

APPLICATION FOR ZONING CHANGE
CITY OF PARMA, OHIO

1. NAME OF APPLICANT Power Ridge 5581 Ridge Parma, Oh 44129 & Ramon Pedraza Rogel & Marileny Solar.
2. ADDRESS OF APPLICANT 5581 Ridge Parma, Oh 44129
PHONE NUMBER 216-780-4196
3. PARCEL NUMBER OF PROPERTY 450-02-004, 450-02-002, 450-02-014, 450-02-007, 450-05-003, 450-05-002, 450-05-001.
IS APPLICANT THE OWNER OF PROPERTY? YES
4. LEGAL DESCRIPTION (ATTACH) YES
5. STATEMENT OF THE REASON(S) FOR THE PROPOSED CHANGE OF ZONING
* The rezoning is a phase of development project in which we intend to re-establish residents in vacant homes left abandoned by Parma Hospital on West Ridgewood in combination with developing vacant land on Powers Boulevard to its highest and best use with obtaining a desired level of ecological/environmental integrity.
6. PRESENT USE Vacant
7. PRESENT ZONING DISTRICT Residential
PRESENT AREA/HEIGHT DESIGNATION 35 ft
8. PROPERTY USE. ATTACH PRELIMINARY SKETCH OR DESCRIBE, IN DETAIL, PLAN FOR PROPERTY Nursing home/ assisted living/ professional space/ office
9. PROPOSED ZONING DISTRICT 1180 b
PROPOSED AREA/HEIGHT DESIGNATION 50 ft
10. FURNISH A VICINITY MAP SHOWING PROPERTY LINES, THOROUGHFARES, EXISTING AND PROPOSED ZONING (ATTACH)
11. APPLICANT WILL FURNISH A LIST OF ALL PROPERTY OWNERS AND THEIR MAILING ADDRESS WHO ARE WITHIN A 300 FOOT RADIUS FROM SUCH AREA PROPOSED TO BE REZONED. THOSE CONTIGUOUS TO, OR DIRECTLY ACROSS THE STREET FROM THE PARCELS(S) PROPOSED TO BE REZONED AND OTHERS THAT MAY HAVE A SUBSTANTIAL INTEREST IN THE CASE, EXCEPT THAT ADDRESSES NEED NOT BE INCLUDED WHERE MORE THAN TEN (10) PARCELS ARE TO BE REZONED.
12. APPLICANT WILL PAY THE FOLLOWING FEE: \$250.00 PER PARCEL EQUAL TO OR LESS THAN ONE-HALF ACRE OR \$600.00 PER PARCEL GREATER THAN ONE-HALF ACRE IN AREA. THE APPLICANT WILL ALSO PAY COST OF LEGAL AD FOR THE PUBLIC HEARING.
13. A COPY OF ORDINANCE NO. 153-91 WILL BE FURNISHED, IF NEEDED, WHICH DEFINES THE LAW IN MORE DETAIL
14. PLEASE ATTACH ANY OTHER PERTINENT INFORMATION TO ASSIST THE COUNCIL IN THEIR DETERMINATION.
15. RETURN TO THE CLERK OF COUNCIL, KENNETH A. RAMSER, 6611 RIDGE ROAD, PARMA, OHIO, PHONE. (440) 885-8065
16. DATE OF APPLICATION 6-10-19

EXHIBIT
A
L-136-19

tabbles

LIMITED WARRANTY DEED
(Statutory Form O.R.C. Section 5302.07)

KNOW ALL MEN BY THESE PRESENTS, that PRL Corporation, an Ohio for profit corporation ("Grantor"), for valuable consideration paid, grants with limited warranty covenants under O.R.C. 5302.06, to Power Ridge, LLC ("Grantee"), whose tax mailing address is 2565 Bethany Lane, Hinckley, Ohio 44233, the real property ("Real Property") situated in the City of Parma, County of Cuyahoga, and State of Ohio and being more particularly described on Exhibit A attached hereto and made a part hereof.

Prior Instrument References: Vol. 88-1409 Page 47 & 48

Permanent Parcel Nos: 450-05-002

The Real Property is being conveyed subject to the following restrictive covenant, which shall burden and run with title to the Real Property: the Real Property may not be used as a hospital, micro-hospital, ambulatory surgery center, or any other provider of inpatient or outpatient hospital services. This Deed Restriction shall apply to any use of the Real Property by any party, to include, but not limited to, any tenant, licensee, or other non-interest holder occupying the Real Property. The Real Property is further being conveyed subject to: zoning ordinances; real estate taxes and assessments, both general and special, which are a lien, but not yet due and payable; restrictions, conditions and reservations of record; and easements and rights of way of record.

WITNESS Grantor's hand this 1 day of October, 2018.

PRL Corporation

By: Nathaniel D. Conner

Title: President

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named PRL Corporation, an Ohio corporation, by Kathi O'Connor, its President, who acknowledged that, being duly authorized, he did sign the foregoing instrument and that the same is the free act and deed of such entity and his free act and deed individually and as such officer.

1st IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Paris, Ohio, this day of October, 2018.

MICHELLE M PIPER
Notary Public
State of Ohio
My Commission Expires
January 29, 2021

Michelle M Piper
Notary Public
My commission expires: January 29, 2021

This Instrument Prepared By:
S. L. Scott Esposito, Esq.
Associate General Counsel
University Hospitals Health System, Inc.

