

"Revised Westio Parcel"

OK EJE  
3-12-20

**Exhibit "A"**

**Legal Description**

Real property in the City of Cleveland, County of Cuyahoga, State of Ohio, described as follows:

Tract 1

Parcel No. 1

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

Known as being Sub Lots Nos. 7, 8 and a part of Alley No. 2 in The Simon Perkins' Subdivision of Original Two Acre Lots Nos. 55, 56 and 57, as shown by the recorded plat in Volume F-6 of Deeds, Pages 264 and 265 of Cuyahoga County Records, and bounded and described as follows:

The beginning point is on the Southwesterly line of West 3rd Street (99 feet wide) at its intersection with the Southeasterly line of Broome Court N.W. (16 1/2 feet wide) shown as Alley No. 1 in said Simon Perkins' Subdivisions.

Course 1. Thence South 56° 09' 10" West along the Southeasterly line of said Broome Court, N.W., it being the Northwesterly line of Sub Lot No. 7 in said Simon Perkins' Subdivision, 216.36 feet to the Northwesterly corner of said Sub Lot No. 7, it being the Northeasterly line of Original Two Acre Lot No. 54.

Course 2. Thence South 33° 49' 45" East along the Northeasterly line of said Original Two Acre Lot No. 54, it being the Southwesterly line of said Simon Perkins' Subdivision, 130.73 feet to its intersection with the Northwesterly line of Frankfort Avenue, N.W. (41 feet wide) as located and established by the City of Cleveland.

Course 3. Thence North 56° 03' 50" East along the Northwesterly line of said Frankfort Avenue N.W. as established by the City of Cleveland, 216.35 feet to its intersection with said Southwesterly line of West 3rd Street.

Course 4. Thence North 33° 49' 30" West along said Southwesterly line of West 3rd Street, 130.53 feet to the place of beginning according to a survey by Edward C. O'Rourke dated August 29, 1959, be the same more or less.

Parcel No. 2

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

Known as being part of Original Two Acre Lot No. 54 and being particularly bounded and described as follows:

The Beginning point is on the Northwesterly line of Frankfort Avenue (41 feet wide) as located and established by the City of Cleveland at its intersection with the Northeasterly line of said Original Lot No. 54;

Course 1. Thence North 33° 49' 45" West along said Northeasterly line of said Original Lot No. 54 it being the Southwesterly line of The Simon Perkins Subdivision of Original Two Acre Lots Nos. 55, 56 and 57 as shown by plat recorded in Volume F-6, Pages 264 and 265, Cuyahoga County Deed Records 73.54 feet.

Course 2. Thence South 33° 41' 20" East, 73.54 feet to said Northwesterly line of Frankfort Avenue.

Course 3. Thence North 56° 03' 50" East along said Northwesterly line of Frankfort Avenue, 0.18 feet to the beginning, be the same more or less.

The above 2 parcels are shown as the "Consolidated Area" on the Plat of Consolidation recorded in Volume 315 of Maps, Page 7 of Cuyahoga County Records.

Together with the entire Southeasterly 8.25 feet of Broome Court N.W. as vacated by Cleveland City Council Ordinance No. 502-17 and by the Vacation Plat of Broome Court N.W. filed for record November 21, 2019 as Recorder's Document No. 201911210491.

Parcel No. 3

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

Known as being Sub Lot No. 6 in The Simon Perkins' Subdivision of Original Two Acre Lots Nos. 55, 56 and 57, as shown by the recorded plat in Volume F-6 of Deeds, Pages 264 and 265 of Cuyahoga County Records, and bounded and described as follows:

Beginning at the intersection of the Northwesterly line of Broome Court N.W. (16 1/2 feet wide) shown as Alley No. 1 in said Perkins' Subdivision with the Southwesterly line of West 3rd Street (99 feet wide);

Thence South 56° 09' 10" West along the Northwesterly line of Broome Court N.W., 44.32 feet to the most Southerly corner of said Sub Lot No. 6;

Thence North 33° 49' 30" West along the Southwesterly line of said Sub Lot No. 6, 82.82 feet to the most Westerly corner thereof;

Thence North 56° 10' 00" East along the Northwesterly line of said Sub Lot No. 6, 44.33 feet to the Southwesterly line of West 3rd Street;

Thence South 33° 49' 30" East along the Southwesterly line of West 3rd Street, 82.81 feet to the place of beginning according to a survey by Edward C. O'Rourke dated August 29, 1959, be the same more or less.

Together with the Northeasterly 44.32 feet of the Northwesterly 8.25 feet of Broome Court N.W. as vacated by Cleveland City Council Ordinance No. 502-17 and by the Vacation Plat of Broome Court N.W. filed for record November 21, 2019 as Recorder's Document No. 201911210491.

