

RESOLUTION NO. 2005- 110

AUTHORIZING THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY TO ENTER INTO PURCHASE AGREEMENTS TO PURCHASE A PERMANENT AND TEMPORARY EASEMENT FOR THE EUCLID CORRIDOR TRANSPORTATION PROJECT IN THE HEREINAFTER-DESCRIBED PARCELS, DECLARING THE NECESSITY THEREFORE FOR THE PURPOSE OF MAKING AND REPAIRING ROADS THAT SHALL BE OPEN TO THE PUBLIC WITHOUT CHARGE, AND DECLARING THE VALUE OF EACH PARCEL ACQUIRED FOR A TOTAL PURCHASE PRICE OF \$49,423.00 (RTA DEVELOPMENT FUND, EUCLID CORRIDOR TRANSPORTATION PROJECT BUDGET).

WHEREAS, the Greater Cleveland Regional Transit Authority requires property acquisition for the purpose of making and repairing roads to better improve public transportation in Cleveland and the acquisition of right of way in conjunction therewith; and

WHEREAS, the Greater Cleveland Regional Transit Authority plans to construct the Euclid Corridor Transportation Project – bid package C-03 on a portion of this site and therefore must acquire a temporary and permanent easement from each of the following parcels: A.) Parcel 123, B.) Parcel 152, C.) Parcel 174, D.) Parcel 198, E.) Parcel 193 and;

WHEREAS: A.) Cleveland-Cuyahoga County Port Authority, an Ohio Political Subdivision, is the owner of Parcel 123, B.) Centers for Families and Children, an Ohio Not-For-Profit Corporation, is the owner of Parcel 152, C.) East 63rd Street Real Estate Company, Ltd. A Limited Liability Company is the owner of Parcel 174, D.) Ralph Worthington, IV as Custodian for Ralph Worthington, V Under the Ohio Transfers to Minors Act (3/4 Interest) and Ram Enterprises, an Ohio General Partnership (1/4 Interest), is the owner of Parcel 198, E.) Euclid Gallery, Inc., an Ohio Corporation, is the owner of Parcel 193, as identified above and all are willing to sell a temporary and permanent easement to the Greater Cleveland Regional Transit Authority; and

WHEREAS, the purchase price is based upon the fair market value of the property as determined by the property appraisal reports. A Review Appraiser approved the Fair Market Value Estimate in each appraisal report; and

WHEREAS, the Greater Cleveland Regional Transit Authority wishes to enter into Purchase Agreements for the purchase of a temporary and permanent easement with each of the following: A.) Cleveland-Cuyahoga County Port Authority, Ohio in the amount of \$15,420.00, B.) Centers for Families and Children, an Ohio Not-For-Profit Corporation in the amount of \$3,522.00, C.) East 63rd Street Real Estate Company, Ltd. A Limited Liability Company in the amount of \$23,726.00, D.) Ralph Worthington, IV as Custodian for Ralph Worthington, V Under the Ohio Transfers to Minors Act (3/4 Interest) and Ram Enterprises, an Ohio General Partnership (1/4 Interest) in the amount of \$3,333.00, E.) Euclid Gallery, Inc., an Ohio Corporation in the amount of \$3,422.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Greater Cleveland Regional Transit Authority, Cuyahoga County, Ohio:

Section 1. That the General Manager/Secretary-Treasurer is hereby authorized to execute a Purchase Agreement for a permanent and temporary easement for these properties and all other documents required to acquire and transfer this real estate.

Section 2. That the Total Purchase Price of \$49,423.00 is based upon the fair market value of the property as determined by the property appraisal reports, as approved by a Review Appraiser, and is within the settlement authority approved by the Federal Transit Administration.

Section 3. That the Purchase Price is payable from the RTA Development Fund, Euclid Corridor Transportation Project Department Budget, including but not limited to Capital Grant OH-03-0247 in the amount of \$30,889.38 and Capital Grant OH-90-X484-01 in the amount of \$18,533.63 for a total amount of \$49,423.00 (\$39,538.40 in Federal funds which represents 80% of the total cost). Federal funds under Capital Grant OH-90-X484-01 are made available through the Ohio Department of Transportation.

Section 4. That the execution of a purchase agreement and acquisition of a permanent and temporary easement from each of these owners is necessary to carry out the Euclid Corridor Transportation Project.

Section 5. That this resolution shall become effective immediately upon its adoption.

Attachment: Maps and legal descriptions (Attachments A – E)
Property Interest spreadsheet (Exhibit 1)

Adopted: August 23, 2005



President

Attest: 

CEO, General Manager/Secretary-Treasurer

**PARCEL 123-SH
GCRTA-PROJ. 38-CO5
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Greater Cleveland Regional Transit Authority and the City of Cleveland, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area. (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, and known as being a part of Original 10 Acre Lot 90, also a part of the lands conveyed to Cleveland-Cuyahoga County Port Authority by Volume 96-02724, Page 9 and Volume 96-02723, Page 56 on file in the Cuyahoga County Recorder's Office and being a parcel of land lying on the left side of the centerline of right of way and construction of Euclid Avenue, bounded and described as follows;

Beginning at the intersection of the northerly right of way of Euclid Avenue and the westerly right of way of East 36th Street at 49.50 feet left of centerline of right of way and construction of Euclid Avenue Station 181+60.13 and 30.00 feet left of centerline of right of way and construction of East 36th Street Station 50+49.46;

- 1) Thence South 80° 58' 29" West along the northerly right of way of Euclid Avenue, 48.43 feet to a point 49.50 feet left of centerline of right of way and construction of Euclid Avenue Station 181+11.70
- 2) Thence leaving said right of way, North 59° 35' 22" East, 52.04 feet to a point on the westerly right of way of East 36th Street at 68.48 feet left of centerline of right of way and construction of Euclid Avenue Station 181+60.16 and 30.00 feet left of centerline of right of way and construction of East 36th Street Station 50+68.43;
- 3) Thence South 08° 56' 41" East along said right of way, 18.98 feet to the point of beginning.

Containing within said bounds 0.0105 acres of land in Parcel 103-07-004.

Bearings are based on Ohio State Plane, North Zone NAD83 (1995) Grid North.

The stations referred to herein are from the centerline of right of way and construction of Euclid Avenue and the centerline of right of way and construction of East 36th Street.

This description was prepared by KS Associates, Inc. under the supervision of Mark A. Yeager, Professional Surveyor, Ohio No. 7289.