PARCEL NO. 1

Situated In the City of Parma, County of Cuyahoga, State of Ohio and known as being part of Sublot No. 20 in the Brooklyn Lakewood, Inc. Subdivision - Not Recorded of part of Original Parma Township, Lot No. 10, Ely Tract and is further bounded and described as follows:

Beginning at a 3/4" iron pin found in the center line of Ridgewood Drive (80 feet wide) at the Northeasterly corner of said Original Lot No. 10, Ely Tract; Thence South 90 deg.-00'-00" West, along said center line of Ridgewood Drive, a distance of 1750.00 feet to the Northwesterly corner of a parcel of land conveyed to George J. and Doris J. Malek by deed recorded in Volume 87-7844, Page 43 of Cuyahoga County Records. Said point also being the Northeasterly corner of a parcel of land conveyed to James P. and Marian L. Welsh by deed recorded in Volume 84-2315, Page 28 of Cuyahoga County Records; Thence South 00 deg.-09'-24" East, along the Westerly line of land so conveyed to George J. and Doris J. Welsh, a distance of 300.00 feet to a 5/8" iron pin (#7065) set at the Southeasterly corner of land so conveyed to James P. and Marian L. Welsh and the principal place of beginning of the land herein described;

Course 1:

Thence South 00 deg.-09'-24" East, continuing along said Westerly line of land so conveyed to George J. and Doris J. Malek, a distance of 300.00 feet to the Southwesterly corner thereof and the Northerly line of Parcel "E" of the Lot Partition for The City of Parma as shown by the recorded plat in Volume 287 of Maps, Page 84 of Cuyahoga County Records. Said corner marked with a 5/8" Iron pin found 0.21 feet South and 0.24 feet West;

Course 2:

Thence South 90 deg.-00'-00" West, along said Northerly line of parcel "E", a distance of 100.00 feet to the Southeasterly corner of a parcel of land conveyed to Michael D. Gatto by deed recorded in Volume 98-11504, Page 38 of Cuyahoga County Records. Said corner marked with a 5/8" iron pin found 0.11 feet South and 0.24 feet West;

Course 3:

Thence North 00 deg.-09'-24" West, along the Easterly line of land so conveyed to Michael D. Gatto, a distance of 300.00 feet to the Southwesterly corner of land conveyed to James P. and Marian L. Welsh, as aforesaid. Said corner marked with a 1/2" iron pin found 0.15 feet South and 0.32 feet West;

Course 4:

Thence North 90 deg.-00'-00" East along the Southerly line of land so conveyed to James P. and Marian L. Welsh, a distance of 100.00 feet to the principal place of beginning and containing 0.6887 Acres (30,000 Square Feet) of land according to a survey made by Thomas J. Neff, Jr. Registered Surveyor No. 7065-Ohio in April of 1999.

The subject premises being the same land conveyed to Patricia A. Golick by deed recorded in Volume 98-12424, Page 15 of Cuyahoga County Records.


The basis of bearings for the premises surveyed is South 90 deg.-00'-00" West as the center line of Ridgewood Drive as evidenced by the recorded plat in Volume 287 of Maps, Page 84 of Cuyahoga County Records, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 450-02-002

Property Address: V/L W. Ridgewood Drive, Parma, OH 44129

36.00

CUYAHOGA COUNTY FISCAL OFFICER
 450-02-014 *Dply* 10/18/2018 2:53:00 PM
 E-10182018-17
 POWER RIDGE, LLC Tax Dist. 3260
 Limited Warranty LUC: 6000 EX:
 Sale Amt: \$ 23,632.00 LAND: 27,900
 Conv. Fee: \$ 94.00 BLDG: 0
 Boulevard Title Agency TOTAL: 27,900



* 8 9 1 4 8 9 *

CUYAHOGA COUNTY
 OFFICE OF FISCAL OFFICER - 3
 DEED 10/18/2018 3:13:47 PM
201810180666

LIMITED WARRANTY DEED
 (Statutory Form O.R.C. Section 5302.07)

KNOW ALL MEN BY THESE PRESENTS, that PRL Corporation, an Ohio for profit corporation ("Grantor"), for valuable consideration paid, grants with limited warranty covenants under O.R.C. 5302.06, to Power Ridge, LLC ("Grantee"), whose tax mailing address is 2565 Bethany Lane, Hinckley, Ohio 44233, the real property ("Real Property") situated in the City of Parma, County of Cuyahoga, and State of Ohio and being more particularly described on Exhibit A attached hereto and made a part hereof.

Prior Instrument References: 201706290659

Permanent Parcel Nos: 450-02-014

The Real Property is being conveyed subject to the following restrictive covenant, which shall burden and run with title to the Real Property: the Real Property may not be used as a hospital, micro-hospital, ambulatory surgery center, or any other provider of inpatient or outpatient hospital services. This Deed Restriction shall apply to any use of the Real Property by any party, to include, but not limited to, any tenant, licensee, or other non-interest holder occupying the Real Property. The Real Property is further being conveyed subject to: zoning ordinances; real estate taxes and assessments, both general and special, which are a lien, but not yet due and payable; restrictions, conditions and reservations of record; and easements and rights of way of record.

WITNESS Grantor's hand this 7 day of October, 2018.

PRL Corporation
 By: *Keith L. O. Com*
 Title: President

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named PRL Corporation, an Ohio corporation, by Kathi O'Connor, its President, who acknowledged that, being duly authorized, he did sign the foregoing instrument and that the same is the free act and deed of such entity and his free act and deed individually and as such officer.

1st IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Parma, Ohio, this day of October, 2018.

MICHELLE M PIPER
Notary Public
State of Ohio
My Commission Expires
January 29, 2021

Michelle M Piper
Notary Public
My commission expires: January 29, 2021

This Instrument Prepared By:
S. L. Scott Esposito, Esq.
Associate General Counsel
University Hospitals Health System, Inc.