For Information only:

PPN 101-10-002, 003 & 004

Prior Instrument No. 201603080470 and Ordinance No. 502-17

Tract 2

Parcel No. 1

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 53, bounded and described as follows:

Beginning at a point on the Northeasterly line of West 6th Street, 99 feet wide, at the most Southerly corner of Parcel No. 3 of lands conveyed to Charles F. Brush, Jr., by deed recorded in Volume 3285, Page 371 of Cuyahoga County Records;

Thence Northwesterly 94.25 feet measured along said Northeasterly line of West 6th Street, to the most Westerly corner of Parcel No. 3 of land conveyed to Charles F. Brush, Jr., as aforesaid;

Thence Northeasterly 82.42 feet measured along the Northwesterly line of Parcel No. 3 of lands conveyed to Charles F. Brush, Jr., as aforesaid to a point distant Southwesterly 1 foot measured along said Northwesterly line of Parcel No. 3 of lands conveyed to Charles F. Brush, Jr., as aforesaid from the most Northerly corner thereof;

Thence Southeasterly parallel to and distant Westerly 1 foot measured at right angles from the Northeasterly line of Parcel No. 3 of lands conveyed to Charles F. Brush, Jr., as aforesaid, 66 feet to a point on the prolongation Southwesterly 1 foot of the Southeasterly line of Parcel No. 2 of lands conveyed to Charles F. Brush, Jr., as aforesaid;

Thence Northeasterly 1 foot measured along said Southwesterly prolongation of said Southeasterly line of Parcel No. 2 of lands conveyed to Charles F. Brush, Jr., as aforesaid, to the most Southerly corner thereof;

Thence Southeasterly 28.25 feet measured along the Northeasterly line of Parcel No. 3 of lands conveyed to Charles F. Brush, Jr., as aforesaid to the most Easterly corner thereof;

Thence Southwesterly 83.42 feet measured along the Southeasterly line of Parcel No. 3 of land conveyed to Charles F. Brush, as aforesaid to the place of beginning, be the same more or less.

For information only:  
PPN: 101-10-030

Parcel No. 2

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 54, and bounded and described as follows:  
Beginning on the Northwesterly line of Frankfort Avenue N.W., at its point of intersection with the Northeasterly line of said Original Lot No. 54;

Thence Northwesterly along said Northeasterly line, about 148 feet to the Southeasterly corner of land conveyed to Rachel Elwood by deed dated August 21, 1865, and recorded in Volume 135, Page 150 of Cuyahoga County Records;

Thence Southwesterly along the Southeasterly line of land so conveyed to Rachel Elwood, 44.30 feet to the Northeasterly corner of land conveyed to William J. Miller by deed dated December 17, 1892, and recorded in Volume 541, Page 128 of Cuyahoga County Records;

Thence Southeasterly along the Northeasterly line of land so conveyed to William L. Miller, 148 feet to said Northwesterly line of Frankfort Avenue N.W.;

Thence Northeasterly along said Northwesterly line of Frankfort Avenue N.W., 44.30 feet to the place of beginning, be the same more or less.

For information only:  
PPN:101-10-035

Parcel No. 3

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 54, and bounded and described as follows:

Commencing in the Northerly line of Frankfort Avenue N.W. at a point 30 feet Easterly (at right angles) from the Westerly line of said lot;

Thence Northerly parallel with West 6th Street, 41 feet 3 inches;

Thence Westerly parallel with Frankfort Avenue N.W., 4 feet;

Thence Northerly parallel with West 6th Street, 45 feet 3 inches;

Thence Westerly parallel with Frankfort Avenue N.W., 26 feet

Thence Northerly parallel with West 6th Street, 32 feet 7-1/2 inches;

Thence Easterly parallel with Frankfort Avenue N.W., 30 feet;

Thence Northerly parallel with West 6th Street, 28 feet 3 inches;

Thence Easterly parallel with Frankfort Avenue N.W., 36.47 feet;

Thence Southerly parallel with West 6th Street, 147 feet 4-1/2 inches to Frankfort Avenue N.W.;

Thence Westerly along the Northerly line of Frankfort Avenue N.W., 36.47 feet to the place of beginning, be the same more or less.

For information only:

PPN: 101-10-037

Parcel No. 4

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 54, bounded and described as follows:

Beginning in the Northwesterly line of Frankfort Avenue N.W. at the Southeasterly corner of land conveyed to Eli Zweig and Nathan Zweig by deed dated December 3, 1913 and recorded in Volume 1498, Page 403 of Cuyahoga County Records;

Thence Northeasterly along the Northwesterly line of Frankfort Avenue N.W., 22.15 feet to the Southwesterly corner of land conveyed to Eli Zweig and Nathan Zweig by deed dated May 29, 1919 and recorded in Volume 2189, Page 19 of Cuyahoga County Records;

Thence Northwesterly along the Southwesterly line of land so conveyed to Eli Zweig and Nathan Zweig by deed dated May 29, 1919 and recorded in Volume 2189, Page 19 of Cuyahoga County Records, about 148 feet to the Southerly line of land conveyed to Rachel Elwood by deed dated August 21, 1865 and recorded in Volume 135, Page 150 of Cuyahoga County Records;

Thence Southwesterly along the Southeasterly line of land so conveyed to Rachel Elwood, 22.15 feet to the Northeasterly corner of land conveyed to Eli Zweig and Nathan Zweig by deed dated December 3, 1913 and recorded in Volume 1498, Page 403 of Cuyahoga County Records;

Thence Southeasterly along the Northeasterly line of land so conveyed to Eli Zweig and Nathan Zweig by deed dated December 3, 1913 and recorded in Volume 1498, Page 403 of Cuyahoga County Records, about 147 feet 4-1/2 inches to the place of beginning, be the same more or less.

