the City of Cleveland, County of Cuyahoga and state of Ohio, and known as being a part of Original Two Acre Lots Nos. 79, 80, and 81 and being that portion of the following described premises lying between a lower horizontal plane at elevation 174.12 feet and an upper horizontal plane at elevation 282.92 feet, more particularly bounded and described as follows: Beginning in the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records, at its intersection with the southeasterly line of the Bridge of West 3rd street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

Course No. 1: thence North 5°-56'-55" East along said southeasterly line of the Bridge of West 3rd Street, 238.120 feet to its intersection with the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records;

Course No. 2: thence South 84°-03'-05" East along said southwesterly line of the Bridge of Prospect Avenue N.W., 125.667 feet;

Course No. 3: thence South 5°-56'-55" West, 238.120 feet to the aforementioned northeasterly line of the Bridge of Huron Road N.W.;

Course No. 4: thence North 84°-03'-05" West along said northeasterly line of the Bridge of Huron Road N.W., 125.667 feet to the place of beginning, containing 29,924 square feet of land (0.6870 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in April, 1989, be the same more or less, but subject to all legal highways.

REMAINDER

PARCEL NO. 75A

100 LEVEL

RITZ HOTEL OFFICES AND ENTRY

AT STREET LEVEL

TOWER CITY HOTEL COMMUNITY

URBAN REDEVELOPMENT CORPORATION

Situated in the City of Cleveland, County of Cuyahoga and state of Ohio, and known as being part of Original Two Acre Lots Nos. 79 and 80 and being that portion of the following described premises lying between the under side of the structure floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and on upper horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows:

Beginning on the southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records, at a point distant North 5°-56'-55" East, 29.33 feet, as measured along said southeasterly line of the Bridge

of West 3rd Street from its intersection with the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of Cuyahoga County Records;

Course No. 1: thence South 84°-03'-05" East, 14.00 feet;

Course No. 2: thence northeasterly along the arc of a circle deflecting to the right 8.17 feet, said curved line having a radius of 8.50 feet and a chord which bears North 84°-55'-31" East a distance of 7.86 feet;

Course No. 3: thence North 50°-31'-01" East, 6.10 feet;

Course No. 4: thence North 39°-28'-59" West, 2.00 feet;

Course No. 5: thence North 50°-31'-01" East, 34.60 feet;

Course No. 6: thence South 39°-28'-59" East, 2.00 feet;

Course No. 7: thence North 50°-31'-01" East, 5.84 feet;

Course No. 8: thence North 5°-56'-55" East, 11.53 feet;

Course No. 9: thence North 84°-03'-05" West, 1.17 feet;

Course No. 10: thence North 5°-56'-55" East, 9.47 feet;

Course No. 11: thence South 84°-03'-05" East, 30.97 feet;

Course No. 12: thence North 5°-56'-55" East, 9.47 feet;

Course No. 13: thence South 84°-03'-05" East, 2.45 feet;

Course No. 14: thence North 5°-56'-55" East, 23.06 feet;

Course No. 15: thence North 84°-03'-05" West, 13.23 feet;

Course No. 16: thence North 5°-56'-55" East, 2.00 feet;

Course No. 17: thence North 84°-03'-05" West, 10.47 feet;

Course No. 18: thence North 5°-56'-55" East, 22.06 feet;

Course No. 19: thence North 84°-03'-05" West, 6.00 feet;

Course No. 20: thence North 5°-56'-55" East, 16.16 feet;

Course No. 21: thence North 84°-03'-05" West, 11.75 feet;

Course No. 22: thence South 5°-56'-55" West, 7.67 feet;

Course No. 23: thence North 84°-03'-05" West, 31.89 feet;

Course No. 24: thence North 5°-56'-55" East, 18.88 feet;

Course No. 25: thence North 84°-03'-05" West, 13.29 feet to the aforementioned southeasterly line of the Bridge of West 3rd Street;

Course No. 26: thence South 5°-56'-55" West along said southeasterly line of the Bridge of West 3rd Street, 139.61 feet to the place of beginning, containing 7,514: square feet of land (0.1725 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in August, 2005, be the same more or less, but subject to all legal highways.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY - RESTAURANT PARCEL "A", DESCRIBED AS FOLLOWS:

EXCEPTION PARCEL  
(100 LEVEL)

RESTAURANT PARCEL "A"  
TOWER CITY AVENUE, LLC

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 80 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 100.00 feet,

City of Cleveland Datum Base Level, and on upper horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at a point distant South 84°-03'-05" East along said southwesterly line, 125.667 feet, from its intersection with the southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records; thence South 5°-56'-55" West, 53.61 feet; thence North 84°-03'-05" West, 11.50 feet; thence South 5°-56'-55" West, 73.60 feet; thence North 84°-03'-05" West, 27.54 feet to the principal place of beginning of the premises herein intended to be described;

Course No. 1: thence North 84°-03'-05" West, 3.86 feet;

Course No. 2: thence North 5°-56'-55" East, 6.60 feet;

Course No. 3: thence South 84°-03'-05" East, 3.86 feet;

Course No. 4: thence South 5°-56'-55" West, 6.60 feet to the principal place of beginning, containing 25 square feet (0.0006 acres), according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in June, 2006, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings, which may be near or over the property line or face of the building.

The Bearings used herein are based on an assumed meridian and are used to denote angles only.

(100 LEVEL)

RITZ HOTEL

NORTH OFFICE PARCEL

TOWER CITY HOTEL COMMUNITY

URBAN REDEVELOPMENT CORPORATION

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being a part of Original Two Acre Lot No. 80, and being that portion of the following described premises lying between the under side structural floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows;

Beginning on the southwesterly line of the Bridge of Prospect Avenue, N.W., 100 feet in width, as shown by the recorded plat in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of the Bridge of West 3rd Street 59 feet in width, as shown by the recorded plat in Volume 123 of Maps, Page 22 of Cuyahoga County Records; thence South 5°-56'-55" West along said southeasterly line, 69.18 feet; thence South 84°-03'-05" East, 13.29 feet to the principal place of beginning of the premises herein intended to be described;

Course No. 1: thence South 84°-03'-05" East, 31.89 feet;

Course No. 2: thence South 5°-03'-05" West, 18.88 feet;

Course No. 3: thence North 84°-03'-05" West, 31.89 feet;

Course No. 4: thence North 5°-56'-55" East, 18.88 feet to the principal place of beginning, containing 602 square feet (0.0138 acres), according to a Survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in June, 2006, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings which maybe near or over the property line or face of building.  
The bearings used herein are based on an assumed meridian and are used to denote angles only.

(100 LEVEL)  
RITZ HOTEL EAST ENTRY  
TOWER CITY HOTEL COMMUNITY  
URBAN REDEVELOPMENT CORPORATION

*GH*  
*280*

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 80 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and on upper horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at a point distant South 84°-03'-05" East along said southwesterly line, 125.667 feet, from its intersection with the southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records; thence South 5°-56'-55" West, 53.61 feet; thence North 84°-03'-05" West, 11.50 feet; thence South 5°-56'-55" West, 73.60 feet; thence North 84°-03'-05" West, 16.13 feet to the principal place of beginning of the premises herein intended to be described;

Course No. 1: thence South 5°-56'-55" West, 16.46 feet;

Course No. 2: thence North 84°-03'-05" West, 11.41 feet;

Course No. 3: thence North 5°-56'-55" East, 16.46 feet;

Course No. 4: thence South 84°-03'-05" East, 11.41 feet to the principal place of beginning, containing 188 square feet (0.0043 acres), according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in June, 2006, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings, which may be near or over the property line or face of the building.

The Bearings used herein are based on an assumed meridian and are used to denote angles only.

✓ REMAINDER PARCEL NO. 75A COMBINED WITH RITZ HOTEL EAST ENTRY AND RITZ HOTEL

NORTH OFFICE PARCEL AND EXCEPTING THEREFROM THE EXCEPTION PARCEL - RESTAURANT PARCEL "A" TOGETHER ALL FORM THE 100 LEVEL NEW PARCEL NO. 75A (P.P.N. 101-23-100E) DESCRIBED AS FOLLOWS:

P.P.N. 101-23-100E

(100 LEVEL)

NEW PARCEL NO. 75A  
RITZ HOTEL OFFICES AND ENTRY  
AT STREET LEVEL

*OK  
JBN*

### TOWER CITY HOTEL COMMUNITY

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 79 and 80 and being that portion of the following described premises lying between the under side of the structure floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation.

Beginning on the southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records, at a point distant North 5°-56'-55" East, 29.33 feet, as measured along said southeasterly line of the Bridge of West 3rd Street from its intersection with the northeasterly line of the Bridge of Huron Road N.W., 84 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 20 of

Course No. 1: thence South 84°-03'-05" East, 14.00 feet;

Course No. 2: thence northeasterly along the arc of a circle deflecting to the right 8.17 feet, said curved line having a radius of 8.50 feet and a chord which bears North 84°-55'-3" East a distance of 7.86 feet;

Course No. 3: thence North 50°-31'-01" East, 6.10 feet;

Course No. 4: thence North 39°-28'-59" West, 2.00 feet;

Course No. 5: thence North 50°-31'-01" East, 34.60 feet;

Course No. 6: thence South 39°-28'-59" East, 2.00 feet;

Course No. 7: thence North 50°-31'-01" East, 5.84 feet;

Course No. 8: thence North 5°-56'-55" East, 11.53 feet;

Course No. 9: thence North 84°-03'-05" West, 1.17 feet;

Course No. 10: thence North 5°-56'-55" East, 9.47 feet;

Course No. 11: thence South 84°-03'-05" East, 30.97 feet;

Course No. 12: thence North 5°-56'-55" East, 9.47 feet;

Course No. 13: thence South 84°-03'-05" East, 13.86 feet;

Course No. 14: thence North 5°-56'-55" East, 16.46 feet;

Course No. 15: thence North 84°-03'-05" West, 15.27 feet;

Course No. 16: thence North 5°-56'-55" East, 6.60 feet;

Course No. 17: thence North 84°-03'-05" West, 9.37 feet;

Course No. 18: thence North 5°-56'-55" East, 2.00 feet;

Course No. 19: thence North 84°-03'-05" West, 10.47 feet;

Course No. 20: thence North 5°-56'-55" East, 22.06 feet;

Course No. 21: thence North 84°-03'-05" West, 6.00 feet;

Course No. 22: thence North 5°-56'-55" East, 16.16 feet;

Course No. 23: thence North 84°-03'-05" West, 11.75 feet;

Course No. 24: thence North 5°-56'-55" East, 11.21 feet;

Course No. 25: thence North 84°-03'-05" West, 45.18 feet;

Course No. 26: thence South 5°-56'-55" West along said southeasterly line of the Bridge of West 3rd Street, 139.61 feet to the place of beginning, containing 8,269 square feet of land (0.1898 acres) according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors,

P.P.N. 101-23-104F  
(100 LEVEL)

*OK  
JAW*

RITZ HOTEL  
EQUIPMENT ROOM PARCEL  
TOWER CITY HOTEL COMMUNITY  
URBAN REDEVELOPMENT CORPORATION

Situated in the City of Cleveland, County of Cuyahoga and state of Ohio, and known as being part of Original Two Acre Lots Nos. 80 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records; thence South 84°-03'-05" East along said southwesterly line of the Bridge of Prospect Avenue, N.W., 65.57 feet; thence South 5°-56'-55" West 10.23 feet; thence South 84°-03'-05" East, 5.50 feet; thence South 5°-56'-55" West, 31.20 feet; thence North 84°-03'-00" West, 5.56 feet to the principal place of beginning of the premises herein intended to be described;

Course No. 1: thence North 84°-03'-05" West, 23.99 feet;

Course No. 2: thence North 5°-56'-55" East, 15.75 feet;

Course No. 3: thence South 84°-03'-05" East, 23.99 feet;

Course No. 4: thence South 5°-56'-55" West, 15.75 feet to the principal place of beginning, containing 378 square feet (0.0087 acres), according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in June, 2006, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings, which may be near or over the property line or face of the building.

The Bearings used herein are based on an assumed meridian and are used to denote angles only.

P.P.N. 101-23-105F  
(100 LEVEL)

*OK  
EBS*

RITZ HOTEL  
SERVICE ELEVATOR PARCEL NO. 1  
TOWER CITY HOTEL COMMUNITY  
URBAN REDEVELOPMENT CORPORATION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 80 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 100.00 feet, City of Cleveland Datum Base Level, and an upper horizontal plane at elevation 117.37 feet, more particularly bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records;

thence South 84°-03'-05" East along said southwesterly line of the Bridge of Prospect Avenue, N.W., 65.57 feet; thence South 5°-56'-55" West 10.23 feet; thence South 84°-03'-05" East, 5.50 feet; thence South 5°-56'-55" West, 31.20 feet; thence North 84°-03'-05" West, 5.56 feet; thence North 5°-56'-55" East, 15.75 feet; thence North 84°-03'-05" West, 1.69 feet to the principal place of beginning of the premises herein intended to be described;

Course No. 1: thence North 84°-03'-05" West, 22.30 feet;

Course No. 2: thence North 5°-56'-55" East, 10.25 feet;

Course No. 3: thence South 84°-03'-05" East, 22.30 feet;

Course No. 4: thence South 5°-56'-55" West, 10.25 feet to the principal place of beginning, containing 229 square feet (0.0052 acres), according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in June, 2006, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include all portions of buildings, which may be near or over the property line or face of the building.

The Bearings used herein are based on an assumed meridian and are used to denote angles only.

P.P.N. 101-23-106F  
(100 LEVEL)

*OK  
9/20*

RITZ HOTEL

SERVICE ELEVATOR PARCEL NO. 2

TOWER CITY HOTEL COMMUNITY

URBAN REDEVELOPMENT CORPORATION

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lots Nos. 80 and being that portion of the following described premises lying between the under side of the structural floor slab at approximately elevation 117.37 feet, City of Cleveland Datum Base Level, and on upper horizontal plane at elevation 174.12 feet, more particularly bounded and described as follows:

Beginning on the southwesterly line of the Bridge of Prospect Avenue N.W., 100 feet in width, as shown by the plat recorded in Volume 120 of Maps, Page 37 of Cuyahoga County Records, at its intersection with the southeasterly line of the Bridge of West 3rd Street, 59 feet in width, as shown by the plat recorded in Volume 123 of Maps, Page 22 of Cuyahoga County Records; thence South 84°-03'-05" East along said southwesterly line of the Bridge of Prospect Avenue, N.W., 65.57 feet; thence South 5°-56'-55" West 10.23 feet; thence South 84°-03'-05" East, 5.50 feet; thence South 5°-56'-55" West, 31.20 feet; thence North 84°-03'-05" West, 5.56 feet; thence North 5°-56'-55" East, 15.75 feet; thence North 84°-03'-05" West, 1.69 feet to the principal place of beginning of the premises herein intended to be described;

Course No. 1: thence North 84°-03'-05" West, 22.30 feet;

Course No. 2: thence North 5°-56'-55" East, 10.25 feet;

Course No. 3: thence South 84°-03'-05" East, 22.30 feet;

Course No. 4: thence South 5°-56'-55" West, 10.25 feet to the principal place of beginning, containing 229 square feet (0.0052 acres), according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in June, 2006, be the same more or less, but subject to all legal highways.

The intent of the above legal description is to include on portions of buildings, which may be near or over the property line or face of the building.

The Bearings used herein are based on an assumed meridian and are used to denote angles only.