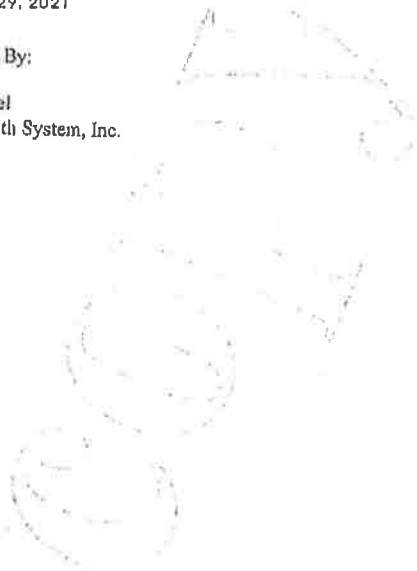


EXHIBIT A

LEGAL DESCRIPTION

PPN 450-02-014

Situated in the City of Parma, County of Cuyahoga, State of Ohio and known as being Parcel B in the Lot Split, of part of Original Parma Township Lot No. 10, Ely Tract, as shown by the recorded plat in Volume 351, Page 94 of Cuyahoga County Map Records, as appears by said plat, be the same more or less, but subject to all legal highways.

V/L W. Ridgewood Drive, Parma, Ohio



LIMITED WARRANTY DEED
(Statutory Form O.R.C. Section 5302.07)

KNOW ALL MEN BY THESE PRESENTS, that PRL Corporation, an Ohio for profit corporation ("Grantor"), for valuable consideration paid, grants with limited warranty covenants under O.R.C. 5302.06, to Power Ridge, LLC ("Grantee"), whose tax mailing address is 2565 Bellamy Lane, Mackley, Ohio 44233, the real property ("Real Property") situated in the City of Parma, County of Cuyahoga, and State of Ohio and being more particularly described on Exhibit A attached hereto and made a part hereof.

Prior Instrument References: 201706290656

Permanent Parcel Nos: 450-02-002

The Real Property is being conveyed subject to the following restrictive covenant, which shall burden and run with title to the Real Property: the Real Property may not be used as a hospital, micro-hospital, ambulatory surgery center, or any other provider of inpatient or outpatient hospital services. This Deed Restriction shall apply to any use of the Real Property by any party, to include, but not limited to, any tenant, licensee, or other non-interest holder occupying the Real Property. The Real Property is further being conveyed subject to: zoning ordinances; real estate taxes and assessments, both general and special, which are a lien, but not yet due and payable; restrictions, conditions and reservations of record; and easements and rights of way of record.

WITNESS Grantor's hand this 1 day of October, 2018.

PRL Corporation

By: Clash O'Connor

Title: President

STATE OF OHIO)
)SS:
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named PRL Corporation, an Ohio corporation, by Kathi O'Connor, its President, who acknowledged that, being duly authorized, he did sign the foregoing instrument and that the same is the free act and deed of such entity and his free act and deed individually and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Parna, Ohio, this 15th day of October, 2018.

MICHELLE M PIPER
Notary Public
State of Ohio
My Commission Expires
January 29, 2021

Michelle M Piper
Notary Public
My commission expires: January 29, 2021

This Instrument Prepared By:
S. L. Scott Esposito, Esq.
Associate General Counsel
University Hospitals Health System, Inc.

PARCEL NO. 6

Situated in the City of Parma, County of Cuyahoga and State of Ohio; And known as being part of Original Parma Township Lot No. 10, Ely Tract, and bounded and described as follows: Beginning on the center line of Ridgewood Drive at a point distant South 89 degrees 21' 10" West 1450 feet from the Northeastly corner of said Original Lot No. 10; Thence South 89 degrees 21' 10" West 75 feet along said center line of Ridgewood Drive to a point; Thence South 0 degrees 48' 05" East 600 feet parallel with the Easterly line of said Original Lot No. 10 to a point; Thence North 89 degrees 21' 10" East 75 feet parallel with the said center line of Ridgewood Drive to a point; Thence North 0 degrees 48' 05" West 600 feet parallel with the Easterly line of said Original Lot No. 10 to the place of beginning and containing 1.033 Acres of land according to a survey made October, 1942 by Cleveland Surveys, Civil Engineers & Surveyors, be the same more or less, but subject to all legal highways. Excepting therefrom that part thereon conveyed to The Board of County Commissioners of Cuyahoga County by Deed dated November 4, 1959 and recorded in Volume 9778, Page 618 of Cuyahoga County Records.

Permanent Parcel No. 450-05-002

Property Address: V/L W. Ridgewood Drive, Parma, OH 44129

LIMITED WARRANTY DEED
(Statutory Form O.R.C. Section 5302.07)

KNOW ALL MEN BY THESE PRESENTS, that PRL Corporation, an Ohio for profit corporation ("Grantor"), for valuable consideration paid, grants with limited warranty covenants under O.R.C. 5302.06, to Power Ridge, LLC ("Grantee"), whose tax mailing address is 2565 Bethany Lane, Hickley, Ohio 44233, the real property ("Real Property") situated in the City of Parma, County of Cuyahoga, and State of Ohio and being more particularly described on Exhibit A attached hereto and made a part hereof.

Prior Instrument References: Vol. 88-1998 Page 19 & 20

Permanent Parcel Nos: 450-05-001

The Real Property is being conveyed subject to the following restrictive covenant, which shall burden and run with title to the Real Property: the Real Property may not be used as a hospital, micro-hospital, ambulatory surgery center, or any other provider of inpatient or outpatient hospital services. This Deed Restriction shall apply to any use of the Real Property by any party, to include, but not limited to, any tenant, licensee, or other non-interest holder occupying the Real Property. The Real Property is further being conveyed subject to: zoning ordinances; real estate taxes and assessments; both general and special, which are a lien, but not yet due and payable; restrictions, conditions and reservations of record; and easements and rights of way of record.

WITNESS Grantor's hand this 1 day of October, 2018.

PRL Corporation

By: Clark L. D. Conner

Title: President

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named PRL Corporation, an Ohio corporation, by Kathi O'Connor, its President, who acknowledged that, being duly authorized, he did sign the foregoing instrument and that the same is the free act and deed of such entity and his free act and deed individually and as such officer.

1st IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Parma, Ohio, this day of October, 2018.

MICHELLE M PIPER
Notary Public
State of Ohio
My Commission Expires
January 29, 2021

Michelle M Piper
Notary Public
My commission expires: January 29, 2021

This Instrument Prepared By:
S. L. Scott Esposito, Esq.
Associate General Counsel
University Hospitals Health System, Inc.

EXHIBIT A
LEGAL DESCRIPTION

PPN 450-05-001

Wm. Grant, Bertha, Nell and George unto the said Owner, its heirs and assigns, the following described premises, situated in the City of _____ of _____ County of Cuyahoga _____ and State of Ohio:

And known as being part of Original Town Township lot No. 10, 21st Tract, and bounded and described as follows:

Beginning on the center line of Ridgewood Drive at a point distant South 81 degrees 21'10" West 130 feet from the Northwesterly corner of said Original lot No. 10; thence South 69 degrees 21'10" West 200 feet along the said center line of Ridgewood Drive to a point thence North 81 degrees 21'10" West 200 feet parallel with the Easterly line of said Original lot No. 10 to a point thence North 28 degrees 21'10" West 100 feet parallel with the said center line of Ridgewood Drive to a point; thence North 0 degrees 48'01" West, 200 feet parallel with the Westerly line of said Original lot No. 10 to the place of beginning, and containing 1.377 acres of land, according to a survey made October 1942, by the Cleveland Bureau, Civil Engineers and Surveyors, be the same more or less but subject to all legal highways.

Excepting therefrom the land conveyed in the County of Cuyahoga for the widening of Ridgewood Drive by deed recorded in Volume 8772 Page 252 of Cuyahoga County Records. Perquest Parcel No. 210-5-1

CUYAHOGA COUNTY FISCAL OFFICER
450-02-004 *Dph* 10/18/2018 2:49:00 PM
E-10182018-17
POWER RIDGE, LLC Tax Dist. 3250
Limited Warranty LUC: 5100 EX:
Sale Amt: \$ 51,182.00 LAND: 34,100
Conv. Fee: \$ 204.80 BLDG: 72,500
Boulevard Title Agency TOTAL: 106,600



CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 3
DEED 10/18/2018 3:13:47 PM
201810180663

LIMITED WARRANTY DEED
(Statutory Form O.R.C. Section 5302.07)

KNOW ALL MEN BY THESE PRESENTS, that PRL Corporation, an Ohio for profit corporation ("Grantor"), for valuable consideration paid, grants with limited warranty covenants under O.R.C. 5302.06, to Power Ridge, LLC ("Grantee"), whose tax mailing address is 2565 Bethany Lane, Hinckley, Ohio 44233, the real property ("Real Property") situated in the City of Parma, County of Cuyahoga, and State of Ohio and being more particularly described on Exhibit A attached hereto and made a part hereof.

Prior Instrument References: 201706290657

Permanent Parcel Nos: 450-02-004

The Real Property is being conveyed subject to the following restrictive covenant, which shall burden and run with title to the Real Property: the Real Property may not be used as a hospital, micro-hospital, ambulatory surgery center, or any other provider of inpatient or outpatient hospital services. This Deed Restriction shall apply to any use of the Real Property by any party, to include, but not limited to, any tenant, licensee, or other non-interest holder occupying the Real Property. The Real Property is further being conveyed subject to: zoning ordinances; real estate taxes and assessments, both general and special, which are a lien, but not yet due and payable; restrictions, conditions and reservations of record; and easements and rights of way of record.

WITNESS Grantor's hand this 7 day of October, 2018.

PRL Corporation

By: *Nath L O'Connell*

Title: *President*

EXHIBIT A

LEGAL DESCRIPTION

PPN 450-02-004

Situated in the City of Parma, County of Cuyahoga and State of Ohio and known as being part of the Original Parma Township Lot No. 10, Ely Tract, bounded and described as follows:

Beginning in the centerline of Ridgewood Drive (60 ft. wide), at a point distant South 89° 21' 10" West, 1850 ft. from the Northeasterly corner of said Original Lot No. 10; thence South 89° 21' 10" West, 100 ft. along said centerline of Ridgewood Drive to a point; thence South 0° 48' 05" East, 600 ft. parallel with the Easterly line of said Original Lot No. 10 to a point; thence North 89° 21' 10" East, 100 ft. parallel with the said centerline of Ridgewood Drive, to a point; thence North 0° 48' 05" West, 600 ft. parallel with the Easterly line of said Original Lot No. 10, to the place of beginning according to a survey made October, 1942 by Cleveland Surveys, Civil Engineers and Surveyors, be the same more or less, but subject to all legal highways.

EXCEPTING THEREFROM the land conveyed to the County of Cuyahoga for the widening of Ridgewood Drive, by deed recorded in Volume 9768, Page 615 of Cuyahoga County Records and bounded and described as follows:

Situated in the City of Parma, County of Cuyahoga, State of Ohio and known as being part of Original Parma Township Lot No. 10 in the Ely Tract and also known as being part of Parcel No. 2 of land conveyed to William A. Newcomb and Elsie M. Newcomb by deed recorded in Volume 5878, Page 544 of Cuyahoga County Deed Records and being further described as follows:

Being a parcel of land, 10 ft. wide, by rectangular measurement, lying Southerly of and adjacent to the Southerly line of Ridgewood Drive as heretofore established 60 ft. wide and recorded in Volume "B", Page 114 of Cuyahoga County Road Records.

Said parcel having a frontage of 100.00 ft. on the Southerly line of Ridgewood Drive (60 ft. wide) and extending from the Westerly line to the Easterly line of Parcel No. 2 of land so conveyed to William A. Newcomb and Elsie M. Newcomb, as aforesaid, and containing an area of 1000 square feet (0.0229 acre) of land.

6515 W. Ridgewood Drive, Parma, Ohio

This Legal Description Complies with
The Cuyahoga County Transfer and
Conveyance Standards and is approved
for transfer.

OCT 04/2018



Agent

CUYAHOGA COUNTY FISCAL OFFICER

450-02-007 *Dph* 10/18/2018 2:54:00 PM

E-10182018-17

POWER RIDGE, LLC Tax Dist. 3250

Limited Warranty LUC: 5100 EX:

Sale Amt: \$ 50,092.00 LAND: 28,900

Conv. Fee: \$ 200.40 BLDG: 74,600

Boulevard Title Agency TOTAL: 103,500



* 8 9 1 4 9 0 *

CUYAHOGA COUNTY

OFFICE OF FISCAL OFFICER - 3

DEED 10/18/2018 3:13:47 PM

201810180667

LIMITED WARRANTY DEED
(Statutory Form O.R.C. Section 5302.07)

KNOW ALL MEN BY THESE PRESENTS, that PRL Corporation, an Ohio for profit corporation ("Grantor"), for valuable consideration paid, grants with limited warranty covenants under O.R.C. 5302.06, to Power Ridge, LLC ("Grantee"), whose tax mailing address is 2565 Bethany Lane, Hinckley, Ohio 44233, the real property ("Real Property") situated in the City of Parma, County of Cuyahoga, and State of Ohio and being more particularly described on Exhibit A attached hereto and made a part hereof.

Prior Instrument References: 201706290658

Permanent Parcel Nos: 450-02-007

The Real Property is being conveyed subject to the following restrictive covenant, which shall burden and run with title to the Real Property: the Real Property may not be used as a hospital, micro-hospital, ambulatory surgery center, or any other provider of inpatient or outpatient hospital services. This Deed Restriction shall apply to any use of the Real Property by any party, to include, but not limited to, any tenant, licensee, or other non-interest holder occupying the Real Property. The Real Property is further being conveyed subject to: zoning ordinances; real estate taxes and assessments, both general and special, which are a lien, but not yet due and payable; restrictions, conditions and reservations of record; and easements and rights of way of record.

WITNESS Grantor's hand this 1 day of October, 2018.

PRL Corporation

By: *Clark L. O'Connor*

Title: *President*

EXHIBIT A

LEGAL DESCRIPTION

PPN 450-02-007

Situated in the City of Parma, County of Cuyahoga and State of Ohio and known as being part of Original Parma Township Lot No. 10 in Ely Tract and bounded and described as follows:

Beginning in the centerline of Ridgewood Drive at a point distant South 89° 21' 10" West 1600 feet from the Northeast corner of said Original Lot No. 10;

Thence South 89° 21' 10" West 75 feet along said centerline of Ridgewood Drive to a point;

Thence South 0° 48' 08" East 600 feet parallel with the Easterly line of said Original Lot No. 10 to a point;

Thence North 89° 21' 10" East 75 feet parallel with said centerline of Ridgewood Drive to a point;

Thence North 0° 48' 06" West 600 feet parallel with the Easterly line of said Original Lot No. 10 to the place of beginning, according to the survey made in October 1942 by Cleveland Surveys, Civil Engineers and Surveyors, be the same more or less, but subject to all legal highways.

Excepting therefrom that part of the above described premises conveyed to the County of Cuyahoga by deed dated September 19, 1959 and recorded in Volume 9757, Page 685 of Cuyahoga County Records, and further described as follows:

Situated in the City of Parma, County of Cuyahoga and State of Ohio and known as being part of Original Parma Township Lot No. 10 in Ely Tract and also known as being part of the land conveyed to John Albert Dick and Grace Elizabeth Dick by deed recorded in Volume 7018, Page 370 of Cuyahoga County Deed Records, being further described as follows:

Being a parcel of land, 10 feet wide by rectangular measurement, lying Southerly of and adjacent to the Southerly line of Ridgewood Drive as heretofore established, 60 feet wide, and recorded in Volume "B", Page 114 of Cuyahoga County Road Records, said parcel having a frontage of 75.00 feet on the Southerly line of Ridgewood Drive, 60 feet wide, and extending from the Westerly line to the Easterly line of land so conveyed to John Albert Dick and Grace Elizabeth Dick, as aforesaid.

6401 W. Ridgewood Drive, Parma, Ohio

This Legal Description Complies with
The Cuyahoga County Transfer and
Conveyance Standards and is approved
for transfer.

OCT 04/2018



Agent

AHOGA COUNTY FISCAL OFFICER
102 *Dph* 10/18/2018 2:52:00 PM
E-10182018-17
RIDGE, LLC Tax Dist. 3250
Varranty LUC: 5000 EX:
: \$ 22,832.00 LAND: 32,800
e: \$ 82.00 BLDG: 0
rd Title Agency TOTAL: 32,800



CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER -4
DEED 10/18/2018 3:13:47 PM
201810180665

LIMITED WARRANTY DEED
(Statutory Form O.R.C. Section 5302.07)

KNOW ALL MEN BY THESE PRESENTS, that PRL Corporation, an Ohio for profit corporation ("Grantor"), for valuable consideration paid, grants with limited warranty covenants under O.R.C. 5302.06, to Power Ridge, LLC ("Grantee"), whose tax mailing address is 2565 Bethany Lane, Hinckley, Ohio 44233, the real property ("Real Property") situated in the City of Parma, County of Cuyahoga, and State of Ohio and being more particularly described on Exhibit A attached hereto and made a part hereof.

Prior Instrument References: 201706290656

Permanent Parcel Nos: 450-02-002

The Real Property is being conveyed subject to the following restrictive covenant, which shall burden and run with title to the Real Property: the Real Property may not be used as a hospital, micro-hospital, ambulatory surgery center, or any other provider of inpatient or outpatient hospital services. This Deed Restriction shall apply to any use of the Real Property by any party, to include, but not limited to, any tenant, licensee, or other non-interest holder occupying the Real Property. The Real Property is further being conveyed subject to: zoning ordinances; real estate taxes and assessments, both general and special, which are a lien, but not yet due and payable; restrictions, conditions and reservations of record; and easements and rights of way of record.

WITNESS Grantor's hand this 1 day of October, 2018.

PRL Corporation
By: *Clath. L. O. Conn*
Title: *President*

EXHIBIT A
LEGAL DESCRIPTION

PPN 450-05-002

do give, grant, bargain, sell and convey unto the said Grantee, its heirs and assigns, the following described premises, situated in the City of Parma County of Cuyahoga and State of Ohio:

and known as being part of Original Parma Township Lot No. 10, Ely Tract, and bounded and described as follows:

Beginning on the center line of Ridgewood Drive at a point distant South 89 degrees 21' 10" West 1450 feet from the Northeasterly corner of said Original Lot No. 10;

Thence South 89 degrees 21' 10" West 75 feet along said center line of Ridgewood Drive to a point;

Thence South 0 degrees 48' 05" East 600 feet parallel with the Easterly line of said Original Lot No. 10 to a point;

Thence North 89 degrees 21' 10" East 75 feet parallel with the said center line of Ridgewood Drive to a point;

Thence North 0 degrees 48' 05" West 600 feet parallel with the Easterly line of said Original Lot No. 10 to the place of beginning and containing 1.033 Acres of land according to a survey made October, 1942 by Cleveland Surveys, Civil Engineers & Surveyors, be the same more or less, but subject to all legal highways. Excepting therefrom that part thereon conveyed to The Board of County Commissioners of Cuyahoga County by Deed dated November 4, 1959 and recorded in Volume 9778, Page 618 of Cuyahoga County Records.


This Legal Description Complies with
The Cuyahoga County Transfer and
Conveyance Standards and is approved
for transfer.

OCT 04/2018

JOB

Agent

CUYAHOGA COUNTY FISCAL OFFICER
02-014 *D. King* 10/18/2018 2:53:00 PM
E-10182018-17
ER RIDGE, LLC Tax Dist. 3250
Warranty LUC: 5000 EX:
Amt: \$ 23,632.00 LAND: 27,900
Fee: \$ 94.80 BLDG: 0
Sward Title Agency TOTAL: 27,900



* 8 9 1 4 8 9 *

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 3
DEED 10/18/2018 3:13:47 PM
201810180666

LIMITED WARRANTY DEED
(Statutory Form O.R.C. Section 5302.07)

KNOW ALL MEN BY THESE PRESENTS, that PRL Corporation, an Ohio for profit corporation ("Grantor"), for valuable consideration paid, grants with limited warranty covenants under O.R.C. 5302.06, to Power Ridge, LLC ("Grantee"), whose tax mailing address is 2565 Bethany Lane, Hinckley, Ohio 44233, the real property ("Real Property") situated in the City of Parma, County of Cuyahoga, and State of Ohio and being more particularly described on Exhibit A attached hereto and made a part hereof.

Prior Instrument References: 201706290659

Permanent Parcel Nos: 450-02-014

The Real Property is being conveyed subject to the following restrictive covenant, which shall burden and run with title to the Real Property: the Real Property may not be used as a hospital, micro-hospital, ambulatory surgery center, or any other provider of inpatient or outpatient hospital services. This Deed Restriction shall apply to any use of the Real Property by any party, to include, but not limited to, any tenant, licensee, or other non-interest holder occupying the Real Property. The Real Property is further being conveyed subject to: zoning ordinances; real estate taxes and assessments, both general and special, which are a lien, but not yet due and payable; restrictions, conditions and reservations of record; and easements and rights of way of record.

WITNESS Grantor's hand this 1 day of October, 2018.

PRL Corporation

By: *Clath. S. O. Com*

Title: *President*

CUYAHOGA COUNTY FISCAL OFFICER

11 *Dph* 10/18/2018 2:57:00 PM

E-10182018-17

EDGE, LLC Tax Dist. 3250

Warranty LUC: 5000 EX:

\$ 25,802.00 LAND: 34,100

\$ 103.80 BLDG: 0

1 Title Agency TOTAL: 34,100



891497*

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 3
DEED 10/18/2018 3:13:47 PM
201810180670

LIMITED WARRANTY DEED
(Statutory Form O.R.C. Section 5302.07)

KNOW ALL MEN BY THESE PRESENTS, that PRL Corporation, an Ohio for profit corporation ("Grantor"), for valuable consideration paid, grants with limited warranty covenants under O.R.C. 5302.06, to Power Ridge, LLC ("Grantee"), whose tax mailing address is 2565 Bethany Lane, Hinckley, Ohio 44233, the real property ("Real Property") situated in the City of Parma, County of Cuyahoga, and State of Ohio and being more particularly described on Exhibit A attached hereto and made a part hereof.

Prior Instrument References: Vol. 88-1998 Page 19 & 20

Permanent Parcel Nos: 450-05-001

The Real Property is being conveyed subject to the following restrictive covenant, which shall burden and run with title to the Real Property: the Real Property may not be used as a hospital, micro-hospital, ambulatory surgery center, or any other provider of inpatient or outpatient hospital services. This Deed Restriction shall apply to any use of the Real Property by any party, to include, but not limited to, any tenant, licensee, or other non-interest holder occupying the Real Property. The Real Property is further being conveyed subject to: zoning ordinances; real estate taxes and assessments, both general and special, which are a lien, but not yet due and payable; restrictions, conditions and reservations of record; and easements and rights of way of record.

WITNESS Grantor's hand this 1 day of October, 2018.

PRL Corporation

By: *Charles L. O'Connor*

Title: *President*

CUYAHOGA COUNTY FISCAL OFFICER

450-05-002 *Dph* 10/18/2018 2:56:00 PM
E-10182018-17

POWER RIDGE, LLC Tax Dist. 3250

Limited Warranty LUC: 5000 EX:

Sale Amt: \$ 25,342.00 LAND: 25,900

Conv Fee: \$ 101.60 BLDG: 0

Boulevard Title Agency TOTAL: 25,900



* 8 9 1 4 9 6 *

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 3
DEED 10/18/2018 3:13:47 PM
201810180669

LIMITED WARRANTY DEED
(Statutory Form O.R.C. Section 5302.07)

KNOW ALL MEN BY THESE PRESENTS, that PRL Corporation, an Ohio for profit corporation ("Grantor"), for valuable consideration paid, grants with limited warranty covenants under O.R.C. 5302.06, to Power Ridge, LLC ("Grantee"), whose tax mailing address is 2565 Bethany Lane, Hinckley, Ohio 44233, the real property ("Real Property") situated in the City of Parma, County of Cuyahoga, and State of Ohio and being more particularly described on Exhibit A attached hereto and made a part hereof.

Prior Instrument References: Vol. 88-1409 Page 47 & 48

Permanent Parcel Nos: 450-05-002

The Real Property is being conveyed subject to the following restrictive covenant, which shall burden and run with title to the Real Property: the Real Property may not be used as a hospital, micro-hospital, ambulatory surgery center, or any other provider of inpatient or outpatient hospital services. This Deed Restriction shall apply to any use of the Real Property by any party, to include, but not limited to, any tenant, licensee, or other non-interest holder occupying the Real Property. The Real Property is further being conveyed subject to: zoning ordinances; real estate taxes and assessments, both general and special, which are a lien, but not yet due and payable; restrictions, conditions and reservations of record; and easements and rights of way of record.

WITNESS Grantor's hand this 1 day of October, 2018.

PRL Corporation

By: *Kathleen J. Conna*

Title: *President*

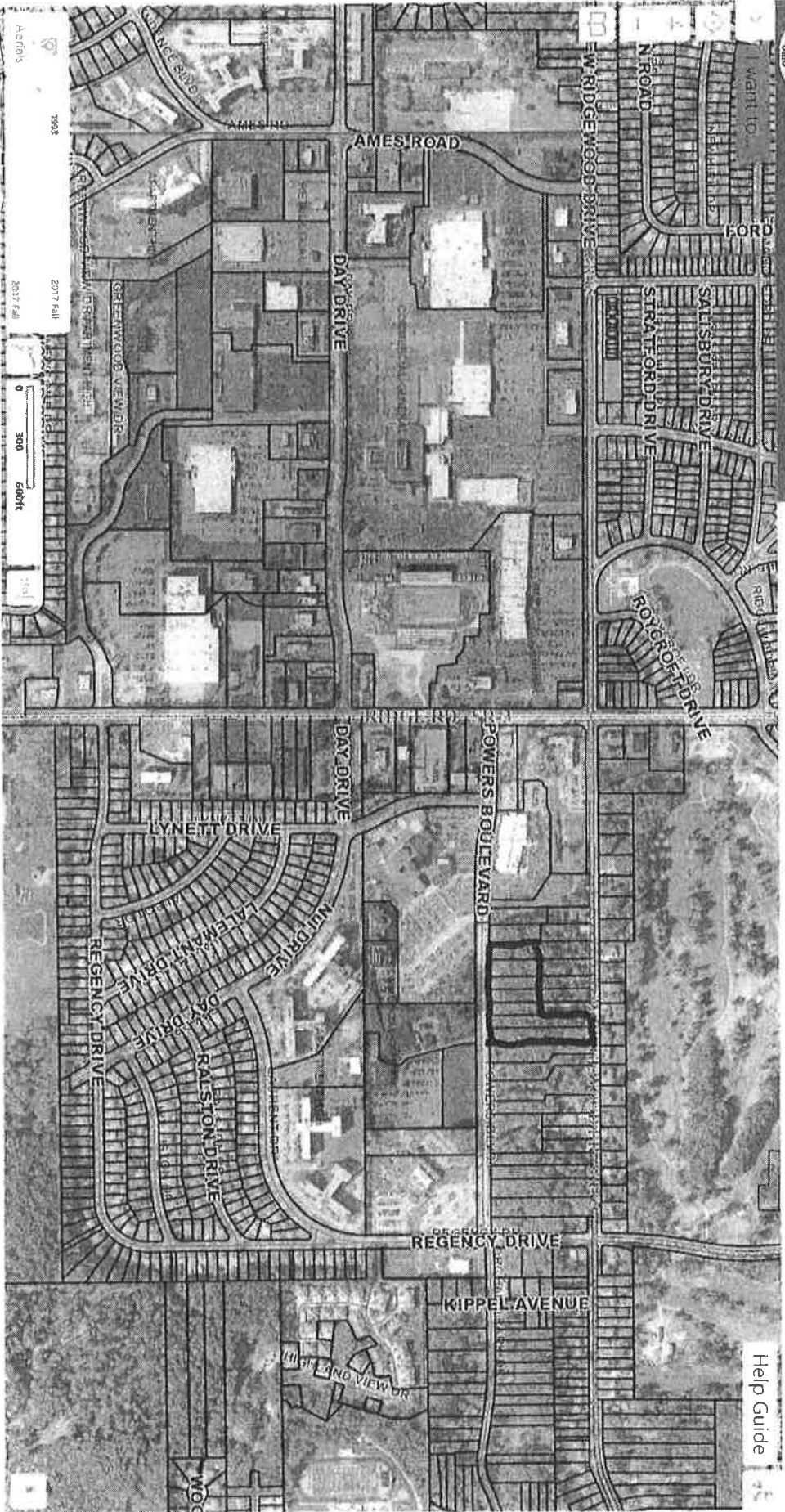


CUYAHOGA COUNTY, Web Mapping Application

Search by address, Owner last name, or POB (zip code)



Help Guide



Aerials 1998 2017 Fall 2017 Fall 2017 Fall 0 300 600ft 2017

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CUYAHOGA COUNTY,

Address, Owner last name, or Parcel number

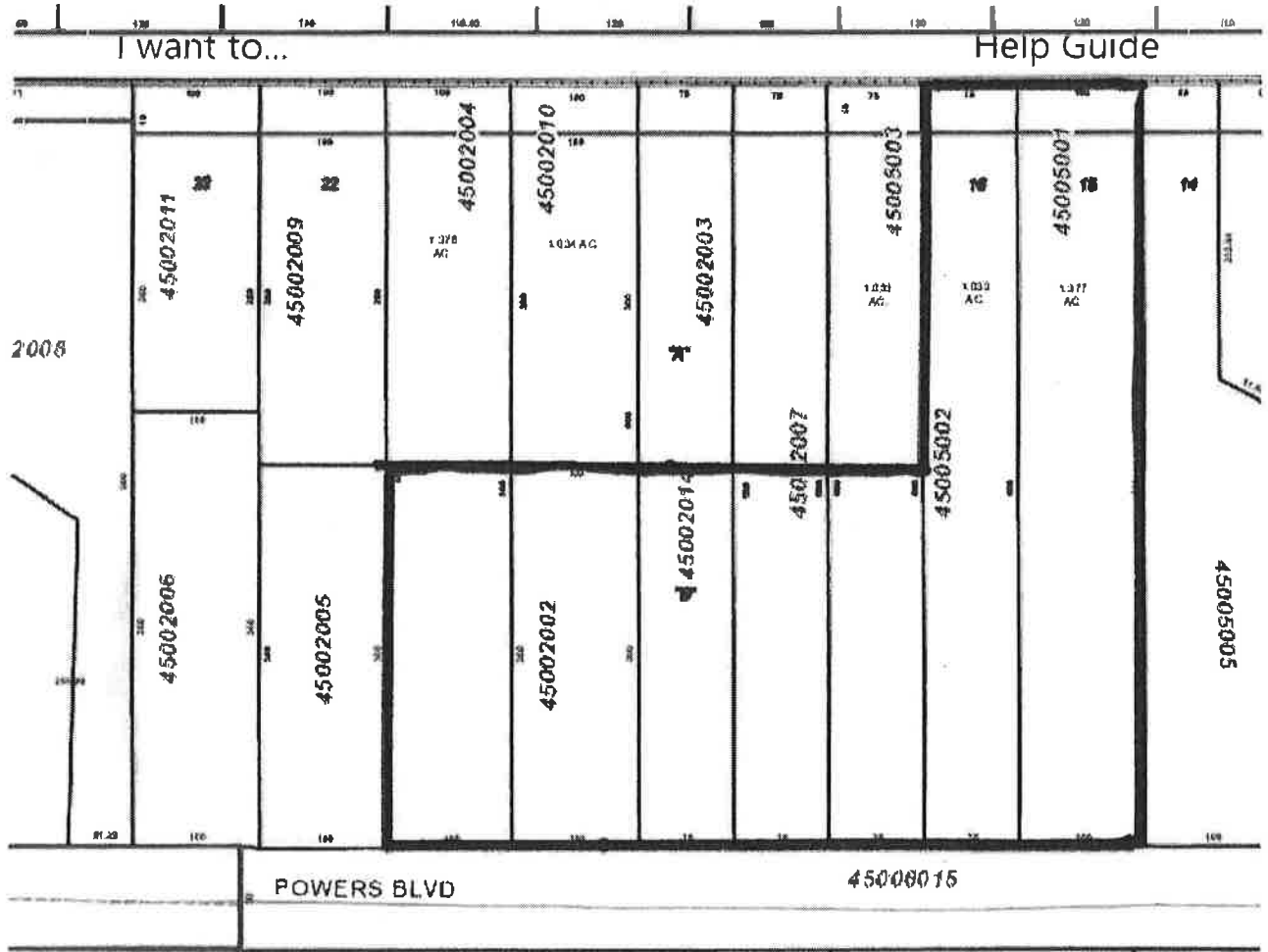
Web Mapping Application

Visible Features: 1 features visible on
Road. 78 features visible on Parcel. 1

- Basic Tools
- Navigation
- Measurement and Markup
- Identify and Query

- Home
- Identify
- Initial View
- Print
- Export
- Share
- Pictometry
- Google Street View

Basic Tools



Basemaps