For information only:

PPN: 101-10-036

Parcel No. 5

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. 54 beginning on the West line of said Lot 54 and a point 10 rods Southerly from St. Clair Avenue (formerly St. Clair Street) in the City of Cleveland;

Thence Easterly at right angles with said West line of said lot 26 feet;

Thence Southerly parallel with said West line 28-1/2 feet;

Thence Westerly at right angles with said West line 26 feet to said West line;

Thence North on said West line of said lot 28-1/2 feet to the place of beginning, be the same more or less.

For information only:  
PPN: 101-10-051

Parcel No. 6

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot Nos. 53 and 54, and bounded and described as follows:

Beginning on the Easterly line of West 6th Street (formerly Bank Street) at its intersection with the Northerly line of Frankfort Avenue N.W. (formerly Frankfort Street);

Thence Northerly along said Easterly line of West 6th Street, 41 feet 3 inches;

Thence Easterly parallel with said Northerly line of Frankfort Avenue N.W., 112 feet 6 inches;

Thence Southerly parallel with said Easterly line of West 6th Street, 41 feet 3 inches to said Northerly line of Frankfort Avenue N.W.;

Thence Westerly along said Northerly line of Frankfort Avenue N.W. to the place of beginning, be the same more or less.

For information only:  
PPN: 101-10-054

Parcel No. 7

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 53, and bounded and described as follows:

Beginning on the Northeasterly line of West 6th Street (formerly Bank Street) distant Northwesterly 392-1/12 feet (measured along said Northeasterly line) from its point of intersection with the Northwesterly line of Superior Avenue N.W., (formerly Superior Street);

Thence Northwesterly along said Northeasterly line of West 6th Street, 33 feet;

Thence Northeasterly at right angles with said Northeasterly line of West 6th Street, about 82-1/2 feet to the northeasterly line of said Original Lot No. 53;

Thence Southeasterly along the Northeasterly line of said Original Lot No. 53, 33 feet to the Northeasterly corner of land conveyed to John W. Allen by deed dated November 30, 1829 and recorded in Volume H, Page 508 of Cuyahoga County Records;

Thence Southwesterly along the Northwesterly line of land so conveyed to John W. Allen, about 82-1/2 feet to the place of beginning, be the same more or less.

For information only:  
PPN: 101-10-052

Parcel No. 8

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot Nos. 53 and 54, and bounded and described as follows:

Beginning on the Northeasterly line of West 6th Street (formerly Bank Street), at a point distant 41 feet 3 inches Northwesterly, measured along the Northeasterly line of West 6th Street, from its intersection with the Northwesterly line of Frankfort Avenue N.W., said place of beginning being also the Northwesterly corner of land conveyed to C.S. Gerspacher Company by deed dated April 3, 1944 and recorded in

Volume 5669, Page 501 of Cuyahoga County Records;

Thence Northwesterly along said Northeasterly line of West 6th Street, 45.83 feet to the Southwesterly corner of land conveyed to the Mohican Estates Realty Company by deed dated September 28, 1939 and recorded in Volume 5036, Page 654 of Cuyahoga County Records;

Thence Northeasterly along the Southeasterly line of land so conveyed to the Mohican Estates Realty Company, 82.5 feet to the Easterly line of said Original Lot No. 53;

Thence Southerly along said Easterly line of Original Lot No. 53 to the Northwesterly corner of the second parcel of land conveyed to Albert J. Gilchrist by deed dated October 30, 1914 and recorded in Volume 1657, Page 543 of Cuyahoga County Records;

Thence Northeasterly along the Northwesterly line of land so conveyed to Albert J. Gilchrist, 26 feet to the Northeasterly corner thereof;

Thence Southeasterly along the Northeasterly line of land so conveyed as last aforesaid, 45.25 feet to the intersection with the Northwesterly line of land so conveyed to the C.S. Gerspacher Company;

Thence Southwesterly along said Northwesterly line of land conveyed as last aforesaid, 108.5 feet to the place of beginning, be the same more or less.

