

Resolution 1998-88

AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF CENTER RIDGE AND GLENBAR ROAD IN FAIRVIEW PARK, OHIO DESIGNATED AS PERMANENT PARCEL NOS. 323-29-002, 323-29-003, 323-29-005, 323-29-006 FROM RANKIN DEVELOPMENT CO. FOR PROJECT 18R WESTGATE TRANSIT CENTER IN THE AMOUNT OF \$400,000, CAPITAL GRANT NO. OH-X222 (\$320,000 IN FEDERAL FUNDS WHICH REPRESENTS 80% OF THE TOTAL COST) DEVELOPMENT DIVISION BUDGET.

WHEREAS, Rankin Development Company is the owner of the property in Fairview Park, Ohio of parcels bearing Cuyahoga Auditor's Permanent Parcel Nos. 323-29-002, 323-29-003, 323-29-005, 323-29-006; and

WHEREAS, the Greater Cleveland Regional Transit Authority needs sufficient land located in Fairview Park to fully develop the Westgate Transit Center Facility; and

WHEREAS, Rankin Development Company has offered to sell their interest in the above described parcels to be conveyed to GCRTA for the price of \$400,000 subject to prorations and adjustments as outlined in the proposed purchase agreement; and

WHEREAS, the General Manager and Secretary-Treasurer of the Greater Cleveland Regional Transit deems the offer to be fair and reasonable and recommends that the offer be accepted; and

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Greater Cleveland Regional Transit Authority that;

Section 1: That the offer of Rankin Development Company for the sale to the Greater Cleveland Regional Transit Authority of all of the right, title and interest in and to lands and buildings located in Fairview Park, Ohio and bearing Cuyahoga County Auditor's Permanent Parcel Nos. 323-29-002, 323-29-003, 323-29-005, 323-29-006 for a price of \$400,00 subject to adjustments in accordance with the offer of sale for prorations, title fees, and closing costs is reasonable and represents the fair market value of the property, and is hereby accepted. Legal descriptions of the aforesaid parcel numbers are attached hereto and incorporated herein as Exhibit A.

Section 2: That the General Manager-Secretary/Treasurer be and he is hereby authorized to execute all documents and to take all actions necessary for the consummation of the transaction contemplated hereby.

Section 3: Funding for the acquisition of this property will be provided from Capital Grant OH-90-X222, subject to Federal Transit Administration concurrence.

Section 4: That said contract is subject to the satisfaction of all statutes, regulations, rules, and orders obligatory on the Greater Cleveland Regional Transit Authority for the transaction contemplated hereby.

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Section 5: This resolution shall take effect immediately upon its adoption.

Adopted: July 21, 1998

Attest:   
General Manager/Secretary-Treasurer


  
President

Exhibit A: Legal description

EXHIBIT "A"

Parcel 323-29-2

Situated in the City of Fairview Park, County of Cuyahoga and State of Ohio and known as being part of Original Rockport Township Section No. 15, and bounded and described as follows, to-wit:

Beginning at a point in the South line of Center Ridge Road, a distance of 680.45 feet Southwesterly, measured along the South line of said Center Ridge Road, from an iron pin at the Southwest corner of Wagar and Center Road;

Thence Southeasterly at right angles to said Center Ridge Road, a distance of 150 feet;

Thence Northeasterly parallel to Center Ridge Road, a distance of 52.29 feet;

Thence Northwesterly at right angles to Center Ridge Road, a distance of 150 feet to point in the South line of said road;

Thence Southwesterly along the Southerly line of Center Ridge Road a distance of 52.29 feet to the point of beginning, being the same more or less, but subject to all legal highways.

Parcel 323-29-3

Situated in the City of Fairview Park, County of Cuyahoga and State of Ohio and known as being part of Original Rockport Township Section 15, and bounded and described as follows, to-wit:

Beginning at a point in the South line of Center Ridge Road, a distance of 628.16 feet Southwesterly, measured along the South line of Center Ridge Road, from an iron pin at the Southwest corner of Wagar and Center Ridge Roads;

Thence Southeasterly at right angles to said Center Ridge Road, a distance of 150 feet;

Thence Northeasterly parallel to Center Ridge Road, this is of 52.29 feet;

Thence Northwesterly at right angles to Center Ridge Road, a distance of 150 feet to a point in the South line of said road;

Thence Southwesterly along the Southerly line of Center Ridge Road, a distance of 52.29 feet to the point of beginning, be the same more or less, but subject to all legal highways.

Parcel 323-29-5  
&6

Situated in the City of Fairview Park, County of Cuyahoga, State Ohio and known as being part of Original Rockport Township Section No. 15 and bounded and described as follows, to-wit:

Beginning on the Southeasterly line of Center Ridge Road (60 feet wide) at a point distant 418.98 feet Southwesterly measured along said Southeasterly line, from its intersection with the Westerly line of West 210th Street (formerly Wagar Road) 60 feet wide;

Thence Southwesterly along the Southeasterly line of Center Ridge Road, a distance of 89.60 feet to the most Northerly corner of the second parcel of land conveyed to Fairview Hotels, Inc. by deed dated June 24, 1952 and recorded in Volume 7497, page 209 Cuyahoga County Records;

Thence Southeasterly along the Northeasterly line of the second parcel of land so conveyed to Fairview Hotels, Inc. a distance of 150 feet to the Northwesterly line of the third parcel of land so conveyed to Fairview Hotels, Inc.;

Thence Northeasterly along the Northwesterly line of the third parcel of land so conveyed to Fairview Hotels, Inc. a distance of 85.54 feet to the Southwesterly line of Glenbar Road (formerly West 211th Street), as dedicated in Volume 153 of Maps, pages 4 and 5 of Cuyahoga County Records;

Thence Northwesterly along the Southwesterly line of West 211th Street, a distance of 150.37 feet to the place of beginning and being further known as part of Sublot No. 5 and all of Sublot No. 6 in the Cleveland Co-Operative Land Trust Company's Columbia Park Subdivision Proposed, be the same more or less, but subject to all legal highways.