

LEGISLATIVE SUMMARY
Mayor's Office of Capital Projects
Division of Real Estate

**MODIFICATION OF LAKEFRONT RESERVATION LEASE WITH
CLEVELAND METROPARKS**

Ordinance No: 978-2021

Legislative Purpose: To authorize the Director of the Department of Public Works to enter into one or more lease amendments with the Board of Park Commissioners of the Cleveland Metropolitan Park District ("Metroparks") to modify the Lakefront Reservation Lease with regard to certain lakefront park properties.

Project Summary: The City and Metroparks entered into a Lease Agreement, dated June 6, 2013, as subsequently amended (the "Lease"), under which the City leased park properties along the lakefront to Metroparks (the "Lakefront Reservation").

In the interest of improving management and operation of the Lakefront Reservation, and to reflect certain changes to adjacent properties, Metroparks and the City are seeking authority to amend the Lease as follows:

1. Remove approximately 3 acres from the East 55th St. Marina leased property, including vacated East 55th St. right-of-way and adjacent property, to allow for future park improvements and use by the adjacent property owner (subject to separate legislation). This leased property change is depicted in the attached map, marked as Exhibit A-1.1.
2. Add approximately 16.1 acres to the existing Edgewater Park leased property, consisting of (1) certain property previously occupied by the West Shoreway prior to its reconfiguration by ODOT; and (2) the former U.S. Coast Guard Station property on Whiskey Island at the mouth of the Cuyahoga River, which is intended to be improved by Metroparks and remain opened to the public as a park amenity. Metroparks has invested over \$850,000 into the property since 2017 under various agreements with the City. This leased property change is depicted in the attached map, marked as Exhibit A-2.1.
3. Remove approximately 0.0361 acres (1,575 sq. ft.) from the existing Lakeside Yacht Club leased property, on which is located a Cleveland Public Power monopole. This leased property change is depicted in the attached map, marked as Exhibit A-6.1.

4. Clarify that Metroparks has the right, but not the obligation, to maintain stormwater infrastructure that is located on, but does not serve, the Edgewater Park leased property.

All other Lease provisions shall remain the same.

Permanent Parcel Numbers: 105-02-002A (East 55th St. Marina)
001-35-001 (Edgewater Park)
003-05-019 (historic former U.S. Coast Guard Station)
104-02-001 (Lakeside Yacht Club)

Price: No cost to the City. No change in price or other financial arrangements under the Lease.

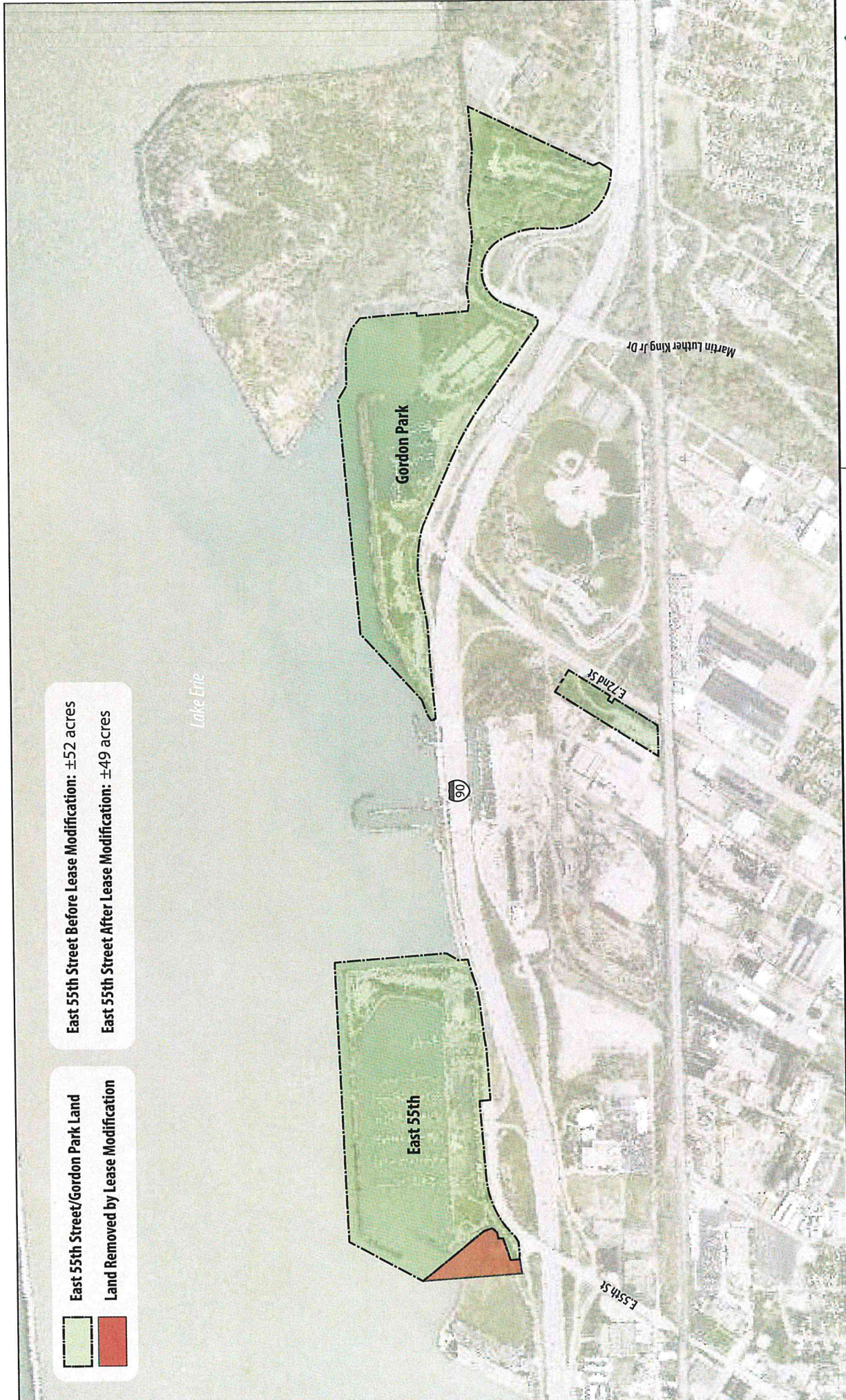
Wards: Ward 10, Councilperson Hairston
Ward 15, Councilperson Spencer

Attachments: Maps

Exhibit A-1.1
East 55th Street/Gordon Park Land

East 55th Street Before Lease Modification: ±52 acres
East 55th Street After Lease Modification: ±49 acres