For information only:  
PPN: 101-10-053

Parcel No. 9

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. 53 and 54, and bounded and described as follows:

Beginning in the Southeasterly line of St. Clair Avenue N.W., (99 feet wide), at its intersection with the Northeasterly line of West 6th Street, (99 feet wide);

Thence Northeasterly along the Southeasterly line of St. Clair Avenue N.W., 122.80 feet;

Thence Southeasterly at an included angle of 89 deg. 50' 55" with the last described line, 96.22 feet;

Thence Southwesterly at an included angle of 90 deg. 53' 20" with the last described line, 4.35 feet;

Thence Southeasterly at an included angle of 90 deg. 04' 40" with the last described line, 10.66 feet;

Thence Southwesterly at an included angle of 88 deg. 29' 25" with the last described line, 4.21 feet;

Thence Southeasterly at an included angle of 89 deg. 17' 55" with the last described line 4.45 feet;

Thence Southwesterly at an included angle of 89 deg. 35' 50" with the last described line, 31.67 feet to the intersection with a line drawn parallel to and distant 1 foot Southwesterly measured at right angles from the Northeasterly line of said Original Two Acre Lot No. 53;

Thence Northwesterly along said parallel line, 12 feet to the Southeasterly line of Parcel No. 1 of lands conveyed to Charles F. Brush, Jr. by deed dated May 28, 1925 and recorded in Volume 3285, Page 371 of Cuyahoga County Records;

Thence Southwesterly along the Southeasterly line of Parcel No. 1 of lands so conveyed to Charles F. Brush Jr., 82.42 feet to the Northeasterly line of West 6th Street;

Thence Northwesterly along the Northeasterly line of the West 6th Street, 99 feet to the place of beginning, be the same more or less.

For information only:  
PPN: 101-10-058

Tract 3

Parcel No. 1

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being Sublot No. 4 in Simon Perkins' Subdivision of part of original Two Acre Lots Nos. 55, 56 and 57 as shown by the recorded plat in Volume F-6 of Deed, Page 265 of Cuyahoga County Records, and being 42 feet front on the Southerly side of St. Clair Avenue, N.W., and extending back of equal width 165 feet to the Northerly line of Broome Court, N.W., as appears by said plat, be the same more or less.

Parcel No. 2

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being Sublots Nos. 2 and 3 in Simon Perkins' Subdivision of part of Original Two Acre Lots Nos. 55, 56 and 57, as shown by the recorded plat in Volume F-6 of Deeds, Page 265 of Cuyahoga County Records, and together forming a parcel of land having a frontage of 84 feet on the Southerly side of St. Clair Avenue, N.W., and extending back of equal width 165 feet to the Northerly line of Broome Court, N.W. as appears by said plat, be the same more or less.

Parcel No. 3

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: and known as being Sublot No. 1 in Simon Perkins' Subdivision of part of Original Two Acre Lots Nos. 55, 56 and 57 as shown by the recorded plat in Volume F-6 of Deeds, Page 265 of Cuyahoga County Records and being 45 feet, 9 inches front on the Southeasterly side of St. Clair Street, (now known as St. Clair Avenue, N.W.) and extending back of equal width 165 feet deep to the Northwesterly line of 16 1/2 foot alley (now known as Broome Court, N.W.), as appears by said plat, be the same more or less.

Parcel No. 4

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: and known as being part of Original Two Acre Lot No. 54 and bounded and described as follows: Beginning on the Southeasterly line of St. Clair Avenue, N.W. at its point and intersection with the Northeasterly line of said Original Lot No. 54; thence Southerly along said Northeasterly line of said Original Lot No. 54, 165 feet; thence Southwesterly on a line parallel to said Southeasterly line of St. Clair Avenue, N.W., 66 feet; thence Northwesterly on a line parallel to the Northeasterly line of said Original Lot No. 54, 165 feet to the Southeasterly line of St. Clair Avenue, N.W.; thence Northeasterly along said Southeasterly line of St. Clair Avenue, N.W.; 66 feet to the place of beginning, be the same more or less.

Together with the Southwesterly 171.75 feet of the Northwesterly 8.25 feet of Broome Court N.W. as vacated by Cleveland City Council Ordinance No. 502-17 and by the Vacation Plat of Broome Court N.W. filed for record November 21, 2019 as Recorder's Document No. 201911210491.

For information only:  
PPN 101-10-031, 032, 033 & 034  
Prior Instrument No. 201605200388 and Ordinance No. 502-17

Tract 4

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: Known as being a part of Original Two Acre Lots 53 and 54. Also being all of the land conveyed to 411 St. Clair, LLC as recorded in AFN 201608220710 and being more particularly described as follows:

Commencing at a 1" iron bar in a monument box found at the intersection of the centerline of St. Clair Avenue (99' Wide) with the centerline of West 3rd Street (99' Wide);

Thence, along the centerline of St. Clair Avenue, South 55°34'40" West, 359.38 feet;

Thence, crossing through the right of way of St. Clair Avenue, South 34°16'15" East, 49.50 feet to a MAG nail set on the southeast line of St. Clair Avenue at the most northerly corner of land conveyed to West 6th & St. Clair, Ltd. as recorded in AFN 200406011459 of Cuyahoga County Records and the Point of Beginning of the parcel of land herein described;

