

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

LAND SWAP BETWEEN CITY AND CMSD IN WARDS 7, 10, 14, & 15

Ordinance No: 1059-2021

Legislative Purpose: To authorize the City of Cleveland to enter into one or more agreements with the Cleveland Metropolitan School District (CMSD) for the exchange of various properties to the Departments of Community Development and Public Works to facilitate the efficient use of real estate for public purposes including construction of new parks, assembling land for redevelopment through housing projects, improving existing school campuses, and disposition of underutilized and unneeded real estate; and for the Department of Community Development to then transfer this portion of PPN 107-15-008 to Kenmore Commons Limited Partnership, or its designee, for \$200.

Project Summary: An exchange of properties between the City of Cleveland and the Cleveland Metropolitan School District is authorized pursuant to Ohio Revised Code Section § 3313.40.

The exchange of real estate outlined herein will be mutually beneficial to the respective parties and the community of Cleveland.

WARD 7:

CMSD parcel to be transferred to the City of Cleveland (Dept. of Community Development) then to Kenmore Commons Limited Partnership, or its designee, for \$200 that is necessary for site assembly for a low-income housing tax credit project located at 8817 Wade Park Avenue:

Portion of PPN 107-15-008 (0.0790 Acre or 3440 Square Feet) owned by CMSD at the Daniel E. Morgan School located at 8912 Morris Ct.

WARD 10:

CMSD parcel to be transferred to the City of Cleveland (Dept. of Public Works) for the expansion and construction of new Forest Hills Park improvements in the Glenville neighborhood:

PPN 111-02-112 (3.35 acres) located at 450 E. 112th St. owned by CMSD and known as the former Forest Hill Parkway School.

WARD 14

Land Bank parcel to be transferred to CMSD that is necessary for site assembly for construction of a new Lincoln-West High School located at 3202 W. 30th Street:

PPN 007-33-090 located at 3164 W. 30th St. (9,858sf/0.226 acres).

WARD 15

Land Bank parcels to be transferred to CMSD that are necessary for site assembly for construction of a new Clark Elementary School located at 5550 Clark Avenue:

PPN 006-16-025 located at 2228 W. 53rd St. (1,312sf/0.03 acres),

PPN 006-16-063 located at 5407 Train Ave. (4,407sf/0.11 acres), and

PPN 006-16-106 located at 2226 W. 53rd St. (3,484sf/0.08 acres).

Sale Price:

Properties will be exchanged between City and CMSD at no cost to either party.

The Department of Community Development will see the portion of PPN 107-15-008 to Kenmore Commons Limited Partnership for \$200.

Wards:

7 (Stephanie Howse), 10 (Anthony Hairston),
14 (Jasmin Santana), 15 (Jenny Spencer)



CITY OF CLEVELAND
Mayor Frank G. Jackson

Location Map

Transfer from CMSD's Daniel E. Morgan Elementary School site
for Levin Group, Inc's LIHTC project site assembly



LIHTC Project Site Parcels



CITY OF CLEVELAND
Mayor Frank G. Jackson

Location Map

**Transfer of CMSD's former Forest Hill Parkway School site to City
For new Forest Hills Park improvements**





CITY OF CLEVELAND
Mayor Frank G. Jackson

Location Map

Transfer of Land Bank PPNs 006-16-025, 006-16-063, 006-16-106 to CMSD for new Clark Elementary School

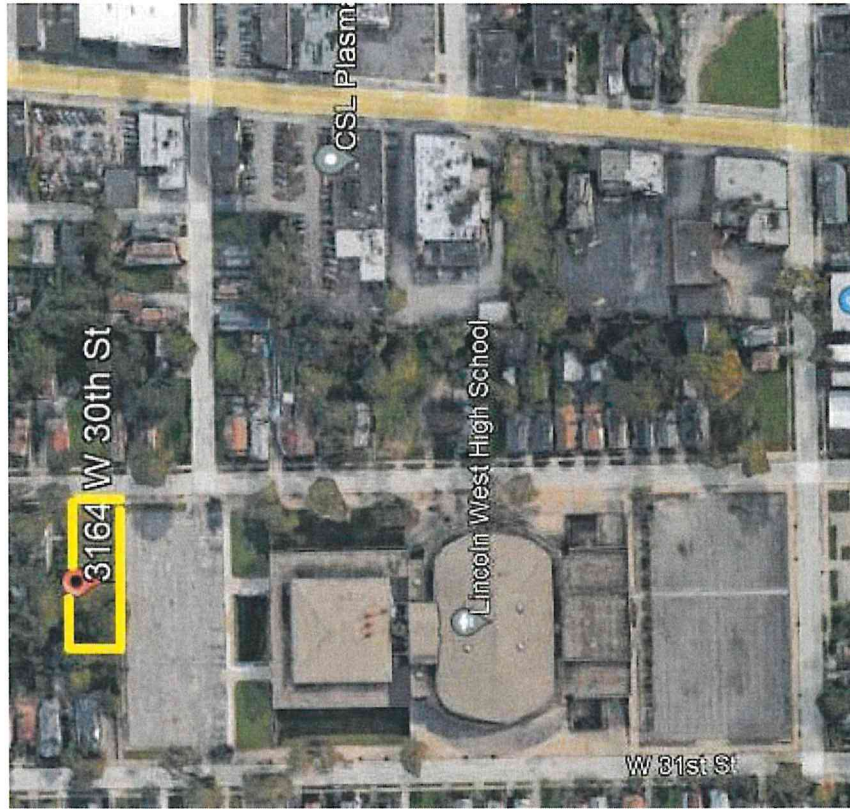




CITY OF CLEVELAND
Mayor Frank G. Jackson

Location Map

Transfer of Land Bank PPN 007-33-090 to CMSD for new Lincoln-West High School



OK CJE
11-27-18

Legal Description
Kenmore Commons
Cleveland Municipal School District Split Parcel
City of Cleveland, Ohio
File No. 13850-LD001
Page 1 of 2

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio and known as being part of Original 100 Acre Lot No. 324 and is further bounded and described as follows:

Beginning at the intersection of the centerline of Wade Park Avenue N.E. (70 Feet Wide) and the centerline of East 92nd Street (48 Feet Wide and witnessed by a stone monument with a drill hole found on the centerline of said East 92nd Street, North 34.07 feet;

Thence South 89°08'09" West, along the centerline of said Wade Park Avenue N.E., a distance of 654.45 feet to the intersection with the centerline of East 89th Street (40 Feet Wide);

Thence North 00°55'56" West, along the centerline of said East 89th Street, a distance of 179.84 feet to that portion of East 89th Street that was Vacated by Ordinance No. 1384-67 and passed June 26, 1967 and the principal place of beginning;

- Course 1 Thence South 89°08'15" West, along the Northerly line of said East 89th Street and that portion of East 89th Street that was Vacated by Ordinance No. 1384-67 and passed June 26, 1967, a distance of 20.00 feet to capped iron pin "#7104" found at the Northwesterly corner of said East 89th Street;
- Course 2 Thence South 00°55'56" East, along the Westerly line of said East 89th Street, a distance of 11.92 feet to a capped iron pin "#7104" found at the Northeasterly corner of a parcel of land conveyed to City of Cleveland by deed recorded in Volume 90-3561, Page 38 of Cuyahoga County Deed Records;
- Course 3 Thence South 89°06'07" West, along the Northerly line of said City of Cleveland parcel, a distance of 84.78 feet to the Northwesterly corner of said City of Cleveland parcel and a point on the Easterly line of a parcel of land conveyed to Kenmore Gardens Ltd. Partnership by deed recorded in Volume 94-11213, page 39 of Cuyahoga County Deed Records and witnessed by a 1/2" iron pin found West of line 0.15 feet;
- Course 4 Thence North 00°51'58" West, along the Westerly line of said Kenmore Gardens Ltd. Partnership parcel and continuing along the Westerly line of a parcel of land conveyed to Charles Bush by deed recorded in A.F.N. 201002170060, a distance of 35.15 feet to a point and witnessed by a 1" iron pipe found South 79°18'40" East, a distance of 2.96 feet;

Legal Description
Kenmore Commons
Cleveland Municipal School District Split Parcel
City of Cleveland, Ohio
File No. 13850-LD001
Page 2 of 2

- Course 5 Thence North $89^{\circ}08'23''$ East, a distance of 104.74 feet to a point on the extension of the centerline of said East 89th Street and witnessed by a capped iron pin found North of line 0.11 feet;
- Course 6 Thence South $00^{\circ}55'56''$ East, along the extension of the centerline of said East 89th Street, a distance of 23.17 feet to the principal place of beginning and containing 0.0790 Acre (3440 Square Feet) of land.

Be the same more or less, but subject to all legal highways and easements of record.

Exhibit B

*OK
AS
corrected
EBW
7/15/2006*

Parcel: 006-16-025

Situated in the City of Cleveland, County of Ohio and State of Ohio; and described as follows:

And known as being part of Sublot No. 37 in J.M. Hoyt's Subdivision of a part of Original Brooklyn Township Lot No. 48 as recorded in Volume 3 of Page 15 of Cuyahoga County Map Records and bounded and described as follows, beginning in the Westerly line of West 53rd Street 60 feet wide at the Southeasterly corner of said Sublot No. 37; thence Westerly 84.00 feet along the Southerly line of said Sublot No. 37 to the principal place of beginning; Thence Northerly 32.00 feet parallel with said Westerly line of West 53rd Street to a point; Thence Westerly 41.08 feet parallel with the Northerly line of said Sublot No. 37 to a point in the Easterly line of a 12 foot alley; Thence Southerly 32.00 feet along said Easterly line of a 12 foot alley to the Southwesterly corner of said Sublot no. 37; thence Easterly 41.08 feet along said Southerly line of Sublot No. 37 to the place of beginning according to Survey by Thomas and Krause, Surveyors, June 28, 1948, be the same more or less, but subject to all legal highways.

Property Address: Vacant Land – 2228 West 53rd Street, Cleveland, Ohio 44102
AFN 201811150118

Parcel: 006-16-106

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio:
And known as being part of Sublot No. 37 in J.M. Hoyt's Subdivision of a part of Original Brooklyn Township Lot No. 48, as shown by the recorded plat in Volume 3 of Maps, Page 15 of Cuyahoga County Records, and bounded and described as follows: Beginning in the Westerly line of West 53rd Street, 60 feet wide, at the Southeasterly corner of said Sublot Lot No. 37; Thence Westerly 84 feet along the Southerly line of Sublot No. 37 to a point; Thence Northerly 32 feet parallel with said Westerly line of West 53rd Street to a point; Thence Westerly 41.08 feet parallel with the Northerly line of said Sublot No. 37 to a point in the Easterly line of a 12 foot alley; Thence Northerly 8 feet along the Easterly line of said alley to the Northwesterly corner of said Sublot No. 37; Thence Easterly 125.08 feet along said Northerly line of Sublot No. 37 feet to the Northeasterly corner thereof in said Westerly line of West 53rd Street; Thence Southerly 40 feet along said Westerly line of West 53rd Street to the place of beginning, according to a survey by Thomas and Krause, Surveyors, June 28, 1948, be the same more or less, but subject to all legal highways. Also subject to zoning ordinances if any.

Property Address: V/L 2226 West 53rd Street, Cleveland, Ohio 44102
AFN 202107080545

Parcel: 006-16-063

*OK
AS CORRECTED
EPA 2/15/2022*

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

And known as being all of Sublot No. 45 and part of Sublot No. 46 in J.M. Hoyt's Subdivision of part of Original Brooklyn Township, Lot No. 48, as shown by the recorded plat in Volume 3 of Maps, Page 15 of Cuyahoga County Records, bounded and described as follows:

Beginning at a point in the Southeasterly line of Train Avenue, S.W. distant North 61 degrees 37 minutes 00 seconds East, 37.00 feet from the most Westerly corner of said Sublot No. 46;

Thence North 61 degrees 37 minutes 00 seconds East along the Southeasterly line of Train Avenue, S.W., 43.00 feet to the most Northerly corner of said Sublot No. 45;

Thence South 28 degrees 24 minutes 00 seconds East along the Northeasterly line of said Sublot No. 45 which is also the Southwesterly line of Cantor Avenue, S.W., 62.67 feet to an angle;

Thence South 00 degrees 50 minutes 00 seconds East along the Westerly line of a 12 foot alley, 93.66 feet to the Northwesterly line of a 14 foot alley and the Southeasterly corner of said Sublot No. 46;

Thence South 75 degrees 01 minutes 20 seconds West along the Southeasterly line of said Sublot No. 46 which is also the Northwesterly line of said 14 foot alley, 15.04 feet to a point distant North 75 degrees 01 minutes 20 seconds East, 23.00 feet from the most Southerly corner of said Sublot No. 46;

Thence North 17 degrees 54 minutes 00 seconds West 81.29 feet;

Thence North 28 degrees 24 minutes 00 seconds West, 62.75 feet to the place of beginning, according to a survey of Charles W. Root, Registered Engineer and Surveyor, dated April 1948.

Property Address: 5407 Train Avenue, Cleveland, Ohio 44102
AFN 201602230047

PPN 007-33-090

*OK
As Corrected
EBW
2/15/2024*

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being Sublot No. 14 in Diodate Clark's Subdivision of part of Original Brooklyn Township Lot No. 67, as shown by the recorded plat in Volume 3 of Maps, Page 13 of Cuyahoga County Records, and being 53.5 feet front on the Westerly side of West 30th Street, and extending back 188 feet on the Southerly Line 185.10 1/4 feet on the Northerly line, and has a rear line of 52.5 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

line

Address: Vacant Lot, West 30th Street, Cleveland, Ohio 44109
AFN 201205100480

WORD VER
OK GJE
4-8-19

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

And known as being part of Original One Hundred Acre Lots Nos. 356 and 363 and bounded and described as follows:

Beginning in the Westerly line of East 112th Street (40 feet wide) at its intersection with the Northerly line of Block "A" in the Macoban Realty Company Subdivision, as recorded in Volume 94, Page 2 of Cuyahoga County Records:

Thence North 89 deg. 57' 30" West, along said Northerly line of Block "A" and the extension thereof, 190.00 feet;

Thence South 45 deg. 02' 30" West, 70.70 feet;

Thence North 89 deg. 57' 30" West, 160.00 feet;

Thence North 00 deg. 02' 30" East, 470.00 feet;

Thence South 89 deg. 57' 30" East, 170.00 feet;

Thence South 34 deg. 20' 19" East, 230.22 feet;

Thence South 89 deg. 57' 30" East, 100.00 feet to the aforesaid Westerly Line of East 112th Street;

Thence South 00 deg. 02' 30" West, along said Westerly line of East 112th Street, 230.00 feet to the place of beginning and containing 3.35 acres of land.

Permanent Parcel No.: 111-02-112

a/k/a 450 East 112th Street Cleveland, Ohio 44108