

CUYAHOGA COUNTY FISCAL OFFICER

119-08-092 *Alfred Chambers* 6/1/2021 1C  
 119-08-093 B-06012021-11  
 CITY OF CLEVELAND Tax Dist. 3100  
 Quit Claim Deed E LUC: 4010 EX: A  
 Sale Amt: \$ 0.00 LAND: 0  
 Conv. Fee: \$ 0.00 BLDG: 0  
 EXAMCO TOTAL: 0

Add.PPN: 119-08-040



CUYAHOGA COUNTY  
 OFFICE OF FISCAL OFFICERS - 8  
 DEQC 6/1/2021 2:10:31 PM  
**202106010524**

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED is made as of this 14 day of May, 2020 by **ADDIS VIEW LLC**, an Ohio limited company ("Grantor"), to **THE CITY OF CLEVELAND, OHIO**, a municipal corporation and political subdivision duly organized and validly existing under the Constitution and laws of the State of Ohio ("Grantee"), whose tax mailing address is 601 Lakeside Avenue, Cleveland, Ohio 44114, acting pursuant to the authority of Ordinance No. 215-2021, attached hereto as **Exhibit B**.

**WITNESSETH THAT:**

Grantor, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant and quit claim unto Grantee all of Grantor's right, title and interest in and to the real property described on **Exhibit A** attached hereto (the "Property").

The Property is conveyed to Grantee "AS IS". Grantor makes no covenants, representations nor warranties as to the condition of the Property.

Permanent Parcel Nos. 119-08-092, 119-08-093, 119-08-033, 119-08-035, 119-08-036, 119-08-038, 119-08-039, and 119-08-040; Prior Instrument References: Instrument Nos. 202103305071 and 202102050186.

**EXECUTED** by Grantor this 14 day of May, 2021.

ADDIS VIEW LLC, an Ohio limited liability company

By:   
 Lemma Getachew, Manager

STATE OF OHIO )  
 ) SS:  
COUNTY OF CUYAHOGA )

**BEFORE ME**, a Notary Public in and for said county and state, personally appeared Lemma Getachew, the Manager of Addis View LLC, an Ohio limited company, who acknowledged that he did execute the foregoing instrument for and on behalf of said limited liability company and that the same is his free act and deed as the manager and the free act and deed of said limited liability company.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and seal <sup>14</sup>as of this 14 day of May, 2021.

Notary Public  
Print Name: Mark S. O'Brien



MAIL: ACCQ740



6155 Park Square Drive, Suite 5  
Lorain, Ohio 44053

This instrument prepared by:

Mark S. O'Brien, Esq.  
2460 Fairmount Boulevard, Suite 301B  
Cleveland Heights, Ohio 44106

**EXHIBIT A**  
**(Property Description)**

Parcel "A"

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio and being known as a part of Original 100 Acre Lot No. 400, and all of Sublot Nos. 12 thru 17, and a portion of Sublot 18 of the H.V. Harkness Subdivision as Recorded in Plat Volume 31, Page 8 of Cuyahoga County Map Records, and also being a part of portion of Sublot Nos. 8 thru 13 of the Ira Adams Subdivision as Recorded in Plat Volume 6 Page 8 of Cuyahoga County Map Records and further known as being;

Parcel "A" containing 1.4089 Acres (61,370 S.F.) of land in the Map of Lot Split & Consolidation for Addis View East 90<sup>th</sup> Street Apartments – Phase 1 as shown by the recorded plat in A.F.N. 202103305071 of Cuyahoga County Map Records, as appears by said plat, be the same more or less, but subject to all legal highways as surveyed by Steven J. Metcalf, Registered Surveyor No. 8622-Ohio of Neff & Associates.

Basis of bearing for this survey is Grid North as established by NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) as observed by GPS Observations.

Monuments described as "iron pin set" are 5/8" x 30" rebar capped "Neff & Assoc.-8622 by Steven J. Metcalf, P.S.

PPN 119-08-092

Parcel "B"

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio and being known as a part of Original 100 Acre Lot No. 400, and being a portion of Sublot 18, and all of Sublot Nos. 19 thru 21, and of the H.V. Harkness Subdivision as Recorded in Plat Volume 31, Page 8 of Cuyahoga County Map Records, and also being a part of portion of Sublot Nos. 5 thru 8 of the Ira Adams Subdivision as Recorded in Plat Volume 6 Page 8 of Cuyahoga County Map Records and further known as being;

Parcel "B" containing 0.9887 Acres (43,067 S.F.) of land in the Map of Lot Split & Consolidation for Addis View East 90<sup>th</sup> Street Apartments – Phase 1 as shown by the recorded plat in A.F.N. 202103305071 of Cuyahoga County Map Records, as appears by said plat, be the same more or less, but subject to all legal highways as surveyed by Steven J. Metcalf, Registered Surveyor No. 8622-Ohio of Neff & Associates.

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Monuments described as "iron pin set" are 5/8" x 30" rebar capped "Neff & Assoc.-8622 by Steven J. Metcalf, P.S.

PPN 119-08-093

Additional Parcels

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: And known as being all of Sublot Nos. 33,34,35 and 36 and part of Sublot No. 37 in the S.V. Harkness Subdivision of Part of Original 100 Acre Lot No. 400 as shown by the recorded Plat in Volume 31 of Maps, Page 8 of Cuyahoga County Records, and be together forming a parcel of land bounded and described as follows: Beginning at a point on the Easterly sideline of East 90<sup>th</sup> Street (formerly Harkness Avenue), 50 feet wide, at its intersection with the Northerly sideline of Carrie Court, 50 feet wide: Thence North 00 deg. 00'40" West along the said Easterly sideline of East 90<sup>th</sup> Street, a distance of 245.127 feet to the Northwesterly corner of said Sublot No. 33; Thence North 89 deg. 59'20" East along the Northerly line of said Sublot No. 33, a distance of 141.00 feet to the Northeasterly corner thereof; Thence South 00 deg. 00'40" East along the Easterly line of said Sublot No. 33 thru 37, a distance of 245.127 feet to a point in the said Northerly sideline of Carrie Court; Thence South 89 deg. 59'20" West along the said Northerly sideline of Carrie Court a distance of 141.00 feet to the Place of Beginning and containing 34,563 square feet or 0.7935 acres of land according to a survey made by McSteen and Associates, Inc. dated September 8, 1983, be the same more or less, but subject to all legal highways.

PPN 119-08-035 thru 038

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: And known as being all of Sublot No. 38 and part of Sublot No. 37 in the S.V. Harkness; Subdivision of Part of Original 100 Acre Lot No. 400, as shown by the recorded Plat in Volume 31 of Maps, Page 8 of Cuyahoga County Records and together forming a parcel of land bounded and described as follows: Beginning in the Easterly line of East 90<sup>th</sup> Street ( formerly Harkness Avenue) 50 feet wide, at the Southwesterly corner of said Sublot No. 38; Thence North 00 deg.00'40" West along said Easterly line of East 90<sup>th</sup> Street, a distance of 64.904 feet to the Southerly line of Carrie Court, 50 feet wide; Thence North 89 deg. 59'20" East along said Southerly line of Carrie Court, a distance of 141.00 feet to the Easterly line of said Sublot No. 37; Thence South 00 deg. 00'40" East along the Easterly line of said Sublot Nos. 37 and 38, a distance of 64.904 feet to the Southeasterly corner of said Sublot No 38; Thence South 89 deg. 59'20" West along the Southerly line of said Sublot No. 38, a distance of 141.00 feet to the Place of Beginning, and containing 9,151 square feet or 0.2101 acres of land according to a survey made by McSteen and Associates, Inc. dated September 8, 1983, be the same more or less, but subject to all legal highways.

PPN 119-08-034 and 033

**EXHIBIT B**  
**(Ordinance)**

**Ordinance No. 215-2021**

**By Council Members:** B. Jones, Brancatelli and Kelley (by departmental request)

**An emergency ordinance authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Inspirion Group, LTD, or its designee, located at Chester Avenue and East 90th Street for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code for the Addis View Apartments Project.**

**WHEREAS**, this ordinance constitutes an emergency measure providing for the usual daily operation of a municipal department; now, therefore,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:**

**Section 1.** That notwithstanding and as an exception to the provisions of Chapter 181 and 183 of the Codified Ordinances of Cleveland, Ohio, 1976, the Mayor and the Commissioner of Purchases and Supplies are authorized to acquire from and re-convey to, Inspirion Group, LTD, or its designee, for a nominal consideration of one dollar and other valuable consideration determined to be fair market value, the following property for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code and more fully described as follows:

Legal Description  
Addis View East 90th Street Apartments – Phase 1  
Parcel “A”  
January 2021  
File No. 14411-LD001

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio and being known as a part of Original 100 Acre Lot No. 400, and all of Sublot Nos. 12 thru 17, and a portion of Sublot 18 of the S.V. Harkness Allotment as Recorded in Plat Volume 31, Page 8 of Cuyahoga County Map Records, and also being a part of portion of Sublot Nos. 8 thru 13 of the Ira Adams Allotment as Recorded in Plat Volume 6 Page 8 of Cuyahoga County Map Records and further known as being;

Parcel “A” containing 1.4089 Acres (61,370 S.F.) of land in the Map of Lot Split & Consolidation for Addis View East 90th Street Apartments – Phase 1 as shown by the recorded plat in A.F.N. \_\_\_\_\_ of Cuyahoga County Map Records, as appears by said plat, be the same more or less, but subject to all legal highways as surveyed by Steven J. Metcalf, Registered Surveyor No. 8622-Ohio of Neff & Associates.

Basis of bearing for this survey is Grid North as established by NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) as observed by GPS Observations.

Legal Description

Addis View East 90th Street Apartments – Phase 1

Parcel “B”

January 2021

File No. 14411-LD002

Situated in the City of Cleveland, County of Cuyahoga, State of Ohio and being known as a part of Original 100 Acre Lot No. 400, and being a portion of Sublot 18, and all of Sublot Nos. 19 thru 21, and of the S.V. Harkness Subdivision as Recorded in Plat Volume 31, Page 8 of Cuyahoga County Map Records, and also being a part of portion of Sublot Nos. 5 thru 8 of the Ira Adams Allotment as Recorded in Plat Volume 6 Page 8 of Cuyahoga County Map Records and further known as being;

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Basis of bearing for this survey is Grid North as established by NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) as observed by GPS Observations.

Legal Description

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PPN 119-08-035 thru 038

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio: And known as being all of Sublot No. 38 and part of Sublot No. 37 in the S.V. Harkness Subdivision of Part of Original 100 Acre Lot No. 400, as shown by the recorded Plat in Volume 31 of Maps, Page 8 of Cuyahoga County Records and together forming a parcel of land bounded and described as follows: Beginning in the Easterly line of East 90th Street ( formerly Harkness Avenue) 50 feet wide, at the Southwesterly corner of said Sublot No. 38; Thence North 00 deg.00'40" West along said Easterly line of East 90th Street, a distance of 64.904 feet to the Southerly line of Carrie Court, 50 feet wide; Thence North 89 deg. 59'20" East along said Southerly line of Carrie Court, a distance of 141.00 feet to the Easterly line of said Sublot No. 37; Thence South 00 deg. 00'40" East along the Easterly line of said Sublot Nos. 37 and 38, a distance of 64.904 feet to the Southeasterly corner of said Sublot No. 38; Thence South 89 deg. 59'20" West along the Southerly line of said Sublot No. 38, a distance of 141.00 feet to the Place of Beginning, and containing 9,151 square feet or 0.2101 acres of land according to a survey made by McSteen and Associates, Inc. dated September 8, 1983, be the same more or less, but subject to all legal highways.

PPN 119-08-033

Address known as 1893 East 90th Street, Cleveland, OH 44106

**Section 2.** That the Director of Economic Development is authorized to execute on behalf of the City of Cleveland all necessary documents to acquire and to convey the property and to employ and to cause Inspirion Group, LTD, or its designee, to pay all fees for title companies, surveys, escrows, appraisers, environmental audits and all other costs necessary for the acquisition and sale of the property.

**Section 3.** That this Council finds the conveyances are in compliance with division (B)(1) of Section 5709.41 of the Revised Code, and the proposed improvements constitute and are declared a public purpose under said section, and the subject property is located in a blighted area of an impacted City as required by Section 5709.41 of the Revised Code.

**Section 4.** That the conveyance shall be made by official deed prepared by the Director of Law and executed by the Mayor and the Commissioner of Purchases and Supplies on behalf of the City of Cleveland.

**Section 5.** That this ordinance is declared to be an emergency measure and, provided it receives the affirmative vote of two-thirds of all the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

**Passed May 10, 2021.**

**Effective May 11, 2021.**