Thence, along the southeast line of St. Clair Avenue, North 55°34'40" East, 26.84 feet to a MAG nail set at the most westerly corner of land conveyed to 405 St. Clair, LLC as recorded in AFN 201605200388 of Cuyahoga County Records;

Thence, along the southwesterly line of 405 St. Clair, LLC land as aforesaid, South 34°40'29" East, 82.50 feet to a MAG nail set;

Thence, continuing along the southwesterly line of 405 St. Clair, LLC land as aforesaid, South 34°49'39" East, 82.64 feet to a MAG nail set on a northwesterly line of land conveyed to West 6th St & St. Clair, Ltd as recorded in AFN 200406011459 of Cuyahoga County Records;

Thence, along a northwesterly line of West 6th St & St. Clair, Ltd. land as aforesaid, South 55°27'39" West, 68.04 feet to a MAG nail set at an interior corner of land conveyed to West 6th & St. Clair, Ltd. as recorded in AFN 200406011459 of Cuyahoga County Records;

Thence, along a northeasterly line of West 6th & St. Clair, Ltd. land as aforesaid, North 34°26'50" West, 54.26 feet to a MAG nail set at an interior corner thereof;

Thence, along West 6th & St. Clair, Ltd. land as aforesaid, the following six (6) courses and distances:

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1. North 56°07'45" East, 31.58 feet to a MAG nail set;
  2. Thence, North 34°16'25" West, 4.45 feet to a MAG nail set;
  3. Thence, North 56°25'40" East, 4.21 feet to a MAG nail set;
  4. Thence, North 35°04'55" West, 10.66 feet to a MAG nail set;
  5. Thence, North 54°50'25" East, 4.35 feet to a MAG nail set;
  6. Thence, North 34°16'15" West, 96.22 feet to the Point of Beginning and containing 0.156 Acres (6,777 square feet) of land, more or less, as surveyed in September of 2019 by Edward E. Northrop, Ohio Registered Professional Land Surveyor No. S-8199, for and on behalf of Titan USA commercial Real Estate Services, LLC under Project No. 372.1.

The Basis of Bearings for all bearings described herein is Grid North of the Ohio State Plane Coordinate System (FIPS Zone 3401), on the North American Datum of 1983 (2011). GPS observations were used to establish a bearing of South 55°34'40" West, for the centerline of St. Clair Avenue.

For information only:

PPN 101-10-059

Prior Instrument No. 201608220710

Tract 5

Parcel No. 1:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Sublot No. 9 and all of Sublot Nos. 10, 11, 12, 13, 14, 15 and 16 in Simon Perkins Subdivision of part of Original Two-Acre Lot Nos. 55, 56, and 57 as shown by the recorded plat in Volume F of Deeds, Page 265 of Cuyahoga County Records, and part of Blackstone Court, 16-1/2 feet wide, as vacated in Volume 223, Page 66 of Cuyahoga County Map Records, and other lands which are part of Original Two-Acre Lot Nos.



53 and 54, and together bounded and described as follows:

Beginning on the southwesterly line of West Third Street, 99 feet wide, (former Seneca Street), at its intersection with the northwesterly line of Superior Avenue, N.W., 132 feet wide, Superior Avenue;

Thence along the northwesterly line of Superior Avenue, South 54 degrees 07 minutes 50 seconds West, a distance of 282.81 feet to the most easterly corner of land conveyed to Joseph Perkins by deed recorded in Volume 323, Page 508 of Cuyahoga County Records;

Thence along the northeasterly line of land conveyed to Joseph Perkins being also the southwesterly line of land conveyed to Joseph K. Miller, as recorded in Volume S, Page 483 of Cuyahoga County Records, North 35 degrees 45 minutes 17 seconds West, a distance of 165.00 feet to the most northerly corner of land conveyed to Douglas and Joseph Perkins by deed dated June 27, 1885 and recorded in Volume 387, Page 325 of Cuyahoga County Records, said point being also the most northerly corner of Superior West 6th Corp., as recorded in Volume 9907, Page 560 of Cuyahoga County Records;

Thence along the northwesterly line of land so conveyed to Douglas and Joseph Perkins, and the northwesterly line of a private alley South 54 degrees 07 minutes 50 seconds West, a distance of 149.89 feet to the northeasterly line of West 6th Street, 99 feet wide, (formerly Bank Street);

Thence along the northeasterly line of West 6th Street, North 35 degrees 45 minutes 23 seconds West, a distance of 99.31 feet to its intersection with the southeasterly line of Frankfort Avenue, N.W. 41 feet wide;

Thence along the southeasterly line of Frankfort Avenue North 54 degrees 08 minutes 18 seconds East, a distance of 432.72 feet to its intersection with the southwesterly line of West 3rd Street;

Thence along the southwesterly line of West 3rd Street South 35 degrees 45 minutes 00 seconds East, a distance of 264.25 feet to the place of beginning, according to a survey by Christopher J. Dempsey, Professional Surveyor No. 6914 Dempsey & Neff, Inc. dated September 22, 2000, be the same more or less.