East 55th Street/Gordon Park Land
Land Removed by Lease Modification



OK
9/13/20
11/13/20

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Lake Erie northerly of Original 10 Acre Lot No. 166 and Original 100 Acre Lot No. 346, described as follows:

Commencing at a 5/8" iron pin with cap inscribed "KS ASSOCS INC PROP MARKER" found at the intersection of the easterly line of East 55th Street (100 feet wide) with the southerly line of South Marginal Road; thence N 00° 52' 14" W, 258.72 feet along said easterly line of East 55th Street; thence N 37° 36' 54" W, 323.29 feet to the Point of Beginning;

Thence N 37° 36' 54" W, 64.28 feet to the southeasterly line of Submerged Lands Lease file SUB -2369-CU;

Thence N 38° 27' 20" E, 161.48 feet along the southeasterly line of said Submerged Lands Lease file SUB-2369-CU;

Thence N 36° 03' 14" W, 33.59 feet along the southeasterly line of said Submerged Lands Lease file SUB-2369-CU;

Thence N 45° 23' 07" E, 45.02 feet along the easterly line of said Submerged Lands Lease file SUB-2369-CU;

Thence N 08° 31' 59" E, 38.10 feet along the easterly line of said Submerged Lands Lease file SUB-2369-CU;

Thence N 22° 38' 36" W, 11.78 feet along the easterly line of said Submerged Lands Lease file SUB-2369-CU;

Thence N 53° 12' 16" W, 57.58 feet along the easterly line of said Submerged Lands Lease file SUB-2369-CU;

Thence N 71° 49' 41" W, 553.52 feet;

Thence N 04° 35' 28" W, 585.00 feet;

Thence N 54° 31' 46" E, 1960.00 feet;

Thence S 37° 30' 52" E, 790.00 feet;

Thence S 02° 26' 48" E, 98.68 feet;

Thence S 37° 45' 41" E, 65.00 feet;

Thence S 40° 45' 55" W, 100.00 feet;

Thence S 37° 27' 59" W, 90.00 feet;

Thence S 45° 46' 33" W, 107.00 feet;

Thence S 50° 08' 51" W, 250.00 feet;

Thence S 47° 51' 56" W, 105.00 feet;

Thence S 53° 06' 58" W, 349.00 feet;

Thence N 38° 04' 08" W, 77.00 feet;

Thence S 52° 25' 06" W, 538.00 feet to a point of curvature;

Thence southwesterly, 470.80 feet along the arc of a curve deflecting to the left, said curve having a radius of 642.00 feet, central angle of 42° 01' 00", a chord bearing S 31° 24' 36" W, 460.32 feet;

Thence S 26° 41' 46" W, 47.00 feet;

Thence S 53° 31' 17" W, 120.12 feet to the point of beginning and containing 48.9704 acres, but subject to all legal highways, easements, restrictions, and covenants. This legal description has been prepared by Gary J. Tata, P.S. #7723 for Cleveland Metroparks from a survey dated revised November 3, 2003 by L.V. SURVEYING, INC. and a June 2013 survey by Cleveland Metroparks.

The bearings are based on Ohio State Plane, North Zone NAD 83 (1995) Grid North, from said L.V. SURVEYING, INC. survey.

Gary J. Tata P.S. #7723
4101 Fulton Parkway
Cleveland, Ohio 44144

10/11/2019



Lakeside Yacht Club Land

Land Removed by Lease Modification

Lakeside Yacht Club Before Lease Modification: ±23 acres

Lakeside Yacht Club After Lease Modification: ±23 acres

Burke Lakefront Airport

Lakeside Yacht Club

North Marginal Rd

90

South Marginal Rd



Exhibit A-6.1
Lakeside Yacht Club Land

October 2019



~~OK~~
86W
11/13/20

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Lake Erie northerly of Original 10 Acre Lot No.'s 155, 156, 157, 158, 159, and 160, described as follows:

Beginning in the northwesterly line of Cleveland Memorial Shoreway at its intersection with the southwesterly line of East 49th Street (60 feet wide) extended northerly;

Thence S 54° 43' 23" W, 1058.96 feet along the northwesterly line of said Cleveland Memorial Shoreway;

Thence N 05° 00' 26" W, 11.04 feet to a southeasterly corner of the Submerged Lands Lease to Lakeside Yacht Club, Inc., recorded in AFN 200011280660 of Cuyahoga County Deed Records;

Thence S 73° 46' 00" W, 106.92 feet along the southerly line of said Submerged Lands Lease;

Thence N 05° 16' 37" W, 820.49 feet along the westerly line of said Submerged Lands Lease;

Thence N 54° 43' 23" E, 975.10 feet along the northerly line of said Submerged Lands Lease;

Thence N 10° 05' 45" E, 111.00 feet;

Thence N 65° 06' 38" E, 142.00 feet;

Thence S 85° 47' 33" E, 102.00 feet;

Thence S 38° 48' 13" E, 135.00 feet;

Thence S 46° 56' 55" W, 192.00 feet;

Thence S 08° 25' 51" W, 110.00 feet;

Thence S 34° 01' 21" E, 477.25 feet;

Thence S 54° 43' 23" W, 33.91feet;

Lakeside Yacht Club
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Thence S 35° 16' 37" E, 25.13 feet to the northwesterly line of said Cleveland Memorial Shoreway;

Thence S 54° 43' 23" W, 225.98 feet along the northwesterly line of said Cleveland Memorial Shoreway to the point of beginning and containing 22.5758 acres, but subject to all legal highways, easements, restrictions, and covenants. This legal description has been prepared by Gary J. Tata, P.S. #7723 for Cleveland Metroparks from a survey dated revised February 16, 2004 by KS ASSOCIATES, INC.

The bearings are based on the Ohio State Plane, North Zone NAD 83 (1995) Grid North, from said KS ASSOCIATES, INC. survey.