Date:

6/15/04

Mark A. Yeager
Mark A. Yeager, P.S. 7289



RX250
Rev. 04/03

PID
PARCEL
CTY-RTE-SEC
Version Date

123T
GCRTA-PROJ.38-CO3
November 19, 2004

**PARCEL 123-T
GCRTA-PROJ.38-CO3
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY FOR
ROADWAY CONSTRUCTION
FOR APPROXIMATELY 24 MONTHS FROM THE DATE OF ENTRY**

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, and known as being a part of Original 10 Acre Lots 88 and 89, also a part of the lands conveyed to Cleveland-Cuyahoga County Port Authority by Volume 96-02724, Page 9 and Volume 96-02723, Page 56 on file in the Cuyahoga County Recorder's Office and being a parcel of land lying on the left side of the centerline of right of way and construction of Euclid Avenue, bounded and described as follows;

Beginning at the southwesterly corner of the grantor and on the northerly right of way of Euclid Avenue at 49.50 feet left of centerline of right of way and construction of Euclid Avenue Station 173+83.15;

- 1) Thence leaving said right of way, North 08° 52' 00" West along the easterly line of lands conveyed to Midtown Professional Center Partnership, P.L.L. by Volume 9382, Page 35 on file in the Cuyahoga County Recorder's Office, 6.93 feet to a point 56.43 feet left of centerline of right of way and construction of Euclid Avenue Station 173+83.17;
- 2) Thence leaving said line, North 56° 27' 09" East, 33.90 feet to a point 70.50 feet left of centerline of right of way and construction of Euclid Avenue Station 174+14.01;
- 3) Thence North 80° 58' 29" East, 10.47 feet to a point 70.50 feet left of centerline of right of way and construction of Euclid Avenue Station 174+24.48;
- 4) Thence North 09° 56' 41" East, 19.07 feet to a point 88.53 feet left of centerline of right of way and construction of Euclid Avenue Station 174+30.68;
- 5) Thence South 78° 17' 39" East, 33.60 feet to a point 76.64 feet left of centerline of right of way and construction of Euclid Avenue Station 174+62.11;
- 6) Thence South 62° 40' 10" East, 12.86 feet to a point 69.02 feet left of centerline of right of way and construction of Euclid Avenue Station 174+72.46;
- 7) Thence South 09° 01' 31" East, 13.52 feet to a point 55.50 feet left of centerline of right of way and construction of Euclid Avenue Station 174+72.46;
- 8) Thence North 80° 58' 29" East, 55.69 feet to a point 55.50 feet left of centerline of right of way and construction of Euclid Avenue Station 175+28.16;
- 9) Thence South 09° 05' 40" East, 3.80 feet to a point 51.70 feet left of centerline of right of way and construction of Euclid Avenue Station 175+28.16;
- 10) Thence North 81° 04' 42" East, 517.72 feet to a point 50.77 feet left of centerline of right of way and construction of Euclid Avenue Station 180+45.88;
- 11) Thence North 09° 53' 57" West, 4.73 feet to a point 55.50 feet left of centerline of right of way and construction of Euclid Avenue Station 180+45.81;

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- 12) Thence North 80° 58' 29" East, 64.76 feet to a point 55.50 feet left of centerline of right of way and construction of Euclid Avenue Station 181+10.56;
- 13) Thence North 59° 35' 22" East, 36.84 feet to a point 68.93 feet left of centerline of right of way and construction of Euclid Avenue Station 181+44.86 and 45.29 feet left of centerline of right of way and construction of East 36th Street Station 50+68.87;
- 14) Thence North 08° 56' 41" West, 37.02 feet to a point 45.29 feet left of centerline of right of way and construction of East 36th Street Station 51+05.89;
- 15) Thence North 81° 03' 19" East, 15.29 feet to a point on the westerly right of way of East 36th Street at 30.00 feet left of centerline of right of way and construction of East 36th Street Station 51+05.89;
- 16) Thence South 08° 56' 41" East along said right of way, 37.45 feet to a point 68.48 feet left of centerline of right of way and construction of Euclid Avenue Station 181+60.16 and 30.00 feet left of centerline of right of way and construction of East 36th Street Station 50+68.43;
- 17) Thence leaving said right of way, South 59° 35' 22" West, 52.04 feet to a point on the northerly right of way of Euclid Avenue at 49.50 feet left of centerline of right of way and construction of Euclid Avenue Station 181+11.70;
- 18) Thence South 80° 58' 29" West along said right of way, 728.55 feet to the point of beginning.

Containing within said bounds 0.1051 acres of land of which 0.0571 acres lie in Parcel 103-06-003, 0.0070 acres in 103-06-005, 0.0033 acres in 103-07-001, 0.0055 acres in 103-07-002, 0.0035 acres in 103-07-003 and 0.0287 acres in Parcel 103-07-004;

Bearings are based on Ohio State Plane, North Zone NAD83 (1995) Grid North.

The stations referred to herein are from the centerline of right of way and construction of Euclid Avenue and centerline of right of way and construction of East 36th Street.

This description was prepared by KS Associates, Inc. under the supervision of Mark A. Yeager, Professional Surveyor, Ohio No. 7289.

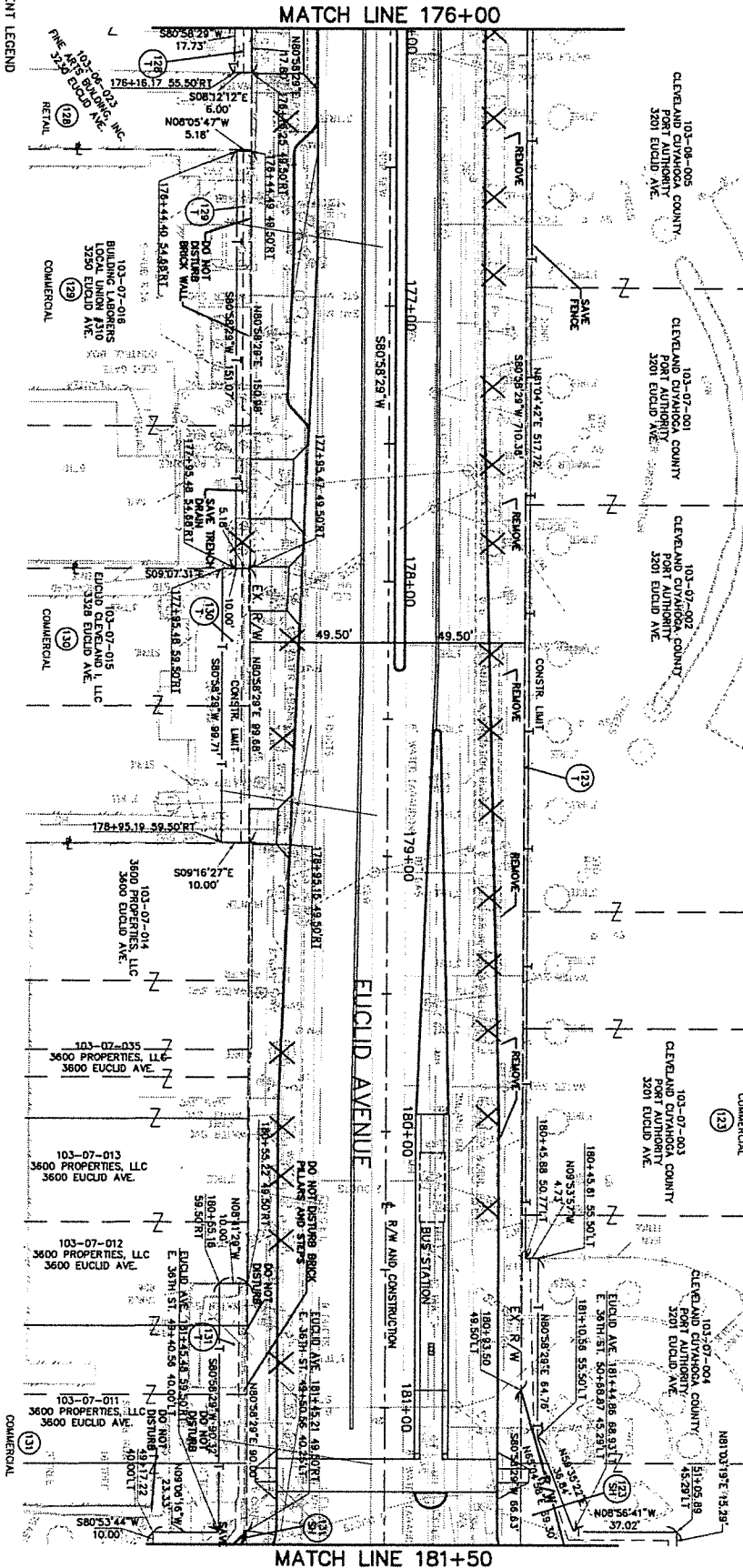
Date:

11/19/04

Mark A. Yeager
Mark A. Yeager, P.S. 7289



EUCLID CORRIDOR TRANSPORTATION PROJECT CITY OF CLEVELAND AND EAST CLEVELAND CUYAHOGA COUNTY STATE OF OHIO



MONUMENT LEGEND

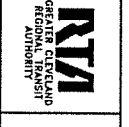
- 1/4" R/W PIN SET
- 1/4" DRILL HOLE FOUND
- 1/4" R/W PIN FOUND
- 1/4" R/W PILE FOUND
- 1/4" JAC NAIL FOUND
- 1/4" PK NAIL FOUND
- 1/4" MARLBORO STAKE FOUND
- EXISTING MONUMENT
- PROPOSED MONUMENT

NOTE:
THE TOPOGRAPHIC FEATURES SHOWN HEREON ARE
CURRENT AS OF 01/29/04.

REVISION BLOCK						
REVISION NO.	DATE	BY	CHECKED BY	DESIGN BY	SCALE	SHEET NO.
1	07/18/03	JMY/DJS	JMY/DJS	JMY/DJS	HORIZ. 1" = 20' VERT. N/A	RW123
2						RW162
3						TOTAL SHEETS 24 OF 44
4						
5						
6						
7						
8						

ROW PLAN
EUCLID AVENUE
STA. 176+00 TO STA. 181+50
BID PACKAGE 38 - C03

NOTE: THE EXISTING RIGHT OF WAY WIDTH AND LOCATION WERE DETERMINED USING TAX MAPS & SUBDIVISION PLATS ON FILE IN THE CUYAHOGA COUNTY AUDITOR'S OFFICE AND LOCATION OF MONUMENTS DETERMINED FROM FIELD LOCATIONS OF MONUMENTS. ALSO, FIELD BOOKS FROM THE CITY OF CLEVELAND FIELD BOOKS WERE USED.



ROW PLAN
EUCLID AVENUE
STA. 176+00 TO STA. 181+50
BID PACKAGE 38 - C03

RX 270.
Rev. 04/03

EXHIBIT B

PID
PARCEL 152SH
CTY-RTE-SEC GCRTA-PROJ. 38-CO3
Version Date May 9, 2005

**PARCEL 152-SH
GCRTA-PROJ. 38-CO3
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Greater Cleveland Regional Transit Authority and the City of Cleveland, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area. (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, and known as being a part of Original 10 Acre Lot 71, a part of Sublot 1 in Henry F. Clark's Allotment as shown on the plat recorded in Volume 4, Page 10 of the Cuyahoga County Plat Records and part of the lands conveyed to the Center For Families and Children by Instrument No. 200304231092 on file in the Cuyahoga County Recorder's Office and being a parcel of land lying on the right side of the centerline of right of way and construction of Euclid Avenue, bounded and described as follows;

Beginning at a point on the southerly right of way of Euclid Avenue at the intersection of the westerly right of way line of vacated East 46th Street at 49.50 feet right of centerline of right of way and construction of Euclid Avenue Station 201+55.55; said point being the Grantor's northeasterly corner;

- 1) Thence along said right of way of vacated East 46th Street, South 09° 12' 52" East, 10.46 feet to a point 59.96 feet right of centerline of right of way and construction of Euclid Avenue Station 201+55.58;
- 2) Thence leaving said right of way line, North 54° 02' 20" West, 14.80 feet to a point on the southerly right of way of Euclid Avenue at 49.50 feet right of centerline of right of way and construction of Euclid Avenue Station 201+45.12;
- 3) Thence North 80° 58' 29" East along said right of way, 10.43 feet to the point of beginning.

Containing within said bounds 0.0013 acres of land in Parcel 103-09-017.

Bearings are based on Ohio State Plane, North Zone NAD83 (1995) Grid North.

The stations referred to herein are from the centerline of right of way and construction of Euclid Avenue.

This description was prepared by KS Associates, Inc. under the supervision of Mark A. Yeager, Professional Surveyor, Ohio No. 7289.

Date:

5/9/05

Mark A. Yeager
Mark A. Yeager, P.S. 7289



**PARCEL 152-T
GCRTA-PROJ.38-CO3
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY FOR
ROADWAY CONSTRUCTION
FOR APPROXIMATELY 24 MONTHS FROM THE DATE OF ENTRY**

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, and known as being a part of Original 10 Acre Lots 70 and 71, also a part of the lands conveyed to the Center For Families and Children by Instrument No. 200309090499 on file in the Cuyahoga County Recorder's Office and being a parcel of land lying on the right side of the centerline of right of way and construction of Euclid Avenue, bounded and described as follows;

Beginning at the northwesterly corner of the grantor and on the southerly right of way of Euclid Avenue at 49.50 feet right of centerline of right of way and construction of Euclid Avenue Station 197+95.92;

- 1) Thence North 80° 58' 29" East along said right of way, 168.87 feet to a point 49.50 feet right of centerline of right of way and construction of Euclid Avenue Station 199+64.78;
- 2) Thence leaving said right of way, South 35° 44' 22" West, 14.08 feet to a point 59.50 feet right of centerline of right of way and construction of Euclid Avenue Station 199+54.86;
- 3) Thence South 80° 58' 29" West, 158.95 feet to a point on the easterly line of lands conveyed to The Most Reverend, Anthony M. Pilla, Bishop of the Roman Catholic Diocese of Cleveland by Volume 8026, Page 547 on file in the Cuyahoga County Recorder's Office at 59.50 feet right of centerline of right of way and construction of Euclid Avenue Station 197+95.92;
- 4) Thence North 09° 01' 31" West along said line, 10.00 feet to the point of beginning.

Containing within said bounds 0.0376 acres of land of which 0.0131 acres lie in parcel 103-09-015, 0.0227 acres lie in 103-09-016 and 0.0018 acres lie in 103-09-017.

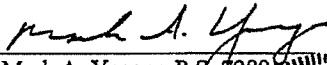
Bearings are based on Ohio State Plane, North Zone NAD83 (1995) Grid North.

The stations referred to herein are from the centerline of right of way and construction of Euclid Avenue.

This description was prepared by KS Associates, Inc. under the supervision of Mark A. Yeager, Professional Surveyor, Ohio No. 7289.

Date:

11/12/04


Mark A. Yeager, P.S. 7289



RX 270
Rev. 04/03

EXHIBIT C

PID
PARCEL 174SH
CTY-RTE-SEC GCRTA-PROJ. 38-CO5
Version Date June 15, 2004

**PARCEL 174-SH
GCRTA-PROJ. 38-CO5
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Greater Cleveland Regional Transit Authority and the City of Cleveland, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area. (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio and being known as a part of Original 100 Acre Lot No. 337, being also a part of land conveyed to East 63rd Street Real Estate Company, Ltd. by Volume 98-14010 Page 39 on file in the Cuyahoga County Recorder's Office and being a parcel of land lying on the left side of the centerline of right of way of Euclid Avenue, bounded and described as follows;

Beginning at the intersection of the northerly right of way of Euclid Avenue and the easterly right of way of East 63rd Street at 40.00 feet left of centerline of right of way of Euclid Avenue Station 225+48.94 and 23.00 feet right of centerline of right way and construction of East 63rd Street Station 50+42.27;

- 1) Thence North 00° 58' 06" West along said easterly right of way, 23.39 feet to a point 63.34 feet left of centerline of right of way of Euclid Avenue Station 225+47.39 and 23.00 feet right of centerline of right way and construction of East 63rd Street Station 50+65.66;
- 2) Thence leaving said right of way South 41° 50' 28" East, 18.41 feet to a point 50.25 feet left of centerline of right of way of Euclid Avenue Station 225+60.34 and 35.05 feet right of centerline of right way and construction of East 63rd Street Station 50+51.74;
- 3) Thence South 89° 25' 07" East, 100.71 feet to a point on the westerly line of land conveyed to Lassi Enterprises, LLC by Instrument No. 200111160432 at 54.24 feet left of centerline of right of way of Euclid Avenue Station 226+60.97;
- 4) Thence South 01° 16' 46" East along said line, 14.28 feet to a point on the northerly right of way of Euclid Avenue at 40.00 feet left of centerline of right of way of Euclid Avenue Station 226+61.99;
- 5) Thence North 87° 08' 46" West along said right of way, 113.05 feet to the point of beginning.

Containing within said bounds 0.0330 acres of land in Parcel 118-04-012.

Bearings are based on Ohio State Plane, North Zone NAD83 (1995) Grid North.

The stations referred to herein are from the centerline of right of way of Euclid Avenue and the centerline of right of way and construction of East 63rd Street.

This description was prepared by KS Associates, Inc. under the supervision of Mark A. Yeager, Professional Surveyor, Ohio No. 7289.

Date:

6/15/04

Mark A. Yeager
Mark A. Yeager, P.S. 7289



RX 270
Rev. 04/03

PID
PARCEL 174SH1
CTY-RTE-SEC GCRTA-PROJ. 38-CO3
Version Date October 13, 2004

**PARCEL 174- SH1
GCRTA-PROJ. 38-CO3
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Greater Cleveland Regional Transit Authority and the City of Cleveland, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area. (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio and being known as a part of Original 100 Acre Lot No. 337, being also a part of land conveyed to East 63rd Street Real Estate Company, Ltd. by Instrument No. 200007100515 on file in the Cuyahoga County Recorder's Office and being a parcel of land lying on the left side of the centerline of right of way of Euclid Avenue, bounded and described as follows;

Beginning at the southwesterly corner of the grantor and on the northerly right of way of Euclid Avenue at 40.00 feet left of centerline of right of way of Euclid Avenue Station 227+44.74;

- 1) Thence leaving said right of way North 01° 10' 45" West along the easterly line of land conveyed to Lassi Enterprises, LLC by Instrument No. 200111160432 on file in the Cuyahoga County Recorder's Office, 17.17 feet to a point 57.13 feet left of centerline of right of way of Euclid Avenue Station 227+43.53;
- 2) Thence leaving said line South 89° 02' 09" East, 30.26 feet to a point 58.13 feet left of centerline of right of way of Euclid Avenue Station 227+73.78 and 42.78 feet left of centerline of construction of East 65th Street Station 50+61.26;
- 3) Thence North 44° 58' 36" East, 20.84 feet to a point on the westerly right of way of East 65th Street as widened by dedication plat recorded in Volume 239, Page 72 of the Cuyahoga County Plat records at 27.83 feet left of centerline of construction of East 65th Street Station 50+75.34;
- 4) Thence South 01° 00' 39" East along said right of way, 17.62 feet to a point of curvature at 56.01 feet left of centerline of right of way of Euclid Avenue Station 227+88.94 and 27.79 feet left of centerline of construction of East 65th Street Station 50+58.10;
- 5) Thence continuing along said right of way 24.57 feet along a curve, deflecting to the right, said curve having a radius of 15.00 feet, a central angle of 93° 51' 53", a chord of 21.92 feet bearing South 45° 55' 18" West, to a point on the northerly right of way of Euclid Avenue at 40.00 feet left of centerline of right of way of Euclid Avenue Station 227+73.98 and 43.84 feet left of centerline of construction of East 65th Street Station 50+43.17;
- 6) Thence North 87° 08' 46" West along said right of way, 29.24 feet to the point of beginning.

Containing within said bounds 0.0199 acres of land in Parcel 118-04-010.

Bearings are based on Ohio State Plane, North Zone NAD83 (1995) Grid North.

RX 270
Rev. 04/03

PID
PARCEL 174SH1
CTY-RTE-SEC GCRTA-PROJ. 38-CO3
Version Date October 13, 2004

The stations referred to herein are from the centerline of right of way of Euclid Avenue and the centerline of construction of East 65th Street.

This description was prepared by KS Associates, Inc. under the supervision of Mark A. Yeager, Professional Surveyor, Ohio No. 7289.

Date:

10/14/04

Mark A. Yeager
Mark A. Yeager, P.S. 7289



**PARCEL 174-T
GCRTA-PROJ.38-CO3
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY FOR
ROADWAY CONSTRUCTION
FOR APPROXIMATELY 24 MONTHS FROM THE DATE OF ENTRY**

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio and being known as a part of Original 100 Acre Lot No. 337, being also a part of land conveyed to East 63rd Street Real Estate Company, Ltd. by Volume 98-14010 Page 39 on file in the Cuyahoga County Recorder's Office and being a parcel of land lying on the left side of the centerline of right of way of Euclid Avenue, bounded and described as follows;

Beginning at a point on the easterly right of way of East 63rd Street at 63.34 feet left of centerline of right of way of Euclid Avenue Station 225+47.39 and 23.00 feet right of centerline of right way and construction of East 63rd Street Station 50+65.66, which point is 23.39 feet distant northerly from the northerly right of way of Euclid Avenue;

- 1) Thence North 00° 58' 06" West along said easterly right of way, 72.34 feet to a point 23.00 feet right of centerline of right way and construction of East 63rd Street Station 51+38.00;
- 2) Thence South 27° 32' 00" East, 22.36 feet to a point 33.00 feet right of centerline of right way and construction of East 63rd Street Station 51+18.00;
- 3) Thence South 00° 58' 06" East, 48.61 feet to a point 67.72 feet left of centerline of right of way of Euclid Avenue Station 225+57.11 and 33.00 feet right of centerline of right way and construction of East 63rd Street Station 50+69.39;
- 4) Thence South 41° 50' 28" East, 10.28 feet to a point 60.41 feet left of centerline of right of way of Euclid Avenue Station 225+64.34 and 39.73 feet right of centerline of right of way and construction of East 63rd Street Station 50+61.61;
- 5) Thence South 89° 25' 07" East, 95.98 feet to a point on the westerly line of land conveyed to Lassi Enterprises, LLC by Instrument No. 200111160432 on file in the Cuyahoga County Recorder's Office at 64.22 feet left of centerline of right of way of Euclid Avenue Station 226+60.24;
- 6) Thence South 01° 16' 46" East along said line, 10.01 feet to a point 54.24 feet left of centerline of right of way of Euclid Avenue Station 226+60.97;
- 7) Thence leaving said line North 89° 25' 07" West, 100.71 feet to a point 50.25 feet left of centerline of right of way of Euclid Avenue Station 225+60.34 and 35.05 feet right of centerline of right way and construction of East 63rd Street Station 50+51.74;
- 8) Thence North 41° 50' 28" West, 18.41 feet to the point of beginning.

Containing within said bounds 0.0398 acres of land in Parcel 118-04-012.

Bearings are based on Ohio State Plane, North Zone NAD83 (1995) Grid North.

RX250
Rev. 04/03

PID
PARCEL 174T
CTY-RTE-SEC GCRTA-PROJ.38-CO3
Version Date November 19, 2004

The stations referred to herein are from the centerline of right of way of Euclid Avenue and the centerline of right of way and construction of East 63rd Street.

This description was prepared by KS Associates, Inc. under the supervision of Mark A. Yeager, Professional Surveyor, Ohio No. 7289.

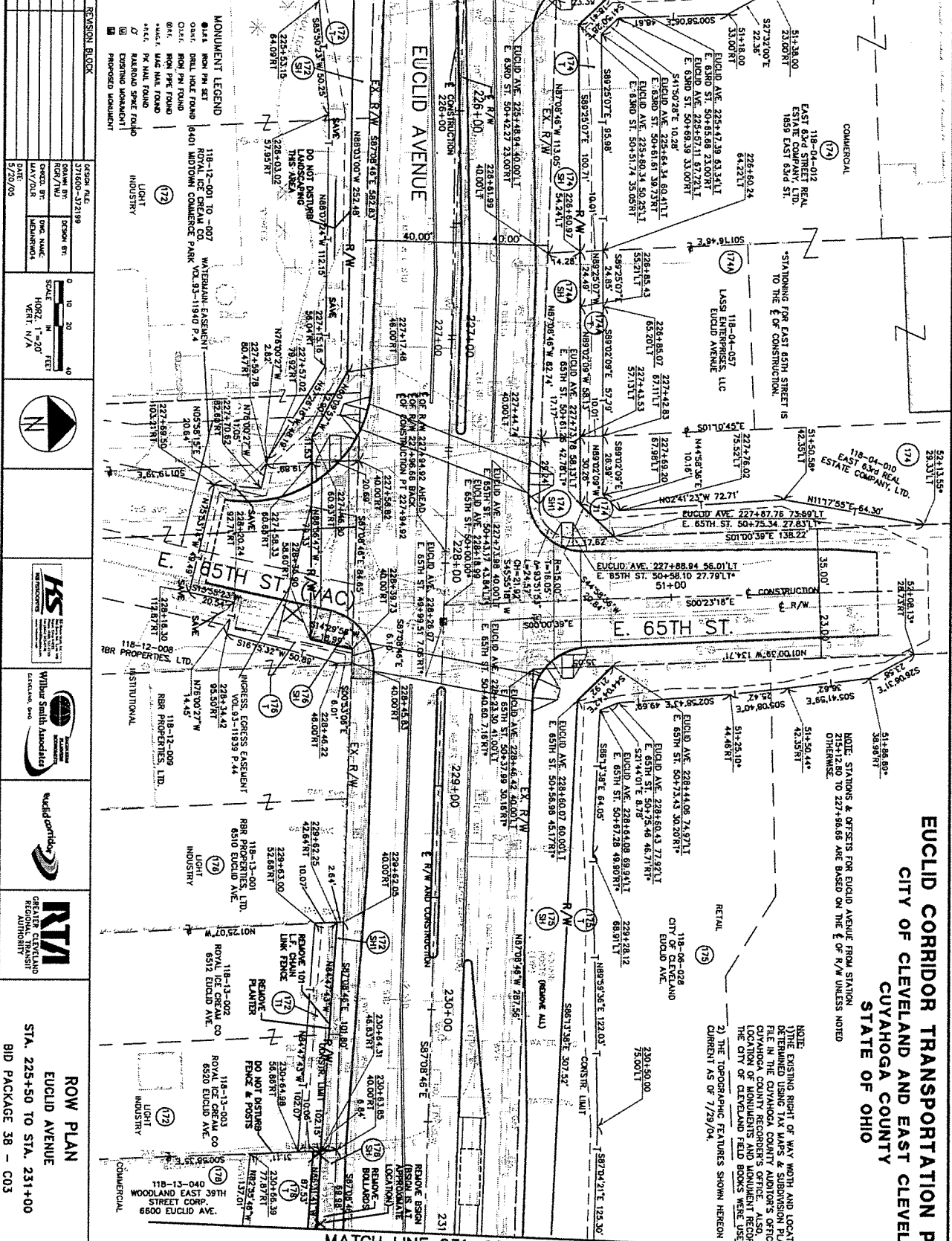
Date:

11/19/04

Mark A. Yeager
Mark A. Yeager, P.S. 7289



MATCH LINE 225+50



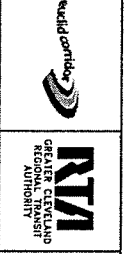
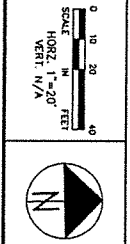
EUCLID CORRIDOR TRANSPORTATION PROJECT
CITY OF CLEVELAND AND EAST CLEVELAND
CUYAHOGA COUNTY
STATE OF OHIO

NOTE: STATIONS & OFFSETS FOR EUCLID AVENUE FROM STATION 215+12.80 TO 227+56.66 ARE BASED ON THE E.O.F. R/W UNLESS NOTED OTHERWISE.

NOTE:
 1) THE EXISTING RIGHT OF WAY WIDTH AND LOCATION WERE DETERMINED USING TAX MAPS & SUBDIVISION PLATS ON FILE IN THE CUYAHOGA COUNTY AUDITOR'S OFFICE AND CUYAHOGA COUNTY RECORDER'S OFFICE. ALSO, FIELD SURVEY OF MONUMENTS AND MONUMENT RECORDS FROM THE CITY OF CLEVELAND FIELD BOOKS WERE USED.
 2) THE TOPOGRAPHIC FEATURES SHOWN HEREON ARE CURRENT AS OF 7/29/04.

REVISION BLOCK

NO.	DATE	DESCRIPTION
1	5/20/03	DESIGN FILE
2		DESIGN FILE
3		DESIGN FILE
4		DESIGN FILE
5		DESIGN FILE
6		DESIGN FILE
7		DESIGN FILE



ROW PLAN
 EUCLID AVENUE
 STA. 225+50 TO STA. 231+00
 BID PACKAGE 38 - C03

SHEET NO.	RW132
TOTAL SHEETS	38 OF 41
	RW162

MATCH LINE 231+00

RX 270
Rev. 04/03

PID
PARCEL 198SH
CTY-RTE-SEC GCRTA-PROJ. 38-CO3
Version Date November 18, 2004

**PARCEL 198-SH
GCRTA-PROJ. 38-CO3
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Greater Cleveland Regional Transit Authority and the City of Cleveland, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area. (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, and known as being a part of Original 100 Acre Lot No. 339, also a part of the lands conveyed to Ralph Worthington IV by Volume 98-7619, Page 11 and Ram Enterprises by Instrument No. 200402260812 on file in the Cuyahoga County Recorder's Office and being a parcel of land lying on the right side of the centerline of right of way and construction of Euclid Avenue, bounded and described as follows;

Beginning at the intersection of the southerly right of way of Euclid Avenue and the easterly right of way of East 71st Street at 60.00 feet right of centerline of right of way and construction of Euclid Avenue Station 245+90.12 and 30.00 feet right of centerline of right of way and construction of East 71st Street Station 49+37.82;

- 1) Thence South 86° 54' 25" East along the existing southerly right of way of Euclid Avenue, 10.00 feet to a point 60.00 feet right of centerline of right of way and construction of Euclid Avenue Station 246+00.12 and 39.98 feet right of centerline of right of way and construction of East 71st Street Station 49+37.15;
- 2) Thence leaving said right of way, South 46° 09' 03" West, 13.65 feet to a point on the existing easterly right of way of East 71st Street at 69.98 feet right of centerline of right of way and construction of Euclid Avenue Station 245+90.80 and 30.00 feet right of centerline of right of way and construction of East 71st Street Station 49+27.82;
- 3) Thence North 00° 47' 29" West along said right of way, 10.00 feet to the point of beginning.

Containing within said bounds 0.0011 acres of land in Parcel 118-15-001.

Bearings are based on Ohio State Plane, North Zone NAD83 (1995) Grid North.

The stations referred to herein are from the centerline of right of way and construction of Euclid Avenue and the centerline of right of way and construction of East 71st Street.

This description was prepared by KS Associates, Inc. under the supervision of Mark A. Yeager, Professional Surveyor, Ohio No. 7289.

Date:

11/18/04

Mark A. Yeager
Mark A. Yeager, P.S. 7289



**PARCEL 198-T
GCRTA-PROJ.38-CO3
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY FOR
ROADWAY CONSTRUCTION
FOR APPROXIMATELY 24 MONTHS FROM THE DATE OF ENTRY**

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio and known as part of Original 100 Acre Lot No. 339, also a part of the lands conveyed to Ralph Worthington IV by Volume 98-7619, Page 11 and Ram Enterprises by Instrument No. 200402260812 on file in the Cuyahoga County Recorder's Office and being a parcel of land lying on the right side of the centerline of right of way and construction of Euclid Avenue, bounded and described as follows;

Beginning at a point on the southerly right of way of Euclid Avenue at 60.00 feet right of centerline of right of way and construction of Euclid Avenue Station 246+00.12 and 39.98 feet right of centerline of right of way and construction of East 71st Street Station 49+37.15;

- 1) Thence South 86° 54' 25" East along the existing southerly right of way of Euclid Avenue, 148.63 feet to a point 60.00 feet right of centerline of right of way and construction of Euclid Avenue Station 247+48.75;
- 2) Thence leaving said right of way, South 00° 55' 48" East, 10.02 feet to a point 70.00 feet right of centerline of right of way and construction of Euclid Avenue Station 247+49.46;
- 3) Thence North 86° 54' 25" West, 145.00 feet to a point 70.00 feet right of centerline of right of way and construction of Euclid Avenue Station 246+04.46 and 43.63 feet right of centerline of right of way and construction of East 71st Street Station 49+26.88;
- 4) Thence South 46° 09' 03" West, 18.66 feet to a point on the existing right of way of East 71st Street at 83.63 feet right of centerline of right of way and construction of Euclid Avenue Station 245+91.72 and 30.00 feet right of centerline of right of way and construction of East 71st Street Station 49+14.14;
- 5) Thence North 00° 47' 29" West along said right of way, 13.69 feet to a point 69.98 feet right of centerline of right of way and construction of Euclid Avenue Station 245+90.80 and 30.00 feet right of centerline of right of way and construction of East 71st Street Station 49+27.82;
- 6) Thence leaving said right of way, North 46° 09' 03" East, 13.65 feet to the point of beginning.

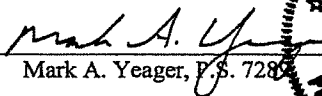
Containing within said bounds 0.0374 acres of land in Parcel 118-15-001.

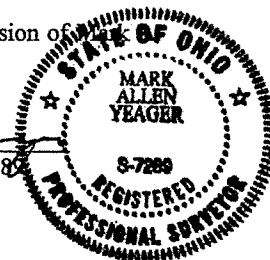
Bearings are based on Ohio State Plane, North Zone NAD83 (1995) Grid North.

The stations referred to herein are from the centerline of right of way and construction of Euclid Avenue and the centerline of right of way and construction of East 71st Street.

This description was prepared by KS Associates, Inc. under the supervision of Mark A. Yeager, Professional Surveyor, Ohio No. 7289.

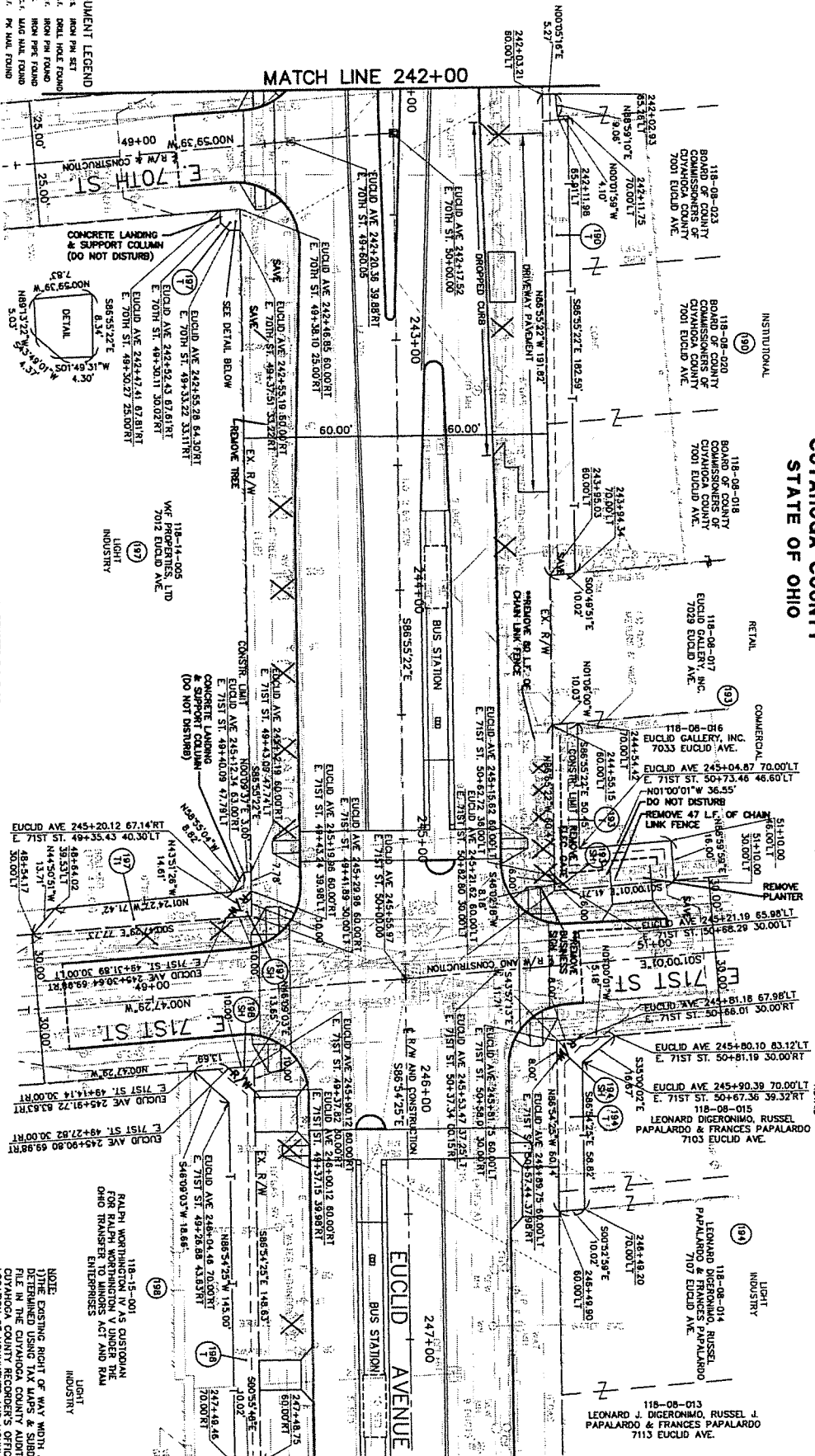
Date: 11/11/04


Mark A. Yeager, P.S. 7289



EUCUID CORRIDOR TRANSPORTATION PROJECT

CITY OF CLEVELAND AND EAST CLEVELAND CUYAHOGA COUNTY STATE OF OHIO



MONUMENT LEGEND	
1	BLK. IRON PIN SET
2	CHALK, IRON PIN FOUND
3	CHALK, IRON PIN FOUND
4	CHALK, IRON PIPE FOUND
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97	CHALK, IRON PIPE FOUND
98	CHALK, IRON PIPE FOUND
99	CHALK, IRON PIPE FOUND
100	CHALK, IRON PIPE FOUND

MATCH LINE 242+00

MATCH LINE 247+50

ROW PLAN
EUCUID AVENUE
STA. 242+00 TO STA. 247+50
BID PACKAGE 38 - C03

SHEET NO.
RM135
TOTAL SHEETS
39 OF 44

**PARCEL 193-SH
GCRTA-PROJ. 38-CO5
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Greater Cleveland Regional Transit Authority and the City of Cleveland, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area. (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio, and known as being a part of Sublot No. 1 in Streator and Adams Allotment of the Samuel Spangier Farm of part of Original 100 Acre Lot Nos. 338 and 341, as shown on the plat recorded in Volume 4, Page 4 of the Cuyahoga County Plat Records, also a part of the lands conveyed to Euclid Gallery, Inc. by Volume 90-642, Page 57 on file in the Cuyahoga County Recorder's Office and being a parcel of land lying on the left side of the centerline of right of way and construction of Euclid Avenue, bounded and described as follows;

Beginning at the intersection of the northerly right of way of Euclid Avenue and the westerly right of way of East 71st Street at 60.00 feet left of centerline of right of way and construction of Euclid Avenue Station 245+21.62 and 30.00 feet left of centerline of right of way and construction of East 71st Street Station 50+82.80;

- 1) Thence North 86° 55' 22" West along the existing northerly right of way of Euclid Avenue, 6.00 feet to a point 60.00 feet left of centerline of right of way and construction of Euclid Avenue Station 245+15.62 and 36.00 feet left of centerline of right of way and construction of East 71st Street Station 50+62.72;
- 2) Thence leaving said right of way, North 46° 02' 18" East, 8.18 feet to a point on the existing westerly right of way of East 71st Street at 65.98 feet left of centerline of right of way and construction of Euclid Avenue Station 245+21.19 and 30.00 feet left of centerline of right of way and construction of East 71st Street Station 50+68.29;
- 3) Thence South 01° 00' 01" East along said right of way, 6.00 feet to the point of beginning.

Containing within said bounds 0.0004 acres of land in Parcel 118-08-016.

Bearings are based on Ohio State Plane, North Zone NAD83 (1995) Grid North.

The stations referred to herein are from the centerline of right of way and construction of Euclid Avenue and the centerline of right of way and construction of East 71st Street.

This description was prepared by KS Associates, Inc. under the supervision of Mark A. Yeager, Professional Surveyor, Ohio No. 7289.

Date:

6/15/04

Mark A. Yeager
Mark A. Yeager, P.S. 7289

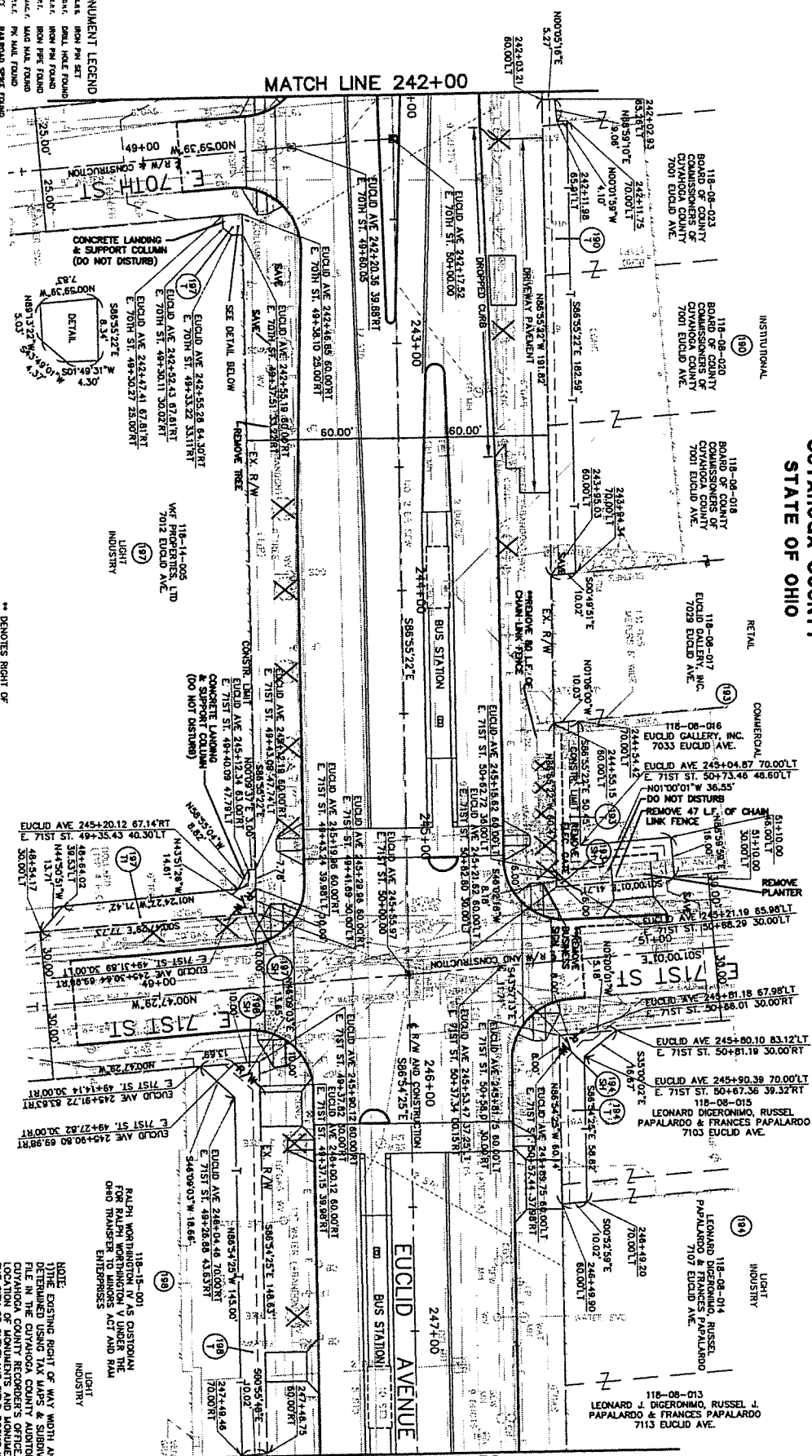


EUCLID CORRIDOR TRANSPORTATION PROJECT

CITY OF CLEVELAND AND EAST CLEVELAND

CUYAHOGA COUNTY

STATE OF OHIO

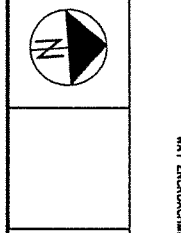
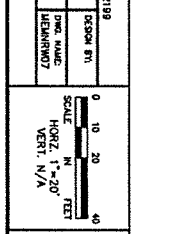


MONUMENT LEGEND

- ① IRON PIN SET
- ② CONCRETE LANDING & SUPPORT COLUMN (DO NOT DISTURB)
- ③ EXISTING MONUMENT
- ④ PROPOSED MONUMENT

REVISION BLOCK

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	6/27/03
2	REVISED PER CITY OF CLEVELAND COMMENTS	7/1/03
3	REVISED PER CITY OF CLEVELAND COMMENTS	7/1/03
4	REVISED PER CITY OF CLEVELAND COMMENTS	7/1/03
5	REVISED PER CITY OF CLEVELAND COMMENTS	7/1/03
6	REVISED PER CITY OF CLEVELAND COMMENTS	7/1/03
7	REVISED PER CITY OF CLEVELAND COMMENTS	7/1/03



ROW PLAN

EUCLID AVENUE

STA. 242+00 TO STA. 247+50

BID PACKAGE 38 - C03

SHEET NO.

RW133

TOTAL SHEETS

39 OF 44

NOTE:

1) THE EXISTING RIGHT OF WAY WIDTH AND LOCATION WERE DETERMINED USING TAX MAPS & SUBDIVISION PLATS ON FILE IN THE CUYAHOGA COUNTY AUDITOR'S OFFICE AND CUYAHOGA COUNTY RECORDER'S OFFICE. ALSO, FIELD SURVEY DATA FROM THE CITY OF CLEVELAND FIELD BOOKS WERE USED.

2) THE TOPOGRAPHIC FEATURES SHOWN HEREON ARE CURRENT AS OF 7/29/04.

118-08-011
RALPH WORTHINGTON IV AS CUSTODIAN
FOR RALPH WORTHINGTON V UNDER THE
OHIO TRANSFER TO UNIONS ACT AND REAL
ESTATE TRANSFER
ADDRESS
INDUSTRY

118-08-014
LEONARD DIGERONIMO, RUSSEL
PAPALARDO & FRANCES PAPALARDO
7107 EUCLID AVE.
INDUSTRY

118-08-013
LEONARD T. DIGERONIMO, RUSSEL J.
PAPALARDO & FRANCES PAPALARDO
7113 EUCLID AVE.
RETAIL

118-08-016
EUCLID GALLERY, INC.
7033 EUCLID AVE.
COMMERCIAL

118-08-017
EUCLID 7029 EUCLID AVE.
RETAIL

118-08-018
BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY
7001 EUCLID AVE.
INSTITUTIONAL

118-08-023
BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY
7001 EUCLID AVE.
INSTITUTIONAL

118-08-020
BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY
7001 EUCLID AVE.
INSTITUTIONAL

118-08-018
BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY
7001 EUCLID AVE.
INSTITUTIONAL

118-08-017
EUCLID 7029 EUCLID AVE.
RETAIL

118-08-016
EUCLID GALLERY, INC.
7033 EUCLID AVE.
COMMERCIAL

118-08-014
LEONARD DIGERONIMO, RUSSEL
PAPALARDO & FRANCES PAPALARDO
7107 EUCLID AVE.
INDUSTRY

118-08-011
RALPH WORTHINGTON IV AS CUSTODIAN
FOR RALPH WORTHINGTON V UNDER THE
OHIO TRANSFER TO UNIONS ACT AND REAL
ESTATE TRANSFER
ADDRESS
INDUSTRY



Greater Cleveland Regional Transit Authority
STAFF SUMMARY AND COMMENTS

N-24

<p>AUTHORIZING THE GREATER CLEVELAND REGIONAL TRANSIT AUTHORITY TO ENTER INTO PURCHASE AGREEMENTS TO PURCHASE A PERMANENT AND TEMPORARY EASEMENT FOR THE EUCLID CORRIDOR TRANSPORTATION PROJECT IN THE HEREINAFTER-DESCRIBED PARCELS, DECLARING THE NECESSITY THEREFORE FOR THE PURPOSE OF MAKING AND REPAIRING ROADS THAT SHALL BE OPEN TO THE PUBLIC WITHOUT CHARGE, AND DECLARING THE VALUE OF EACH PARCEL ACQUIRED FOR A TOTAL PURCHASE PRICE OF \$49,423.00 (RTA DEVELOPMENT FUND, EUCLID CORRIDOR TRANSPORTATION PROJECT BUDGET).</p>	<p>Resolution No.: 2005- 110</p>
	<p>Date: August 18, 2005</p>
	<p>Initiator: Euclid Corridor Transportation Project</p>
<p>ACTION REQUEST: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Review/Comment <input type="checkbox"/> Information Only <input type="checkbox"/> Other _____</p>	

- 1.0 **PURPOSE/SCOPE:** The purpose of entering into this Purchase Agreement is to provide a legal right to acquire and transfer permanent and temporary easements for each of these properties to construct the Euclid Corridor Transportation Project – bid package C-03.
- 2.0 **DESCRIPTION/JUSTIFICATION:** This property is vital for right of way needed for the first phase of construction of the Euclid Corridor Transportation Project. This site must be acquired for the purpose of making and repairing roads to better improve public transportation in Cleveland and the acquisition of right of way in conjunction therewith. Construction is anticipated to commence in September 2005.
- 3.0 **PROCUREMENT BACKGROUND:** Does Not Apply.
- 4.0 **DBE/AFFIRMATIVE ACTION BACKGROUND:** Does Not Apply.
- 5.0 **POLICY IMPACT:** This is consistent with GCRTA's Real Estate Policy, which states that the Board must approve all acquisitions of permanent easements with a value in excess of \$2,500.00. It also complies with the ECTP Real Estate Acquisition Policy Manual (RAMP) and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.
- 6.0 **ECONOMIC IMPACT:** The purchase price is payable from the RTA Development Fund, Euclid Corridor Transportation Project Department Budget, including but not limited to Capital Grant OH-03-0247 in the amount of \$30,889.38, line item 13.75.91 and Capital Grant OH-90-X484-01 in the amount of \$18,533.63, line item 13.75.91 for a total amount of \$49,423.00 (\$39,538.40 in Federal funds which represent 80% of the total cost). Federal funds under Capital Grant OH-90-X484-01 are made available through the Ohio Department of Transportation. The purchase price is based upon the fair market value of the property as determined by the property appraisal report. A Review Appraiser approved the Fair Market Value Estimate in the appraisal report. The Federal Transit Administration approved the Greater Cleveland Regional Transit Authority's settlement authority, within which the purchase price falls.

N-25

- 7.0 ALTERNATIVES: There are no viable alternatives to purchasing these properties. The right of way needs for the project require the acquisition of a permanent and temporary easement on each of these properties.
- 8.0 RECOMMENDATION: This property acquisition was reviewed by the Board of Trustees Euclid Corridor Ad Hoc Committee at their August 16, 2005 meeting. Staff recommends that the Board of Trustees approve the resolution to authorize the purchase of property.
- 9.0 ATTACHMENTS: None.

Recommended and certified as appropriate to the availability of funds, legal form and conformance with the Procurement requirements.



CEO, General Manager/Secretary-Treasurer