For information only:

PPN 101-10-005 thru 011, 012 & 055

Parcel No. 2:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two-Acre Lot No. 53 and bounded and described as follows:

Beginning on the northeasterly line of West 6th Street (formerly Bank Street) 99 feet wide, at a point distant North 35 degrees 45 minutes 23 seconds West, 165 feet measured along said northeasterly line from its intersection with the northwesterly line of Superior Avenue, NW, 132 feet wide;

Thence North 54 degrees 07 minutes 50 seconds East, a distance of 83.43 feet to the easterly line of said Original Lot No. 53;

Thence along the easterly line of said Original Lot No. 53 South 35 degrees 45 minutes 17 seconds East, a distance of 16.50 feet;

Thence South 54 degrees 07 minutes 50 seconds West, a distance of 83.43 feet to the northeasterly line of West 6th Street;

Thence along the northeasterly line of West 6th Street, North 35 degrees 45 minutes 23 seconds West, a distance of 16.50 feet to the place beginning; according to a survey by Christopher J. Dempsey, Professional Surveyor No. 6914, Dempsey & Neff, Inc. dated September 22, 2000, be the same more or less.

Note: Bearings are based to an assumed meridian and are used to denote angles only.

For information only:  
PPN 101-10-056  
Prior Instrument No. 200412201466

Tract 6

Parcel No. 1: Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Original Two Acre Lot No. 53 and bounded and described as follows: Beginning on the Northerly line of Superior Avenue, N.W., at its point of intersection with the Easterly line of said Two Acre Lot No. 53;

Thence Westerly along said Northerly line of Superior Avenue 40.49 feet to a point;

Thence Northerly parallel with said Easterly line of Lot No. 53, 83.40 feet to a point;

Thence Easterly parallel with said Northerly line of Superior Avenue 40.49 feet to a point in said Easterly line of Lot No. 53;

Thence southerly along said Easterly line of Lot No. 53, 83.40 feet to the place of beginning according to a survey in October 1957, by Cyril W. Neff, Registered Surveyor No. 2544 in the State of Ohio, be the same more or less, but subject to all legal highways.

For information only:  
PPN: 101-10-014

Parcel No. 2: Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being the Southwesterly part of Original Two Acre Lot No. 54 and bounded and described as follows: Beginning in the Northerly line of Superior Avenue, at its intersection with the Westerly line of said Lot No. 54;

Thence North along said Westerly line 165 feet to the Southerly line of land conveyed to William Case, by deed dated November 18, 1843 and recorded in Volume 33, Page 306 of Cuyahoga County Records;

Thence Easterly along said line and parallel to the Northerly line of Superior Avenue, N.W., 66 feet 5 inches to the center of Original Lot No. 54;

Thence Southerly parallel with the Westerly line of Original Lot No. 54, and in the center thereof to the Northerly line of Superior Avenue, N.W.;

Thence Westerly along said Northerly line of Superior Avenue, N.W., 66 feet 5 inches to the place of beginning, be the same more or less.

For information only:  
PPN: 101-10-013

Parcel No. 3: Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Original Two Acre Lot No. 53 and bounded and described as follows: Beginning on the Northerly line of Superior Avenue, N.W. (formerly Superior Street) at its point of intersection with the Easterly line of West Sixth Street, (formerly Bank Street);

Thence Easterly along said Northerly line of Superior Avenue, N.W., 46 feet to the Southwesterly corner of land conveyed to May Harrington Stallo by deed dated July 10, 1905, and recorded in Volume 980, Page 406 of Cuyahoga County Records;

Thence Northerly along the Westerly line of land so conveyed to May Harrington Stallo, 80 feet to the Northwesterly corner thereof;

Thence Easterly along the Northerly line of land so conveyed to May Harrington Stallo, 37 feet to the Easterly line of said Original Lot No. 53;

Thence Northerly along said Easterly line of Original Lot No. 53, 36 feet to the Southeasterly corner of land conveyed to Sarah R. Benedict by deed dated December 1, 1876, and recorded in Volume 272, Page 304 of Cuyahoga County Records;

Thence Westerly along the Southerly line of land conveyed to Sarah R. Benedict, 83 feet to said Easterly line of West Sixth Street;

Thence Southerly along said Easterly line of West Sixth Street, 116 feet to the place of beginning, be the same more or less.