Gary J. Tata P.S. #7723
4101 Fulton Parkway
Cleveland, Ohio 44144

10/11/2019



May 2019



Edgewater Lease Boundary

OK ~~SE~~
2-16-16

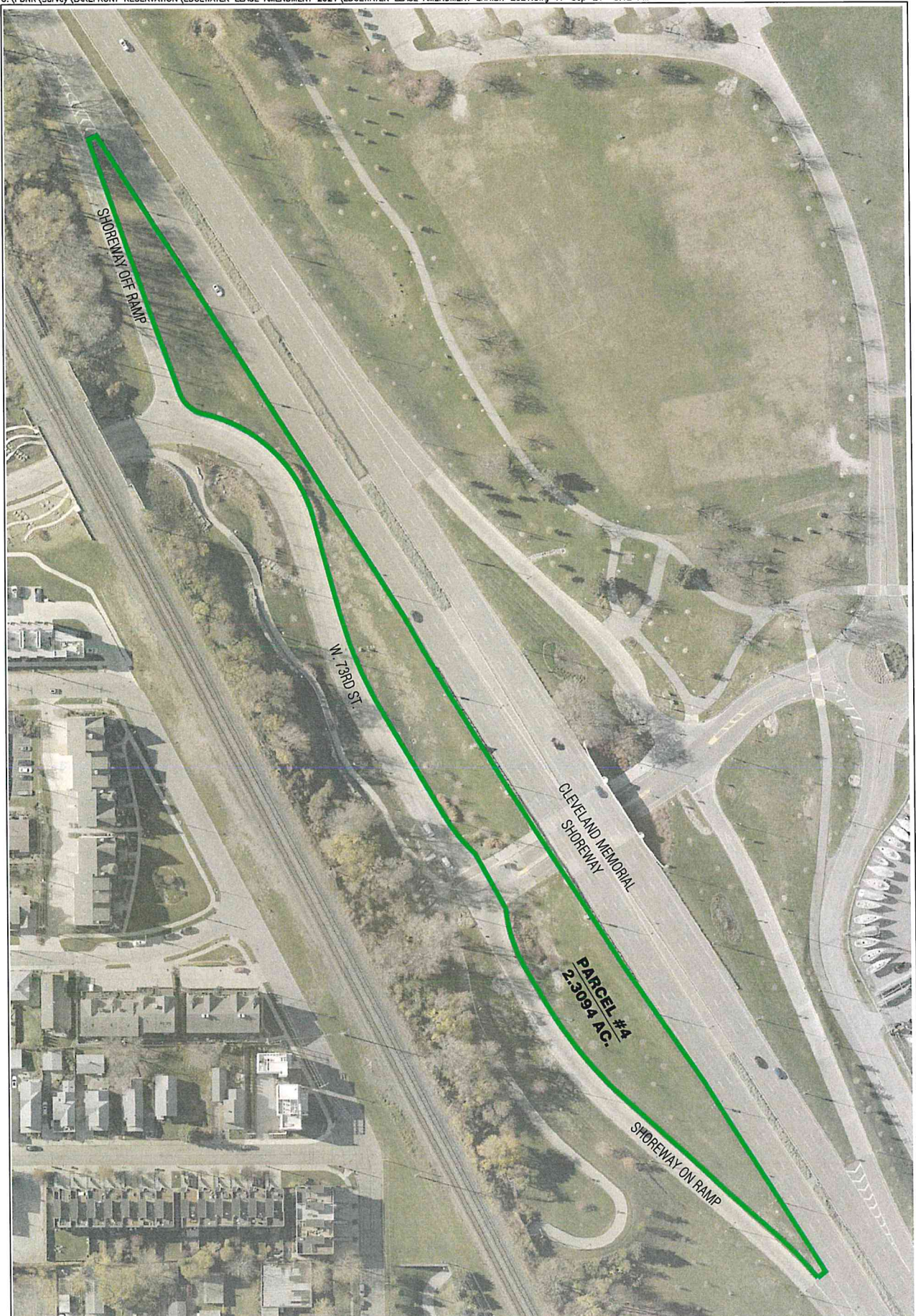
Situated in the State of Ohio and known as being part of Lake Erie and a fill portion thereof. Said area lies Northerly of Original Brooklyn Township Lot No. 51 and is further bounded and described as follows:

Beginning at the intersection of the Northeasterly line of Riverbed Street N.W. (80 feet wide) in the City of Cleveland with the dock line of the ship channel as described in Section 1.0342 (12) of the Political Code of the Charter of the City of Cleveland, Ohio. Thence North 09°-48'-05" East, along the established dock line, 26.47 feet to an angle point therein. Thence North 08°-55'-05" West, continuing along the established dock line, 106.00 feet to an angle point therein. Thence North 29°-01'-40" West, continuing along the established dock line, 1623.42 feet to the present harbor line as established by the United States Government. Thence South 55°-08'-40" West, along the present harbor line, 19.54 feet to the Southwesterly side of a concrete pier. Said point being the principal place of beginning of the area herein described;

- Course 1 Thence South 29°-02'-33" East, along the Southwesterly side of said concrete pier, 89.51 feet to a point;
- Course 2 Thence South 60°-57'-27" West, 162.44 feet to a point. Said point being in the Southeasterly prolongation of the Southwesterly face of a steel wall;
- Course 3 Thence North 33°-48'-41" West, along said Southeasterly prolongation of the Southwesterly face of said steel wall and along the Southwesterly face of said steel wall, 355.00 feet to a point of curvature therein;
- Course 4 Thence Northeasterly along the arc of a curve deflecting to the right, continuing along the face of said steel wall, 80.54 feet to the point of tangency therein. Said arc having a radius of 48.85 feet and a chord which bears North 13°-25'-12.5" East, 71.72 feet;
- Course 5 Thence North 60°-39'-06" East, along the Northwesterly face of said steel wall, 143.53 feet to a point in the Southwesterly side of the concrete pier as aforesaid;
- Course 6 Thence South 29°-02'-33" East, along the Southwesterly side of said concrete pier 317.93 feet to the principal place of beginning and containing 1.6620 Acres of Area. Be the same more or less but subject to all legal highways.









~~OK~~
2/11/20
11/13/20

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, being known as part of Original Brooklyn Township Lot Nos. 10, 11, 30, 31 & 50 and submerged land lakeward of said Original Brooklyn Township, and further described as follows:

Commencing at a stone with drillhole found in monument box at the intersection of the centerline of Lake Avenue (100 feet wide) with the centerline of West Boulevard (width varies), referenced by a 1" iron pin found in monument box at the intersection of the centerline of said Lake Avenue with the centerline of Clifton Boulevard (120 feet wide), South 76° 57' 09" East, 1568.55 feet; Thence North 24° 49' 07" East, 103.93 feet to the Point of Beginning;

- 1) Thence North 12° 47' 29" East, 329.78 feet;
- 2) Thence North 04° 26' 55" East, 111.62 feet to a point of curvature;
- 3) Thence 253.25 feet along the arc of a curve to the left, said arc having a radius of 610.00 feet, central angle 23° 47' 15", chord bearing North 08° 24' 29" West, 251.44 feet;
- 4) Thence 237.05 feet along the arc of a curve to the left, said arc having a radius of 270.00 feet, central angle 50° 18' 13", chord bearing North 45° 33' 27" West, 229.51 feet;
- 5) Thence North 70° 45' 13" West, 214.78 feet to a point of curvature;
- 6) Thence 148.93 feet along the arc of a curve to the left, said arc having a radius of 1130.00 feet, central angle 07° 33' 05", chord bearing North 74° 25' 56" West, 148.82 feet;
- 7) Thence 137.64 feet along the arc of a curve to the left, said arc having a radius of 205.40 feet, central angle 38° 23' 40", chord bearing South 79° 33' 23" West, 135.08 feet;
- 8) Thence 101.40 feet along the arc of a curve to the left, said arc having a radius of 205.40 feet, central angle 28° 17' 03", chord bearing South 46° 13' 03" West, 100.37 feet;
- 9) Thence South 32° 04' 32" West, 0.24 feet to a point of curvature;
- 10) Thence 41.56 feet along the arc of a curve to the left, said arc having a radius of 655.49 feet, central angle 03° 37' 57", chord bearing South 30° 25' 14" West, 41.55 feet;
- 11) Thence 37.19 feet along the arc of a curve to the right, said arc having a radius of 15.00 feet, central angle 142° 03' 08", chord bearing North 82° 35' 05" West, 28.37 feet;
- 12) Thence 168.08 feet along the arc of a curve to the left, said arc having a radius of 318.00 feet, central angle 30° 17' 02", chord bearing North 28° 20' 17" West, 166.13 feet;
- 13) Thence 165.76 feet along the arc of a curve to the left, said arc having a radius of 320.00 feet, central angle 29° 40' 43", chord bearing North 58° 19' 10" West, 163.91 feet;
- 14) Thence 156.23 feet along the arc of a curve to the right, said arc having a radius of 7150.00 feet, central angle 01° 15' 07", chord bearing North 74° 49' 48" West, 156.23 feet;
- 15) Thence North 12° 58' 30" East, 289.43 feet;
- 16) Thence North 90° 00' 00" East, 715.21 feet;

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- 17) Thence South 67° 17' 47" East, 606.13 feet;
- 18) Thence South 62° 00' 03" East, 633.32 feet;
- 19) Thence North 64° 48' 37" East, 2871.69 feet;
- 20) Thence North 63° 37' 31" East, 487.61 feet;
- 21) Thence North 18° 08' 55" West, 196.80 feet;
- 22) Thence North 68° 46' 20" East, 372.43 feet;
- 23) Thence South 22° 26' 15" East, 173.43 feet;
- 24) Thence North 64° 04' 48" East, 1125.17 feet;
- 25) Thence North 48° 54' 42" East, 1136.42 feet;
- 26) Thence South 40° 19' 54" East, 332.61 feet;
- 27) Thence South 65° 27' 11" East, 153.71 feet;
- 28) Thence North 89° 18' 26" East, 310.24 feet to a point in the northerly extension of the easterly line of said Original Brooklyn Township Lot No. 31;
- 29) Thence South 00° 33' 04" East, 1277.40 feet along the easterly line of said Original Brooklyn Township Lot No. 31 and its northerly extension;
- 30) Thence South 67° 55' 03" East, 13.71 feet to the northwesterly corner of Whiskey Island Drive (25 feet wide), as shown on the plat recorded in Volume 240 of Maps, Page 92;
- 31) Thence South 00° 31' 34" East, 29.13 feet along the westerly line of said Whiskey Island Drive to the southwesterly corner thereof, also being the northwesterly corner of land described in Exhibit "A-2" of the easement to the Board of Park Commissioners of the Cleveland Metropolitan Park District, recorded in AFN 201904050306;
- 32) Thence South 00° 31' 34" East, 33.08 feet along the westerly line of said Exhibit "A-2" land to the southwesterly corner thereof;
- 33) Thence North 88° 00' 24" West, 6.91 feet to a point of curvature;
- 34) Thence 569.42 feet along the arc of a curve to the left, said arc having a radius of 960.26 feet, central angle 33° 58' 31", chord bearing North 84° 13' 26" West, 561.11 feet;
- 35) Thence South 81° 29' 18" West, 55.39 feet to a point of curvature;
- 36) Thence 328.27 feet along the arc of a curve to the left, said arc having a radius of 1034.75 feet, central angle 18° 10' 38", chord bearing South 68° 24' 17" West, 326.90 feet;
- 37) Thence South 59° 19' 52" West, 56.84 feet to a point of curvature;
- 38) Thence 188.35 feet along the arc of a curve to the right, said arc having a radius of 1199.27 feet, central angle 08° 59' 55", chord bearing South 63° 42' 38" West, 188.16 feet;
- 39) Thence South 68° 07' 59" West, 329.18 feet to a point of curvature;
- 40) Thence 84.34 feet along the arc of a curve to the left, said arc having a radius of 443.67 feet, central angle 10° 53' 29", chord bearing South 64° 51' 35" West, 84.21 feet;
- 41) Thence South 59° 28' 46" West, 48.86 feet to a point of curvature;

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Edgewater Park Land

Parcel 1

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- 42) Thence 60.37 feet along the arc of a curve to the right, said arc having a radius of 50.21 feet, central angle $68^{\circ} 53' 29''$, chord bearing North $86^{\circ} 06' 36''$ West, 56.80 feet;
- 43) Thence South $35^{\circ} 38' 01''$ East, 59.28 feet;
- 44) Thence North $58^{\circ} 48' 35''$ East, 67.76 feet to a point of curvature;
- 45) Thence 96.82 feet along the arc of a curve to the right, said arc having a radius of 546.42 feet, central angle $10^{\circ} 09' 07''$, chord bearing North $63^{\circ} 27' 54''$ East, 96.69 feet;
- 46) Thence North $68^{\circ} 17' 38''$ East, 318.21 feet;
- 47) Thence South $27^{\circ} 51' 41''$ East, 10.21 feet;
- 48) Thence South $58^{\circ} 05' 57''$ West, 176.58 feet;
- 49) Thence South $60^{\circ} 13' 43''$ West, 119.77 feet;
- 50) Thence South $58^{\circ} 09' 34''$ West, 103.72 feet;
- 51) Thence South $57^{\circ} 44' 06''$ West, 307.87 feet;
- 52) Thence South $54^{\circ} 31' 57''$ West, 85.45 feet;
- 53) Thence South $57^{\circ} 30' 58''$ West, 161.39 feet;
- 54) Thence North $28^{\circ} 41' 50''$ West, 10.45 feet to a point of curvature;
- 55) Thence 207.73 feet along the arc of a curve to the left, said arc having a radius of 2146.85 feet, central angle $05^{\circ} 32' 38''$, chord bearing North $44^{\circ} 57' 11''$ East, 207.65 feet;
- 56) Thence 145.33 feet along the arc of a curve to the right, said arc having a radius of 501.86 feet, central angle $16^{\circ} 35' 30''$, chord bearing North $49^{\circ} 41' 31''$ East, 144.82 feet;
- 57) Thence North $57^{\circ} 57' 55''$ East, 63.91 feet;
- 58) Thence North $39^{\circ} 05' 02''$ West, 43.15 feet to a point of curvature;
- 59) Thence 64.14 feet along the arc of a curve to the right, said arc having a radius of 60.74 feet, central angle $60^{\circ} 30' 06''$, chord bearing South $49^{\circ} 41' 47''$ West, 61.20 feet;
- 60) Thence 138.84 feet along the arc of a curve to the left, said arc having a radius of 270.61 feet, central angle $29^{\circ} 23' 45''$, chord bearing South $48^{\circ} 06' 36''$ West, 137.32 feet;
- 61) Thence South $43^{\circ} 42' 04''$ West, 116.26 feet to a point of curvature;
- 62) Thence 267.81 feet along the arc of a curve to the right, said arc having a radius of 1163.58 feet, central angle $13^{\circ} 11' 14''$, chord bearing South $49^{\circ} 49' 11''$ West, 267.22 feet;
- 63) Thence South $56^{\circ} 14' 23''$ West, 656.96 feet;
- 64) Thence South $54^{\circ} 03' 34''$ West, 48.43 feet;
- 65) Thence South $57^{\circ} 46' 22''$ West, 476.30 feet to a point of curvature;
- 66) Thence 628.07 feet along the arc of a curve to the right, said arc having a radius of 2687.40 feet, central angle $13^{\circ} 23' 26''$, chord bearing South $64^{\circ} 20' 44''$ West, 626.64 feet;
- 67) Thence South $70^{\circ} 58' 09''$ West, 790.75 feet;
- 68) Thence South $74^{\circ} 51' 06''$ West, 73.39 feet;
- 69) Thence South $72^{\circ} 10' 04''$ West, 320.93 feet;

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- 70) Thence South $67^{\circ} 55' 54''$ West, 197.93 feet to a point of curvature;
- 71) Thence 653.76 feet along the arc of a curve to the right, said arc having a radius of 908.73 feet, central angle $41^{\circ} 13' 11''$, chord bearing South $88^{\circ} 09' 58''$ West, 639.75 feet;
- 72) Thence 112.73 feet along the arc of a curve to the right, said arc having a radius of 1118.29 feet, central angle $05^{\circ} 46' 32''$, chord bearing North $68^{\circ} 17' 18''$ West, 112.68 feet;
- 73) Thence North $65^{\circ} 29' 50''$ West, 145.31 feet;
- 74) Thence North $64^{\circ} 36' 02''$ West, 267.08 feet to a point of curvature;
- 75) Thence 533.56 feet along the arc of a curve to the left, said arc having a radius of 572.89 feet, central angle $53^{\circ} 21' 43''$, chord bearing South $88^{\circ} 44' 50''$ West, 514.48 feet;
- 76) Thence South $62^{\circ} 06' 17''$ West, 145.33 feet to a point of curvature;
- 77) Thence 48.79 feet along the arc of a curve to the right, said arc having a radius of 21.32 feet, central angle $131^{\circ} 07' 30''$, chord bearing North $52^{\circ} 37' 13''$ West, 38.82 feet to the Point of Beginning and containing 227.2652 acres.

This description was prepared from record information and from a field survey completed in October 2019 by Jarrod R. Schnell, PS#8623, for Cleveland Metroparks and a legal description prepared by KS Associates, Inc. for Edgewater Park Parcel 1, dated May 17, 2013.

The bearings are based on State Plane Coordinate Grid, Ohio North 1983 (2011), derived from GPS observations. References to recorded documents are those of the Cuyahoga County Recorder's Office.

Jarrod R. Schnell P.S. # 8623

November 9, 2020

OK
gaw
11/13/20

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, being known as part of Original Brooklyn Township Lot No. 11, and further described as follows:

Commencing at a 1" iron pin found in monument box at the intersection of the centerline of Lake Avenue (100 feet wide) with the centerline of Clifton Boulevard (120 feet wide), referenced by a stone with drillhole found in monument box at the intersection of the centerline of said Lake Avenue with the centerline of West Boulevard (width varies), North 76° 57' 09" West, 1568.55 feet; Thence North 76° 57' 09" West, 25.37 feet along the centerline of said Lake Avenue; Thence North 13° 02' 51" East, 50.00 feet to the northeasterly line of said Lake Avenue and the Point of Beginning;

- 1) Thence North 76° 57' 09" West, 1440.72 feet along the northeasterly line of said Lake Avenue;
- 2) Thence North 39° 18' 02" East, 7.39 feet to a point of curvature;
- 3) Thence 602.26 feet along the arc of a curve to the right, said arc having a radius of 568.05 feet, central angle 60° 44' 48", chord bearing North 87° 44' 05" East, 574.45 feet;
- 4) Thence South 61° 53' 31" East, 247.28 feet to a point of curvature;
- 5) Thence 669.23 feet along the arc of a curve to the left, said arc having a radius of 1458.06 feet, central angle 26° 17' 53", chord bearing South 75° 52' 02" East, 663.37 feet;
- 6) Thence South 89° 20' 02" East, 56.19 feet;
- 7) Thence North 01° 03' 19" East, 26.44 feet;
- 8) Thence North 88° 23' 38" West, 90.91 feet to a point of curvature;
- 9) Thence 671.72 feet along the arc of a curve to the right, said arc having a radius of 1438.26 feet, central angle 26° 45' 34", chord bearing North 74° 19' 24" West, 665.64 feet;
- 10) Thence North 60° 56' 37" West, 202.59 feet to a point of curvature;
- 11) Thence 494.51 feet along the arc of a curve to the left, said arc having a radius of 588.57 feet, central angle 48° 08' 20", chord bearing North 86° 10' 31" West, 480.09 feet to a point of cusp of a curve concave to the southeast and having a radius of 548.00 feet;
- 12) Thence 500.83 feet along the arc of a curve to the right, said arc having a radius of 548.00 feet, central angle 52° 21' 50", chord bearing North 88° 39' 26" East, 483.58 feet;
- 13) Thence South 65° 09' 40" East, 456.73 feet to a point of curvature;
- 14) Thence 710.49 feet along the arc of a curve to the left, said arc having a radius of 954.53 feet, central angle 42° 38' 50", chord bearing South 88° 25' 41" East, 694.20 feet;
- 15) Thence South 39° 31' 26" East, 9.48 feet;
- 16) Thence South 56° 42' 39" West, 137.04 feet;
- 17) Thence South 54° 34' 29" West, 113.33 feet;

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Parcel 2
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18) Thence South 55° 34' 53" West, 116.81 feet to the Point of Beginning and containing 5.1045 acres.

This description was prepared from record information and from a field survey completed in October 2019 by Jarrod R. Schnell, PS#8623, for Cleveland Metroparks.

The bearings are based on State Plane Coordinate Grid, Ohio North 1983 (2011), derived from GPS observations. References to recorded documents are those of the Cuyahoga County Recorder's Office.

Jarrod R. Schnell P.S. # 8623

October 11, 2019

OK
JAW
11/13/20

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, being known as part of Original Brooklyn Township Lot Nos. 11, 30 & 31, and further described as follows:

Commencing at a 1" iron pin found in monument box at the intersection of the centerline of Lake Avenue (100 feet wide) with the centerline of Clifton Boulevard (120 feet wide), referenced by a stone with drillhole found in monument box at the intersection of the centerline of said Lake Avenue with the centerline of West Boulevard (width varies), North $76^{\circ} 57' 09''$ West, 1568.55 feet; Thence South $76^{\circ} 57' 09''$ East, 152.63 feet along the centerline of said Lake Avenue; Thence North $13^{\circ} 02' 51''$ East, 50.00 feet to the northeasterly line of said Lake Avenue and the Point of Beginning;

- 1) Thence 66.85 feet along the arc of a curve to the right, said arc having a radius of 51.64 feet, central angle $74^{\circ} 10' 23''$, chord bearing North $18^{\circ} 30' 04''$ East, 62.28 feet;
- 2) Thence North $56^{\circ} 03' 04''$ East, 196.48 feet to a point of curvature;
- 3) Thence 278.74 feet along the arc of a curve to the right, said arc having a radius of 1069.46 feet, central angle $14^{\circ} 56' 00''$, chord bearing North $63^{\circ} 31' 05''$ East, 277.95 feet;
- 4) Thence North $70^{\circ} 59' 05''$ East, 341.34 feet;
- 5) Thence South $18^{\circ} 22' 49''$ East, 10.58 feet to a point of curvature;
- 6) Thence 169.18 feet along the arc of a curve to the left, said arc having a radius of 1835.72 feet, central angle $05^{\circ} 16' 49''$, chord bearing South $59^{\circ} 31' 42''$ West, 169.12 feet;
- 7) Thence South $56^{\circ} 53' 17''$ West, 120.60 feet to a point of curvature;
- 8) Thence 362.73 feet along the arc of a curve to the right, said arc having a radius of 734.12 feet, central angle $28^{\circ} 18' 35''$, chord bearing South $73^{\circ} 05' 09''$ West, 359.05 feet;
- 9) Thence South $01^{\circ} 00' 36''$ West, 25.88 feet to a point of curvature;
- 10) Thence 378.98 feet along the arc of a curve to the left, said arc having a radius of 770.34 feet, central angle $28^{\circ} 11' 15''$, chord bearing North $73^{\circ} 20' 28''$ East, 375.17 feet;
- 11) Thence North $57^{\circ} 13' 47''$ East, 163.56 feet to a point of curvature;
- 12) Thence 295.40 feet along the arc of a curve to the right, said arc having a radius of 1390.47 feet, central angle $12^{\circ} 10' 19''$, chord bearing North $63^{\circ} 18' 56''$ East, 294.84 feet;
- 13) Thence North $69^{\circ} 24' 06''$ East, 268.10 feet;
- 14) Thence North $69^{\circ} 07' 46''$ East, 369.42 feet;
- 15) Thence North $65^{\circ} 21' 50''$ East, 48.77 feet;
- 16) Thence North $69^{\circ} 23' 24''$ East, 134.12 feet to a point of curvature;
- 17) Thence 266.50 feet along the arc of a curve to the left, said arc having a radius of 2526.89 feet, central angle $06^{\circ} 02' 34''$, chord bearing North $63^{\circ} 37' 41''$ East, 266.38 feet;
- 18) Thence North $65^{\circ} 17' 40''$ East, 48.33 feet;

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- 19) Thence North $58^{\circ} 01' 28''$ East, 139.00 feet;
- 20) Thence North $58^{\circ} 18' 12''$ East, 237.58 feet;
- 21) Thence North $59^{\circ} 25' 04''$ East, 340.22 feet to a point of curvature;
- 22) Thence 182.95 feet along the arc of a curve to the right, said arc having a radius of 930.15 feet, central angle $11^{\circ} 16' 11''$, chord bearing North $65^{\circ} 03' 10''$ East, 182.66 feet;
- 23) Thence North $70^{\circ} 41' 15''$ East, 294.21 feet to a point of curvature;
- 24) Thence 53.86 feet along the arc of a curve to the right, said arc having a radius of 36.10 feet, central angle $85^{\circ} 28' 47''$, chord bearing South $65^{\circ} 31' 49''$ East, 49.00 feet;
- 25) Thence South $20^{\circ} 18' 22''$ East, 32.39 feet to the northerly line of Norfolk Southern Railway Company land;
- 26) Thence South $63^{\circ} 00' 15''$ West, 2977.35 feet along the northerly line of said Norfolk Southern Railway Company land;
- 27) Thence North $00^{\circ} 44' 45''$ West, 36.79 feet along the northerly line of said Norfolk Southern Railway Company land;
- 28) Thence South $63^{\circ} 00' 15''$ West, 232.56 feet along the northerly line of said Norfolk Southern Railway Company land to the northeasterly line of said Lake Avenue
- 29) Thence North $76^{\circ} 57' 09''$ West, 233.25 feet along the northeasterly line of said Lake Avenue to the Point of Beginning and containing 9.4381 acres.

This description was prepared from record information and from a field survey completed in October 2019 by Jarrod R. Schnell, PS#8623, for Cleveland Metroparks.

The bearings are based on State Plane Coordinate Grid, Ohio North 1983 (2011), derived from GPS observations. References to recorded documents are those of the Cuyahoga County Recorder's Office.

Jarrod R. Schnell P.S. # 8623

October 11, 2019

OK
As Corrected
JAB
11/13/20

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, being known as part of Original Brooklyn Township Lot Nos. 30 & 31, and submerged land lakeward of said Original Brooklyn Township, and further described as follows:

Commencing at a 1" iron pin found in monument box at the intersection of the centerline of Lake Avenue (100 feet wide) with of the centerline of Clifton Boulevard (120 feet wide), referenced by a stone with drillhole found in monument box at the intersection of the centerline of said Lake Avenue with the centerline of West Boulevard (width varies), North $76^{\circ} 57' 09''$ West, 1568.55 feet; Thence South $76^{\circ} 57' 09''$ East, 152.63 feet along the centerline of said Lake Avenue; Thence North $13^{\circ} 02' 51''$ East, 50.00 feet to the northeasterly line of said Lake Avenue; Thence South $76^{\circ} 57' 09''$ East, 233.25 feet along the northeasterly line of said Lake Avenue to the northerly line of Norfolk Southern Railway Company land; Thence along the northerly line of said Norfolk Southern Railway Company land the following three courses: North $63^{\circ} 00' 15''$ East, 232.56 feet; South $00^{\circ} 44' 45''$ East, 36.79 feet; North $63^{\circ} 00' 15''$ East, 2977.35 feet; Thence, leaving the northerly line of said Norfolk Southern Railway Company land, North $24^{\circ} 23' 30''$ West, 93.39 feet to the Point of Beginning;

- 1) Thence South $70^{\circ} 47' 07''$ West, 320.13 feet;
- 2) Thence North $25^{\circ} 26' 58''$ West, 10.66 feet;
- 3) Thence North $57^{\circ} 51' 06''$ East, 677.39 feet;
- 4) Thence North $60^{\circ} 01' 51''$ East, 103.07 feet;
- 5) Thence North $58^{\circ} 20' 33''$ East, 123.32 feet;
- 6) Thence North $57^{\circ} 11' 09''$ East, 185.70 feet;
- 7) Thence North $57^{\circ} 57' 00''$ East, 79.56 feet;
- 8) Thence North $55^{\circ} 35' 15''$ East, 167.77 feet;
- 9) Thence North $58^{\circ} 03' 17''$ East, 56.00 feet;
- 10) Thence North $57^{\circ} 41' 40''$ East, 212.48 feet;
- 11) Thence South $37^{\circ} 20' 12''$ East, 11.93 feet to a point of curvature;
- 12) Thence 78.06 feet along the arc of a curve to the left, said arc having a radius of 489.11 feet, central angle $09^{\circ} 08' 40''$, chord bearing South $46^{\circ} 04' 11''$ West, 77.98 feet;
- 13) Thence South $41^{\circ} 29' 51''$ West, 65.23 feet;
- 14) Thence South $43^{\circ} 11' 08''$ West, 70.21 feet;
- 15) Thence South $42^{\circ} 05' 10''$ West, 100.43 feet to a point of curvature;
- 16) Thence 144.29 feet along the arc of a curve to the right, said arc having a radius of 510.17 feet, central angle $16^{\circ} 12' 17''$, chord bearing South $50^{\circ} 55' 02''$ West, 143.81 feet;
- 17) Thence South $59^{\circ} 35' 19''$ West, 50.51 feet to a point of curvature;

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- 18) Thence 74.70 feet along the arc of a curve to the right, said arc having a radius of 173.46 feet, central angle $24^{\circ} 40' 22''$, chord bearing South $72^{\circ} 13' 45''$ West, 74.12 feet;
- 19) Thence South $61^{\circ} 13' 24''$ West, 75.90 feet to a point of curvature;
- 20) Thence 60.28 feet along the arc of a curve to the right, said arc having a radius of 212.25 feet, central angle $16^{\circ} 16' 23''$, chord bearing South $51^{\circ} 17' 09''$ West, 60.08 feet;
- 21) Thence South $59^{\circ} 25' 18''$ West, 141.30 feet to a point of curvature;
- 22) Thence 128.65 feet along the arc of a curve to the right, said arc having a radius of 499.77 feet, central angle $14^{\circ} 44' 50''$, chord bearing South $67^{\circ} 10' 31''$ West, 128.28 feet;
- 23) Thence South $74^{\circ} 32' 57''$ West, 120.91 feet to a point of curvature;
- 24) Thence 186.55 feet along the arc of a curve to the left, said arc having a radius of 173.18 feet, central angle $61^{\circ} 43' 08''$, chord bearing South $43^{\circ} 27' 11''$ West, 177.66 feet;
- 25) Thence 38.83 feet along the arc of a curve to the right, said arc having a radius of 38.02 feet, central angle $58^{\circ} 30' 33''$, chord bearing South $41^{\circ} 31' 49''$ West, 37.16 feet to the Point of Beginning and containing 2.3094 acres.

This description was prepared from record information and from a field survey completed in October 2019 by Jarrod R. Schnell, PS#8623, for Cleveland Metroparks.

The bearings are based on State Plane Coordinate Grid, Ohio North 1983 (2011), derived from GPS observations. References to recorded documents are those of the Cuyahoga County Recorder's Office.

Jarrod R. Schnell P.S. # 8623

October 11, 2019

GK
90w
11/13/20

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, being known as part of Original Brooklyn Township Lot No 31, and submerged land lakeward of said Original Brooklyn Township, and further described as follows:

Commencing at a 1" iron pin found in monument box at the intersection of the centerline of Lake Avenue (100 feet wide) with the centerline of Clifton Boulevard (120 feet wide), referenced by a stone with drillhole found in monument box at the intersection of the centerline of said Lake Avenue with the centerline of West Boulevard (width varies), North $76^{\circ} 57' 09''$ West, 1568.55 feet; Thence South $76^{\circ} 57' 09''$ East, 152.63 feet along the centerline of said Lake Avenue; Thence North $13^{\circ} 02' 51''$ East, 50.00 feet to the northeasterly line of said Lake Avenue; Thence South $76^{\circ} 57' 09''$ East, 233.25 feet along the northeasterly line of said Lake Avenue to the northerly line of Norfolk Southern Railway Company land; Thence along the northerly line of said Norfolk Southern Railway Company land the following three courses: North $63^{\circ} 00' 15''$ East, 232.56 feet; South $00^{\circ} 44' 45''$ East, 36.79 feet; North $63^{\circ} 00' 15''$ East, 3014.54 feet to a point of curvature and the Point of Beginning;

- 1) Thence 137.06 feet along the arc of a curve to the right, said arc having a radius of 142.34 feet, central angle $55^{\circ} 10' 20''$, chord bearing North $05^{\circ} 06' 10''$ East, 131.83 feet;
- 2) Thence 90.50 feet along the arc of a curve to the right, said arc having a radius of 137.44 feet, central angle $37^{\circ} 43' 33''$, chord bearing North $52^{\circ} 47' 36''$ East, 88.87 feet;
- 3) Thence North $73^{\circ} 01' 42''$ East, 129.43 feet to a point of curvature;
- 4) Thence 134.94 feet along the arc of a curve to the left, said arc having a radius of 592.08 feet, central angle $13^{\circ} 03' 30''$, chord bearing North $66^{\circ} 29' 58''$ East, 134.65 feet;
- 5) Thence North $59^{\circ} 41' 35''$ East, 246.22 feet;
- 6) Thence North $60^{\circ} 32' 43''$ East, 171.26 feet to a point of curvature;
- 7) Thence 191.28 feet along the arc of a curve to the left, said arc having a radius of 685.28 feet, central angle $15^{\circ} 59' 34''$, chord bearing North $47^{\circ} 32' 15''$ East, 190.66 feet;
- 8) Thence North $41^{\circ} 04' 21''$ East, 169.01 feet;
- 9) Thence North $45^{\circ} 54' 13''$ East, 111.71 feet;
- 10) Thence North $52^{\circ} 23' 20''$ East, 80.22 feet to a point of curvature;
- 11) Thence 768.21 feet along the arc of a curve to the right, said arc having a radius of 907.86 feet, central angle $48^{\circ} 28' 58''$, chord bearing North $76^{\circ} 37' 49''$ East, 745.50 feet;
- 12) Thence 147.17 feet along the arc of a curve to the right, said arc having a radius of 923.86 feet, central angle $09^{\circ} 07' 37''$, chord bearing South $71^{\circ} 50' 22''$ East, 147.01 feet, to the northerly line of said Norfolk Southern Railway Company land;

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Edgewater Park Land
Parcel 5
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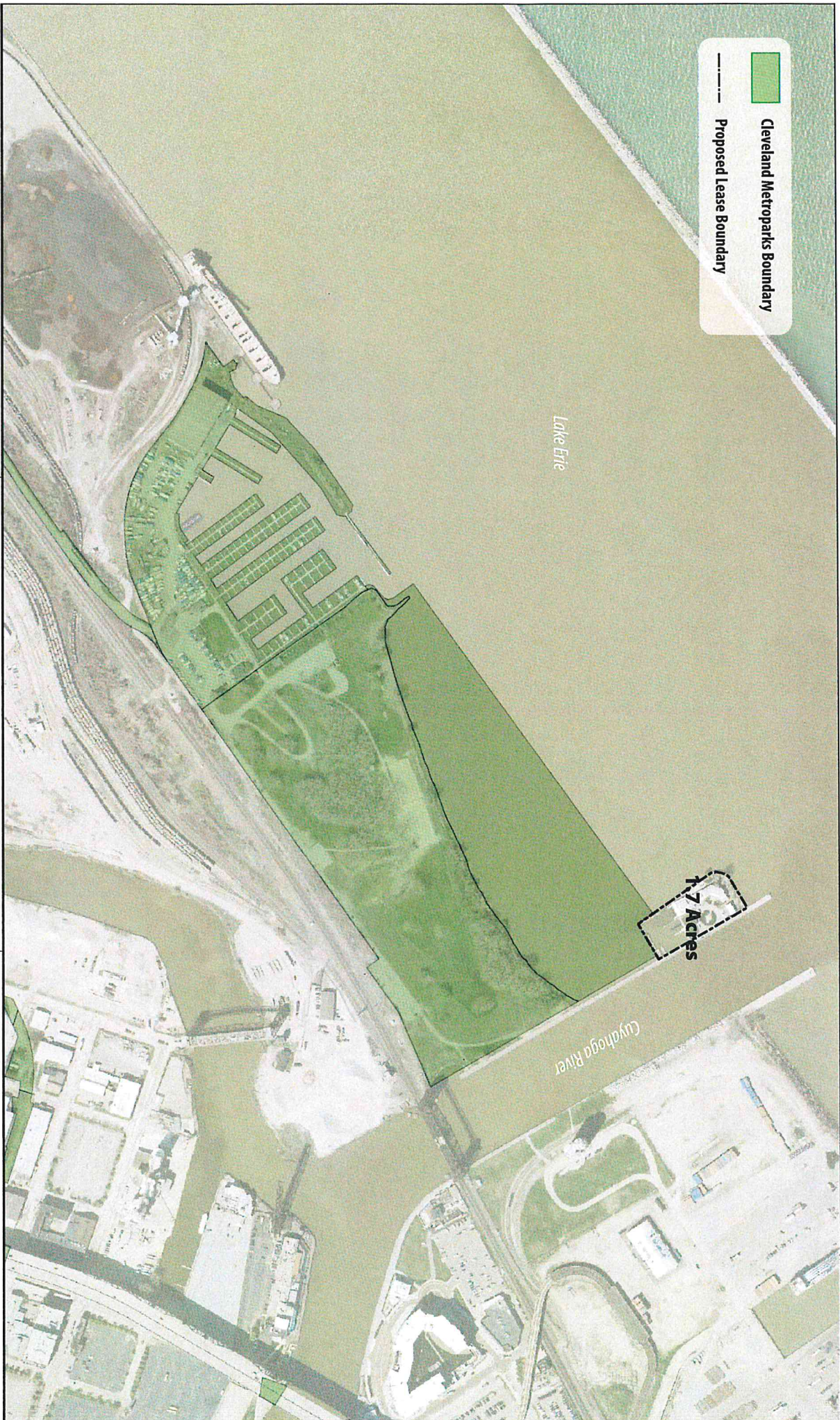
13) Thence South $63^{\circ} 00' 15''$ West, 2190.62 feet along the northerly line of said Norfolk Southern Railway Company land to the Point of Beginning and containing 8.7102 acres.

This description was prepared from record information and from a field survey completed in October 2019 by Jarrod R. Schnell, PS#8623, for Cleveland Metroparks.

The bearings are based on State Plane Coordinate Grid, Ohio North 1983 (2011), derived from GPS observations. References to recorded documents are those of the Cuyahoga County Recorder's Office.

Jarrod R. Schnell P.S. # 8623

October 11, 2019



 Cleveland Metroparks Boundary

 Proposed Lease Boundary

Lake Erie

Cuyahoga River

17 Acres



Wendy Park Lease Boundary

May 2019