For information only:  
PPN: 101-10-015

→ Parcel No. 4: Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being part of Original Two Acre Lot No. 53 and bounded and described as follows: Beginning on the Easterly line of West 6th Street (formerly Bank Street), 116 feet Northerly from its intersection with the Northerly line of Superior Avenue, N.W., (formerly Superior Street);

Thence Northerly along said Easterly line of West 6th Street, 32 1/2 feet;

Thence Easterly at right angles with said Easterly line of West 6th Street to the Westerly line of Original Two Acre Lot No. 54;

Thence Southerly along said Westerly line of Original Two Acre Lot No. 54, 32 1/2 feet;

Thence Westerly parallel with the second course above to the place of beginning, be the same more or less.

For information only:  
PPN: 101-10-057

Parcel No. 5: Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and being part of Original Two Acre Lot No. 53, and bounded and described as follows: Beginning in the Easterly line of West 6th Street, 165 feet northerly from its intersection with the Northerly line of Superior Avenue;

Thence Easterly parallel with the Northerly line of Superior Avenue, N.W., to the Westerly line of Original Lot No. 54;

Thence Southerly along said Westerly line 16 1/2 feet;

Thence Westerly parallel with the Northerly line of Superior Avenue, N.W., to the Easterly line of West 6th Street;

Thence Northerly along said Easterly line 16 1/2 feet to the place of beginning, be the same more or less.

For information only:  
PPN: 101-10-056

APN:

*D-5  
duplicates  
land already  
decribes*

"JACOBS PARCEL"

## Exhibit "A"

### Legal Description

Real property in the City of Cleveland, County of Cuyahoga, State of Ohio, described as follows:

Parcel No. 1, Tract A

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being all of Sublots Nos. 24, 25 and 26 and part of Sublot No. 23 in Simon Perkin's Subdivision of part of Original Two Acre Lots Nos. 55, 56 and 57, as shown by the plat in Volume F of Deeds, Page 265 of Cuyahoga County Records, part of Blackstone Court N.W., as shown by the vacation plat in Volume 190 of Maps, Page 76 of Cuyahoga County Records, and a part of Original Two Acre Lot No. 58, together forming a parcel of land bounded and described as follows:

Beginning at the intersection of the Northwesterly line of Superior Avenue N.W., 132 feet in width, with the Northeasterly line of West 3rd Street, 99 feet in width;

Course No. 1: thence North  $34^{\circ}-03'-42''$  West along said Northeasterly line of West 3rd Street, 236.72 feet to its intersection with the Southeasterly line of Frankfort Avenue, N.W., 45 feet in width, as shown by the Dedication Map in Volume 131 of Maps, Page 419 of Cuyahoga County Records;

Course No. 2: thence North  $55^{\circ}-55'-06''$  East along said Southeasterly line of Frankfort Avenue, N.W., 106.08 feet to its intersection with the Southwesterly line of West 2nd Place, 16.5 feet in width, as shown by the Dedication Map in Volume 190 of Maps, Page 76 of Cuyahoga County Records;

Course No. 3: thence South  $34^{\circ}-07'-19''$  East along said Southwesterly line of West 2nd Place, and along the Southwesterly line of Blackstone Court N.W., as dedicated by City of Cleveland Ordinance No. 1285-64, effective August 2, 1964, 70.99 feet to its intersection with the Southeasterly line of said Blackstone Court;

Course No. 4: thence North  $55^{\circ}-57'-54''$  East along said Southeasterly line of Blackstone Court N.W., 21.25 feet to its intersection with the Northeasterly line thereof;

Course No. 5: thence North  $34^{\circ}-07'-19''$  West along said Northeasterly line of Blackstone Court N.W., 16.50 feet to its intersection with the Northwesterly line thereof;

Course No. 6: thence South  $55^{\circ}-57'-54''$  West along said Northwesterly line of Blackstone Court N.W., 4.75 feet to its intersection with the Northeasterly line of aforementioned West 2nd Place;

Course No. 7: thence North  $34^{\circ}-07'-19''$  West along said Northeasterly line of West 2nd Place, 54.50 feet to its intersection with the aforementioned Southeasterly line of Frankfort Avenue N.W.;

Course No. 8: thence North  $55^{\circ}-55'-06''$  East along said Southeasterly line of Frankfort Avenue N.W., 93.72 feet to its intersection with the Northeasterly line of said Original Two Acre Lot No. 58, being also in the Southwesterly line of the Public Square;

Course No. 9: thence South  $34^{\circ}-03'-24''$  East along said Northeasterly line of Original Two Acre Lot No. 58 and along the Southwesterly line of the Public Square, 129.78 feet to the Southeasterly corner of land conveyed to The Cleveland Trust Company by deed dated January 3, 1923 and recorded in Volume 2739, Page 336 of Cuyahoga County Records;

Course No. 10: thence South  $55^{\circ}-56'-36''$  West along said Southeasterly line of land so conveyed to The Cleveland Trust Company 89.64 feet to a point in the northeasterly line of land conveyed to Wentworth G. Marshall by deed dated May 24, 1909 and recorded in Volume 1198, Page 224 of Cuyahoga County Records;

Course No. 11: thence South 34°-03'-33" East along said Northeasterly line of land so conveyed to Wentworth G. Marshall, 106.77 feet to its intersection with the aforementioned Northwesterly line of Superior Avenue, N.W.;

Course No. 12: thence South 55°-49'-36" West along said Northeasterly line of Superior Avenue N.W. 126.64 feet to the place of beginning, containing 40,349 square feet of land (0.9263 acres) according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in July, 1988, be the same more or less.

Parcel No. 1, Tract B

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being all of vacated West 2nd Place and Blackstone Court, N.W. in Vacation Plat of West 2nd PI & Blackstone Ct. N.W. of part of Original Two Acre Lot Nos. 55, 56 & 57, as shown by the recorded plat in Volume 254 of Maps, Page 74 of Cuyahoga County Records, be the same more or less.

Parcel No. 2

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. 58, bounded and described as follows:

Beginning on the Northwesterly line of Superior Avenue, N.W., 132 feet in width, at the Southeasterly corner of land conveyed to David Burroughs, Jr., by deed dated November 13, 1818 and recorded in Volume C of Deeds, Page 206 of Cuyahoga County Records, said place of beginning being distant North 55°-49'-36" East, 43.25 feet from the Southwesterly corner of said Original Lot No. 58;

Course No. 1: thence North 34°-03'-33" West along the easterly line of land so conveyed to David Burroughs, Jr. and parallel with the Southwesterly line of said Original Two Acre Lot No. 58, 66.00 feet to the Southwesterly corner of a land conveyed to Asahel Ables and Charles Frisbey by deed dated September 2, 1819 and recorded in Volume C of Deeds, Page 505 of Cuyahoga County Records;

Course No. 2: thence North 55°-49'-36" East along the Southeasterly line of land so conveyed to Asahel Ables and Charles Frisbey, and parallel with the aforementioned Northwesterly line of Superior Avenue, N.W., 29.33 feet;

Course No 3: thence South 34°-03'-33" East, parallel with the aforementioned Southwesterly line of Original Two Acre Lot No. 58, 66.00 feet to its intersection with the aforementioned Northwesterly line of Superior Avenue, N.W.;

Course No. 4: thence South 55°-49'-36" West along said Northwesterly line of Superior Avenue, N.W., 29.33 feet to the place of beginning, containing 1.936 square feet of land (0.0444 acres) according to a survey by Garrett and Associates, Inc., Registered Engineers and Surveyors, made in July, 1988, be the same more or less.

Parcel No. 3

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot No. 58, bounded and described as follows;

Beginning on the Northwesterly line of Superior Avenue N.W., 132 feet in width, at the Southeasterly corner of said Original Two Acre Lot No. 58, being also in the Southwesterly line of the Public Square;

Course No. 1: thence South 55°-49'-36" West along said Northwesterly line of Superior Avenue N.W., 60.31 feet to the Southeasterly corner of land conveyed to Gregory Harouvis and Lee Saphos by deed dated February 2, 1985 and recorded in Volume 85-0752, Page 66 of Cuyahoga County Records;

Course No. 2: thence North 34°-03'-33" West along the Northeasterly line of land so conveyed to Gregory Harouvis and Lee Saphos, parallel with the Southwesterly line of said Original Two Acre Lot No. 58, 66.00 feet to a point in the Southeasterly line of land conveyed to Asahel Ables and Charles Frisbey by deed

dated September 2, 1819 and recorded in Volume C of Deeds, Page 505 of Cuyahoga County Records;

Course No. 3: thence South  $55^{\circ}-49'-36''$  West along said Southeasterly line of land so conveyed to Asahel Ables and Charles Frisbey and parallel with the aforementioned Northwesterly line of Superior Avenue N.W., 29.33 feet to a point in the Northeasterly line of land conveyed to Wentworth G. Marshall by deed dated May 24, 1909 and recorded in Volume 1198, Page 224 of Cuyahoga County Records;

Course No. 4: thence North  $34^{\circ}-03'-33''$  West along said Northeasterly line of land so conveyed to Wentworth G. Marshall and parallel with the Southwesterly line of said Original Two Acre Lot No. 58, 40.77 feet to the Southwesterly corner of land conveyed to The Cleveland Trust Company by deed dated January 3, 1923 and recorded in Volume 2739, Page 336 of Cuyahoga County Records;

Course No. 5: thence North  $55^{\circ}-56'-36''$  East along the Southeasterly line of land so conveyed to The Cleveland Trust Company, 89.64 feet to its intersection with the aforementioned Northeasterly line of Original Two Acre Lot No. 58, being also in the Southwesterly line of the Public Square;

Course No. 6: thence South  $34^{\circ}-03'-24''$  East along said Northeasterly line of Original Two Acre Lot No. 58, also the Southwesterly line of the Public Square, 106.59 feet to the place of beginning, containing 7,627 square feet of land (0.1751 acres) according to a survey by Garrett & Associates, Inc. Registered Engineers and Surveyors, made in July, 1988, be the same more or less.

APN: