

PETITION FOR ZONING CHANGE

To the Planning & Zoning Commission of the City of Euclid, County of Cuyahoga and State of Ohio:

We, the undersigned (owners) (lessees) of the property set above our names on Property Description Form Z41 and attached to this document, hereby petition your Honorable Body that said property be changed from a class U-4 use to a class U-6 use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: _____

Current retail use/building is vacant and functionally obsolete.

Proposed change intends to bring the property back to the original industrial use.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity thereof because: _____

The property is located between two railways, on the north and south boundaries and by similarly zoned industrial uses on the east and west boundaries.

Please list other supporting documents (if any) which accompany this petition:

1. Preliminary Site Plan (650,000 to 1,000,000 sq. ft. warehouse distribution building)
2. Aerial Map with parcel numbers, acreage, and Land Ownership Summary
3. Zoning Change Support Letters from authorized member of Land Ownership
4. Warranty Deeds with legal descriptions

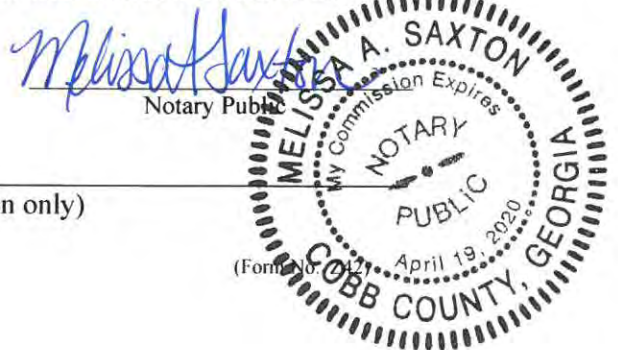
Name, address and telephone number of attorney for applicant: To be determined.

STATE OF GEORGIA) ss.
COUNTY OF COBB)

X
SIGNATURE OF APPLICANT

On this 21st day of April 2017, before me, a Notary Public in and for the State of GEORGIA, personally appeared JIM CONDON to me known to be the person herein described and having signed the above application and on oath swears (or affirms) that all statements herein made are true to the best of his knowledge and belief.

ACTION TAKEN _____
(For use by the Commission only)



COMMERCIAL FEE \$100.00 ✓

RESIDENTIAL FEE \$50.00

Z-PERMIT # 20 -

CITY OF EUCLID PLANNING AND ZONING COMMISSION PRIMARY APPLICATION

Cover Sheet


*** PLEASE TYPE OR PRINT CLEARLY ***

*PROPERTY LOCATION: Project Bark - Euclid Mall CITY: Euclid
*ZIP CODE: 44132 - *PARCEL NUMBER: 648 - 03 - 003 (If more than one, please list)
*REQUEST: Applicant requests the rezoning of all parcels depicted on attached map from U-4 Retail to U-6 Industrial use.

*APPLICANT(S) NAME: Seefried Industrial Properties, Inc *EMAIL: jimc@seefriedproperties.com
*ADDRESS: 3333 Riverwood Parkway SE, #200 *CITY: Atlanta
*STATE: GA *ZIP CODE: 30339 *PHONE NUMBER: 404 - 233 - 0204

*OWNER(S) NAME: *Please see attached Land Owner Summary *EMAIL: _____
*PRINCIPAL(S) NAME: _____ *TITLE: _____
*ADDRESS: _____ *CITY: _____
*STATE: _____ *ZIP CODE: _____ *PHONE NUMBER: _____ - _____ - _____

ATTORNEY(S) NAME: _____ EMAIL: _____
ADDRESS: _____ CITY: _____
STATE: _____ ZIP CODE: _____ PHONE NUMBER: _____ - _____ - _____


*APPLICANT(S) SIGNATURE

4/21/2017
*DATE

**ALL FIELDS ON THIS PAGE MARKED WITH AN ASTERISK REQUIRED*

In cases where applicant does not own the property, supplementary documents must be submitted to show applicant is authorized to make the request

Use of property is not authorized until applicable building permits are closed and a Certificate of Occupancy is issued

PROPERTY DESCRIPTION FORM

*** PLEASE TYPE OR PRINT CLEARLY ***

The following described property is that property for which a change or permit is being requested in Petition for *(state petition)*

And which is hereby incorporation into and made part of said Petition.

ADDRESS OF PROPERTY 1155 Babbitt Road, City of Euclid, Cuyahoga County, OH

SUBLOT NUMBER See attached property information.

NAME OF SUBDIVISION See attached property information.

LEGAL DESCRIPTION: See attached warranty deeds.

The property is bounded by the following streets: *(Indicate direction - North, South, etc.)*

Babbitt Road (west boundary), Conrail Railroad (north), E.260th Street (east), and Norfolk & Western Railway (south)

Number and type of buildings that now occupy property *(if any)*: One former shopping mall and three retail stores

Said property (has) (had) the following deed restrictions affecting the use thereof: *(attach copy)*

Yes, miscellaneous public utility and shared access easements. Please see attached warranty deeds.

Said deed restrictions (will) (have) expire(d) on Please see attached warranty deeds., 20

A plot plan of this property is hereto attached and made part of this property description.

OWNERS - LESSEES

PERCENT OF OWNERSHIP

- | | | |
|--|------------------------------------|----------|
| 1. <u>SNS Properties LLC</u> | <u>See attached owner summary.</u> | <u>%</u> |
| 2. <u>Beverly Terrace Ltd</u> | <u>See attached owner summary.</u> | <u>%</u> |
| 3. <u>MCM Superior-Glen Apartments LLC</u> | <u>See attached owner summary.</u> | <u>%</u> |
| 4. <u>Gerome's Grove LLC & Lee Silsby Associates</u> | <u>See attached owner summary.</u> | <u>%</u> |

X


SIGNATURE OF APPLICANT

(Form No. Z41)

PLANNING AND ZONING DISCLOSURE AFFIDAVIT

*** PLEASE TYPE OR PRINT CLEARLY ***

For Applications for Appeal, Zoning Change, Variance, Use District Exception and/or Special Use Permit

Property address: 1155 Babbitt Road, Euclid, OH 44132

Parcel No. See attached owner summary

To the Planning and Zoning Commission of the City of Euclid, County of Cuyahoga, State of Ohio:

We, the undersigned (owners) (lessees) of the property set above our names on Property Description Form Z41 and attached to this document, have applied to this Honorable Body for (Please check applicable item):

- ☒ Zoning Change
- ☐ Variance
- ☐ Use District Exception
- ☐ Special Use Permit
- ☐ Appeal

Pursuant to the requirements outlined in E.C.O. 1323.04, we swear or affirm the following:

1. Is the Applicant delinquent in the payment of any property tax, special assessment, special charge or special tax due to the City of Euclid regarding this property? **(State YES or NO)**

If YES, please explain Applicant - NO. Current Owner - YES, amount to be determined.

Verification by City of Euclid staff: _____

2. Does the Applicant have an outstanding civil judgment relating to real property in the City of Euclid? **(State YES or NO)**

If YES, please explain NO

Verification by City of Euclid staff: _____

3. Are there any outstanding violations of the Building and Housing Code relating to all real property owned in the City of Euclid? **(State YES or NO)**

Property address: 1155 Babbitt Road, Euclid, OH 44132

Outstanding Violations: None known to applicant.

Open Permits: _____

Property address: _____

Outstanding Violations: _____

Open Permits: _____

Verification by City of Euclid staff: _____

Attach copies of outstanding violation notices or inspection reports if applicable

Attachments/Notes: _____

4. Have any costs for grass cutting or civil nuisance abatement been assessed on this property?
(State YES or NO)

If YES, have these costs been paid? YES NO

Amount: Not Known to App

Verification by City of Euclid staff: _____

5. Have any costs for criminal nuisance abatement been assessed on this property? (State YES or NO)

If YES, have these costs been paid? YES NO

Amount: Not Known to App

Verification by City of Euclid staff: _____



SIGNATURE OF APPLICANT

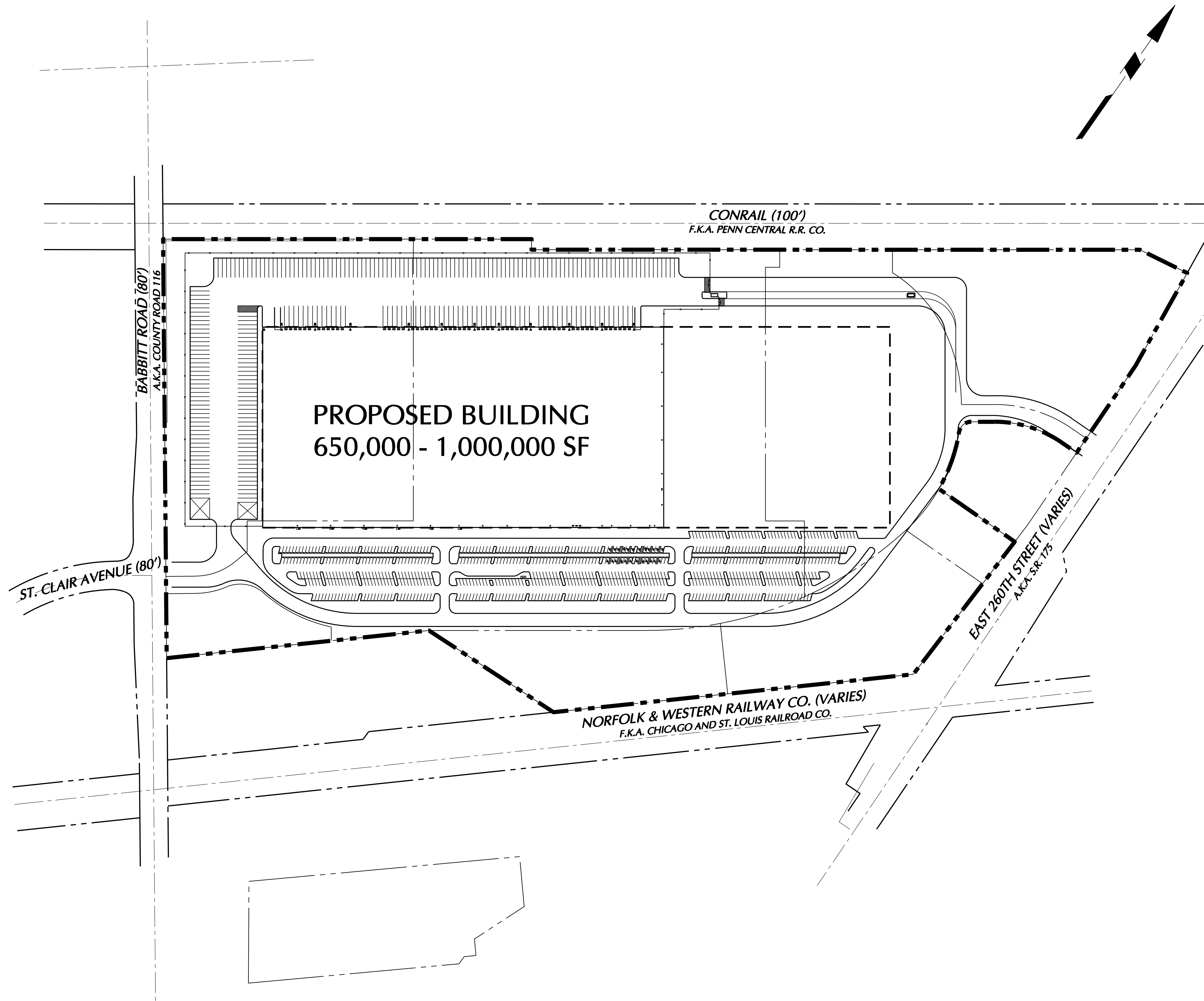
State of ~~Ohio~~ GEORGIA)
County of ~~Cuyahoga~~ COBB)

On this 21st day of April, 20 17, before me, a Notary Public in and for the State of Ohio, personally appeared Jim Condon known to be the person herein described and having signed the above Affidavit and on oath swears or affirms that all statements herein made are true to the best of his/her knowledge and belief.



NOTARY PUBLIC





LANGAN

6000 Lombardo Center, Suite 210, Cleveland, OH 44131
T: 216.328.3300 F: 216.328.3301 www.langan.com

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CL, Inc.
Langan International LLC
Collectively known as Langan

Project

CONFIDENTIAL

CITY OF EUCLID
CUYAHOGA COUNTY

Drawing Title

ZONING FIGURE

OHIO

Project No.

400035901

Date

4/21/2017

Scale

1"=150'

Drawn By

TLK

Checked By

CJW

Drawing No.

FIG 1

000035901

PROJECT NO. 400035901

LANGAN



LANGAN

6000 Lombardo Center, Suite 210
Cleveland, OH 44131
T: 216.328.3300 F: 216.328.3301 www.langan.com
Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project

CONFIDENTIAL

CITY OF EUCLID

CUYAHOGA COUNTY

OHIO

Drawing Title

PARCEL MAP

Project No.
400035901

Date
03/06/2017

Scale
1" = 250'

Drawn By
BVB

Checked By
CJW

Submission Date

Drawing No.

1

Sheet 1 of 1

City of Euclid - Rezone Petition - Ownership Summary

Parcel Map	Ownership Entity	Authorized Principle	Parcel #	Acreage	% of Ownership	Annual Taxes	Amount Delinquent or Due	Warranty Deed Attached	Legal Description	Owner Address
1	Beverly Terrace Ltd	Ted Linchteo	648-03-003	28.90	43.92	\$52,558.94	\$421,668.23	x	1 2 39 NP 521.31FT N OF N & W RR	13829 EUCLID AVE, CLEVELAND, OH 44112
2	SNS Properties LLC	Tamira Hrynik	648-03-001	13.70	20.82	\$10,386.90	\$5,193.45	x	1 2 39 NEXT S OF NYC RR	21639 MILLS RD, #4, CLEVELAND, OH 44128
3	MCM Superior-Glen Apartments	Ted Lichko	648-07-003	6.70	10.18	\$49,077.66	\$148,332.41	x	1 TR 19 SP 709.69FT S OF NYC RR REAR LINE 7	13829 Euclid Ave, East Cleveland, OH 44112-4203
4	Gerome's Grove	Carmen Digeronimo	648-07-004	6.50	9.88	\$21,741.35	\$10,870.67	x	1TR19 SP 660.69FT S OF NYC RR	23433 WINGEDFOOT DR, WESTLAKE, OH 44145
6	Lee-Silsby Associates	Kevin Cooney	648-07-005	1.10	1.67	\$5,884.90	\$0.00	x	1	5615A N GREENWAY CT HIGHLAND HEIGHTS, OH 44143
7	SNS Properties LLC	Tamira Hrynik	648-07-007	4.40	6.69	\$27,073.53	\$13,536.77	x	1	21639 MILLS RD, #4, CLEVELAND, OH 44128
8	Lee-Silsby Associates	Kevin Cooney	648-03-004	1.50	2.28	\$2,092.56	\$0.00	x	39 TR 8 NP 472.31FT N OF N & W RR	5615A N GREENWAY CT HIGHLAND HEIGHTS, OH 44143
9	Lee-Silsby Associates	Kevin Cooney	648-04-001	3.00	4.56	\$3,657.83	\$0.00	x	EST 620FF EST 3.04A	5615A N GREENWAY CT HIGHLAND HEIGHTS, OH 44143
				65.80	100.00	\$172,473.67	\$599,601.53			

April 20, 2017

Euclid Planning and Zoning Commission

c/o Mr. Paul Beno

Zoning Official

Mr. Jonathan Holody

Director of Planning and Development

City of Euclid

585 East 222nd Street

Euclid, Ohio 44123

RE: Rezoning of Parcel APN: 648-07-004

Dear Gentlemen:

As authorized principal and on behalf of the ownership of the above mentioned parcel, we are in support of prospective purchaser, Seefried Industrial Properties, Inc's request to rezone the property from its current zoning of U4 Local Retail or Wholesale to U6 Industrial and Manufacturing.

Sincerely,



Gerome's Grove, LLC

By: Carmen Digeronimo, Partner and President

April 20, 2017

Euclid Planning and Zoning Commission

c/o Mr. Paul Beno

Zoning Official

Mr. Jonathan Holody

Director of Planning and Development

City of Euclid

585 East 222nd Street

Euclid, Ohio 44123

RE: Rezoning of Parcel APN: 648-03-004, 648-04-001, 648-07-005

Dear Gentlemen:

As authorized principals and on behalf of the ownership of the above mentioned parcels, we are in support of prospective purchaser, Seefried Industrial Properties, Inc's request to rezone the property from its current zoning of U4 Local Retail or Wholesale to U6 Industrial and Manufacturing.

Sincerely,

Lee-Silsby Associates, LLC

By: Mr. Kevin F. Cooney, Member

Kevin F. Cooney

By: Mr. James H. Foster, Member

James H. Foster
Member

From:

04/21/2017 15:00

#142 P.001/001

216-475-
1523

April 20, 2017

Euclid Planning and Zoning Commission

c/o Mr. Paul Beno

Zoning Official

Mr. Jonathan Holody

Director of Planning and Development

City of Euclid585 East 222nd Street

Euclid, Ohio 44123

RE: Rezoning of Parcel APN: 648-03-001, 648-03-003, 648-07-003, 648-07-007

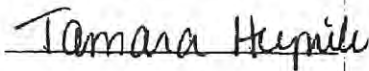
Dear Gentlemen:

As authorized principals and on behalf of the ownership of the above mentioned parcels, we are in support of prospective purchaser, Seefried Industrial Properties, Inc's request to rezone the property from its current zoning of U4 Local Retail or Wholesale to U6 Industrial and Manufacturing.

Sincerely,

SNS Properties, LLC

By: Tamara Hrynik, Owner

**MCM Superior-Glen Apartments, Inc, Beverly Terrace LTD.**

By: Ted Lichko, Member



General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That 260th Euclid Square Partners LLC, an Ohio limited liability company of North Carolina for valuable consideration paid, **Grant(s)**, with General Warranty Covenants to **MCM Superior-Glen Apartments, LLC** an Ohio Limited Liability Company, whose tax mailing address is 13829 Euclid Ave East Cleveland, OH 44112, the following described Real Property:

See attached Exhibit A Legal Description

Permanent Parcel No. 648-07-003

Address: East 260th Street Euclid, Ohio 44132 (Dillards)

Prior Instrument Reference: AFN # 200008010477 of the Deed Records of Cuyahoga County, Ohio.

Subject to restrictions of record, reservations, easements, rights of way and conditions of record, zoning ordinances, if any, and taxes and assessments, both general and special, for the current half of the taxable year and thereafter.

Executed by us this 17th day of March, 2004.

Signed and Acknowledged :

260th Euclid Square Partners, LLC, an Ohio
limited liability company

BY: 

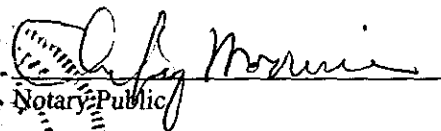
Haywood E. Whichard, Managing Member

STATE OF North Carolina

COUNTY OF Wake

Before me, a Notary Public in and for said County and State personally appeared before me the above named 260th Euclid Square Partners, LLC, an Ohio limited liability company by Haywood E. Whichard, its Managing Member, who acknowledged that he did sign the foregoing instrument and the same is the free act and deed of said Company and of him personally and as such Member.

In testimony whereof I have set my hand and official seal at Bohertown, North Carolina, this 17th day of March, 2004.


Notary Public

My Commission Expires:

9-28-04

This Instrument Prepared By:

William T. Boukalik, Attorney at Law

US TITLE AGENCY, INC.
236 8952

Exhibit A

Permanent Parcel No. 648-07-003

Address: East 260th Street Euclid, Ohio 44132 (Dillard's parcel)

PARCEL NO. 1:

Situated in the City of Euclid, County of Cuyahoga and State of Ohio, and known as being part of the Original Euclid Township Lot No. 1, Tract 19, now in the City of Euclid, Cuyahoga County, Ohio, more fully described as follows:

Commencing at the intersection of the centerline of Babbitt Road and the Southeasterly right-of-way line of the Penn Central Railroad;

thence along the Southeasterly right-of-way line of the Penn Central Railroad, North 55 deg. 53' 00" East 40.00 feet to the Northeasterly right-of-way line of Babbitt Road;

thence continuing along the Southeasterly right-of-way line of the Penn Central Railroad, North 55 deg. 53' 00" East, 1046.56 feet;

thence South 34 deg. 07' 00" East, 30.00 feet;

thence North 55 deg. 53' 00" East 704.72 feet to the point of beginning;

thence continuing North 55 deg. 53' 00" East, 320.28 feet;

thence South 34 deg. 07' 00" East, 65.61 feet;

thence along the arc of a 400 foot radius curve, concave to the Southwest, whose chord bears South 75 deg. 27' 55" East 229.85 feet;

thence along the arc of a 483 foot radius curve, concave to the Southwest, whose chord bears South 46 deg. 26' 34" East, 206.22 feet;

thence North 55 deg. 53' 00" East, 94.50 feet;

thence along the arc at a 386.50 foot radius curve, concave to the Southeast, whose chord bears North 72 deg. 56' 59" East 226.86 feet;

thence South 89 deg. 59' 00" East, 52.59 feet to the Westerly right-of-way line of East 260th Street;

thence along the Westerly right-of-way of East 260th Street, South 00 deg. 01' 00" West 49.00 feet;

thence North 89 deg. 59' 00" West, 52.59 feet;

thence along the arc of a 337.50 foot radius curve, concave to the Southeast, whose chord bears South 72 deg. 56' 59" West, 198.10 feet;

thence South 55 deg. 53' 00" West, 66.35 feet;

thence along the arc of a 35 foot radius curve, concave to the Southeast, whose chord bears South 15 deg. 32' 56" West, 45.31 feet;

thence along the arc of a 483 foot radius curve, concave to the Southwest, whose chord bears South 5 deg. 38' 48" East 316.68 feet;

thence along the arc of a 1090 foot radius curve, concave to the Northwest, whose chord bears South 22 deg. 35' 54" West, 345.13 feet;

thence North 34 deg. 07' 00" West 215.74 feet;

thence South 55 deg. 53' 00" West, 110.67 feet;

thence North 34 deg. 07' 00" West, 720.00 feet;

thence 55 deg. 53' 00" East, 40.39 feet;

thence North 34 deg. 07' 00" West, 50.00 foot to the point of beginning, be the same more or less, but subject to all legal highways.

T.M. 97-003-S-001

PARCEL NO. 2:

The non-exclusive rights, easements and privilege of use, ingress, and right-of-way for pedestrian and automotive purposes, and for parking and private utility purposes and other purposes created and granted as appurtenances to the Parcels described above in:

(a) Together with Construction, Operation and Reciprocal Easement Agreement by and between Euclid Square Joint Venture and the May Department Stores Company dated as of May 1, 1976, filed for record May 27, 1976 and recorded in Volume 14250, Page 179 of Cuyahoga County Records;

(b) Together with Construction and Operating Agreement between Euclid Square Joint Venture, a general partnership and General Mills Restaurant Group, Inc., Red Lobster Division, dated as of August 1, 1982 filed for record October 19, 1982 and recorded in Volume 15677, Page 333 of Cuyahoga County Records;

(c) Together with Easement, Restriction and Operating Agreement by and between Centennial Equities Corporation and Toys "R" Us, Inc., dated as of May 26, 1987, filed for record June 15, 1987 and recorded in Volume 87-3940, Page 5 of Cuyahoga County Records.

ROBERT KLAIHER P.E., P.S.
Legal Description complies with
Cuyahoga County Conveyance
Standards and is approved for
transfer.

MAR 23 2004

Agent

Permanent Parcel #: 648-07-003

Type Instrument: Warranty Deed

Tax District #: 3130

Grantor: 260th Euclid Square Part Llc

Grantee: MCM Superior-Glen Apartmen

Balance Assumed: \$ 1,400,000.00

Total Consideration: \$ 1,400,000.00

Conv. Fee Paid: \$ 1,400.00

Transfer Fee Paid: \$ 0.50

Fee Paid by: U.S. Title Agency

Exempt Code:

Date: 3/23/2004

Tax List Year: 2004

Land Use Code: 4240

Land Value: 400,000

Building Value: 1,000,000

Total Value: 1,400,000

Arms Length Sale: YES

Rcpt: B-03232004-10

Inst #: 82636

Check #: 46593

Frank Russo
CUYAHOGA COUNTY AUDITOR

CUYAHOGA COUNTY RECORDER
200403230526 PAGE 1 of 3
General Warranty Deed

CUYAHOGA COUNTY RECORDER
PATRICK J. OMALLEY
DEED 03/23/2004 11:52:36 AM
200403230526

KNOW ALL MEN BY THESE PRESENTS, That Euclid Square Investments, L.L.C., an Ohio limited liability company of North Carolina for valuable consideration paid, Grant(s), with General Warranty Covenants to **Beverly Terrace, Ltd** an Ohio Limited Liability Company, whose tax mailing address is 13829 Euclid Ave. East Cleveland, OH 44112, the following described Real Property:

See attached Exhibit A Legal Description

Permanent Parcel No. 648-03-003
Address: 1280 East 260th Street Euclid, Ohio 44132 (Mall parcel)

Prior Instrument Reference: Document No. 200008010475 of the Deed Records of Cuyahoga County, Ohio.

Subject to restrictions of record, reservations, easements, rights of way and conditions of record, zoning ordinances, if any, and taxes and assessments, both general and special, for the current half of the taxable year and thereafter.

Executed by us this 17th day of March, 2004.

Signed and Acknowledged :

Euclid Square Investments, L.L.C., an Ohio
limited liability company

BY: [Signature]
Haywood E. Whichard, Managing Member

STATE OF North Carolina

COUNTY OF Wake

Before me, a Notary Public in and for said County and State personally appeared before me the above named Euclid Square Investments, L.L.C., an Ohio limited liability company by Haywood E. Whichard, its Managing Member, who acknowledged that he did sign the foregoing instrument and the same is the free act and deed of said Company and of him personally and as such Member.

In testimony whereof I have set my hand and official seal at Raleigh, North Carolina, this 17th day of March, 2004.

Permanent Parcel #. 648-03-003

[Signature]
Notary Public

My Commission Expires: 9-24-04

This Instrument Prepared By:
William T. Boukalik
Attorney at Law

Type Instrument: Warranty Deed
Tax District #: 3130
Grantor: Euclid Square Invest L.L.C.
Grantee: Beverly Terrace, Ltd
Balance Assumed: \$ 1,402,000.00
Total Consideration: \$ 1,850,000.00
Conv Fee Paid: \$ 3,194.00
Transfer Fee Paid: \$ 0.50
Fee Paid by: U.S. Title Agency
Exempt Code:

Date: 3/23/2004
Tax List Year: 2004
Land Use Code: 4270
Land Value: 1,160,000
Building Value: 771,600
Total Value: 1,931,600
Arms Length Sale: YES
Rcpt: B-03232004-10
Inst #: 82638
Check #: 46593

Frank Russo
CUYAHOGA COUNTY AUDITOR

U.S. TITLE AGENCY, INC.
236895E

Exhibit A

Permanent Parcel No. 648-03-003

Address: 1280 East 260th Street Euclid, (Mall parcel)

PARCEL NO. 1:

Situated in the City of Euclid, County of Cuyahoga and State of Ohio, and known as being part of the Original Euclid Township Lot Nos. 1 and 2, Tract 19 and Lot No. 39, Tract 18, now in the City of Euclid, Cuyahoga County, Ohio, more fully described as follows:

Commencing at the intersection of the centerline of Babbitt Road and the Southeasterly right-of-way line of the Penn Central Railroad;

thence along the Southeasterly right-of-way line of the Penn Central Railroad, North 55 deg. 53' 00" East, 40.00 feet to the Northeastrly right-of-way line of Babbitt Road;

thence North 55 deg. 53' 00" East, 710.89 feet to the point of beginning;

thence continuing along the Southeasterly right-of-way line of the Penn Central Railroad, North 55 deg. 53' 00" East, 335.67 feet;

thence South 34 deg. 07' 00" East 30.00 feet;

thence North 55 deg. 53' 00" East, 704.72 feet;

thence South 34 deg. 07' 00" East, 50.00 feet;

thence South 55 deg. 53' 00" West, 40.39 feet;

thence South 34 deg. 07' 00" East, 720.00 feet;

thence North 55 deg. 53' 00" East, 110.67 feet;

thence South 34 deg. 07' 00" East, 215.74 feet;

thence along the arc of a 1,090 foot radius curve, concave to the Northwest, whose chord bears South 43 deg. 47' 44" West, 456.52 feet;

thence South 55 deg. 53' 00" West, 620.06 feet;

thence South 49 deg. 51' 45" West, 278.81 feet;

thence North 34 deg. 07' 00" West, 39.00 feet;

thence along the arc of a 430 foot radius curve, concave to the Northwest, whose chord bears South 82 deg. 37' 25" West, 215.54 feet;

thence along the arc of a 100 foot radius curve, concave to the Southeast whose chord bears South 64 deg. 55' 42" West, 106.60 feet;

thence along the arc of a 225.72 foot radius curve, concave to the Northwest, whose chord bears South 44 deg. 03' 01" West, 88.71 feet;

thence South 55 deg. 22' 53" West, 84.43 feet to the Northeasterly right-of-way line of Babbitt Road;

thence along the Northeasterly right-of-way line of Babbitt Road, North 34 deg. 37' 07" West, 49.00 feet;

thence North 55 deg. 22' 53" East, 84.43 feet;

thence along the arc of a 176.72 foot radius curve concave to the Northwest, whose chord bears North 33 deg. 37' 57" East, 119.43 feet;

thence North 15 deg. 53' 00" East, 44.50 feet;

thence North 34 deg. 07' 00" West, 87.09 feet;

thence North 55 deg. 53' 00" East, 471.93 feet;

thence North 34 deg. 07' 00" West, 800.00 feet to the Southeasterly right-of-way line of the Penn Central Railroad and the point of beginning, be the same more or less, but subject to all legal highways.

T.M. 97-003-S-001

PARCEL NO. 2:

The non-exclusive rights, easements and privilege of use, ingress, and right-of-way for pedestrian and automotive purposes, and for parking and private utility purposes and other purposes created and granted as appurtenances to the Parcels described above in:

(a) Together with Construction, Operation and Reciprocal Easement Agreement by and between Euclid Square Joint Venture and the May Department Stores Company dated as of May 1, 1976, filed for record May 27, 1976 and recorded in Volume 14250, Page 179 of Cuyahoga County Records;

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ROBERT KLAIBER P.E., P.S.
Legal Description complies with
Cuyahoga County Conveyance
Standards and is approved for
transfer.

MAR 23 2004

Agent

147
CUYAHOGA COUNTY RECORDER

PATRICK J. OMALLEY

DEED 07/08/2005 03:08:14 PM

200507080792 LIMITED WARRANTY DEED

CUYAHOGA COUNTY RECORDER

200507080792 PAGE 1 of 7

KNOW ALL MEN BY THESE PRESENTS that H. E. Whichard, Jr., unmarried of Pitt County, North Carolina, the Grantor, who claims title by or through instruments recorded as Reception Number, 200008010518 County Recorder's Office, for the consideration of Ten and no/100 Dollars (\$10.00) received to its full satisfaction of Lee-Silsby Associates, the Grantee, whose TAX MAILING ADDRESS 5615A North Greenway Ct. Highland Heights, Ohio 44143 grants with limited warranty covenants, unto said Grantee, its successors and assigns, the following described premises, situated in the City of Euclid, County of Cuyahoga and State of Ohio:

See Exhibit A, attached hereto and incorporated herein

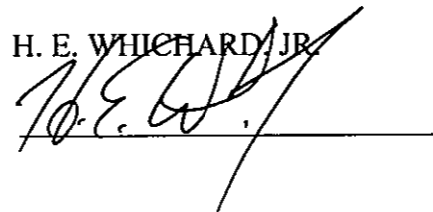
Permanent Parcel Number 648-03-004

Subject to the Permitted Exceptions listed on Exhibit B attached hereto and incorporated herein, and further subject to taxes and assessments, both general and special, not yet due and payable, and restrictions, if any, imposed by zoning ordinances.

IN WITNESS WHEREOF, H. E. Whichard, Jr., the Grantor has executed this Deed this 1st. day of July in the year of our Lord two thousand five.

GRANTOR:

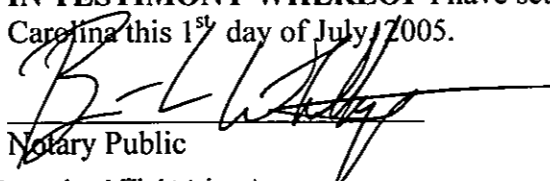
H. E. WHICHARD, JR.



STATE OF NORTH CAROLINA
COUNTY OF PITT

Before me, a Notary Public, in and for such County and State, personally appeared H. E. Whichard, Jr., unmarried who acknowledged that he did sign the foregoing instrument and the same is his free act and deed.

IN TESTIMONY WHEREOF I have set my hand and official seal at Greenville, North Carolina this 1st day of July, 2005.


Notary Public

My Commission Expires: April 20th, 2008

Brandon Whittington
Notary Public for Pitt County No. Carolina

U.S. TITLE AGENCY, INC.
242360 E



EXHIBIT A

Parcel No. 1 Parcel No. 648-03-004

Situated in the City of Euclid, County of Cuyahoga and State of Ohio, and known an being part of the Original Euclid Township Lot No. 39, Tract 18, now in the City of Euclid, Cuyahoga County, Ohio, more fully described as follows:

Commencing at the intersection of the centerline of Babbitt Road and the Southeasterly right-of-way line of the Penn Central Railroad;

thence along the Southeasterly right-of-way line of the Penn Central Railroad, North 55 deg. 53' 00" East, 40.00 feet to the Northeasterly right-of-way line of Babbitt Road;

thence along the Northeasterly right-of-way line of Babbitt load, South 34 deg. 37' 07" East, 1006.81 feet to the point of beginning;

thence North 55 deg. 22' 53" East, 84.43 feet;

thence along the arc of a 225.72 foot radius curve, concave to the Northwest, whose chord bears North 44 deg. 03' 01" East, 88.71 feet;

thence along the arc of a 100 foot radius curve, concave to the Southeast, whose chord bears North 64 deg. 55' 42" East, 106.60 feet;

thence along the are of a 430 foot radius curve, concave to the Northwest, whose chord bears North 82 deg. 37' 25" East, 215.54 feet;

thence South 34 deg. 07' 00" East, 39.00 feet;

thence South 49 deg. 51' 47" West, 470.00 feet to the Northeasterly right-of-way line of Babbitt Road;

thence along the Northeasterly right- of -way line of Babbitt Road North 34 deg. 37' 07" West, 183.11 feet to the point of beginning, be the same more or less, but subject to all legal highways.

ROBERT KLAIBER P.E., P.S.
Equal Description complies with
Cuyahoga County Surveying
Standards and is approved for
transfer.

JUL 08 2005

Agent

Parcel No. 2 (Easement)

The non-exclusive rights, easements and privilege of use, ingress, and right-of-way for pedestrian and automotive purposes, and for parking and public and private utility purposes and other purposes created and granted as appurtenances to the Parcels described above in:

(a) Construction, Operation and Reciprocal Easement Agreement by and between Euclid Square Joint Venture and the May Department Stores Company dated as of May 1, 1976, filed for record May 27, 1976 and recorded in Volume 14230, Page 179 of Cuyahoga County Records;

(b) Construction and Operating Agreement between Euclid Square Joint Venture, a general partnership and General Mills Restaurant Group, Inc., Red Lobster Division, dated as of August 1, 1982 filed for record October 19, 1982 and recorded in Volume 15677, Page 333 of Cuyahoga County Records;

(c) Easement, Restriction and Operating Agreement by and between Centennial Equities Corporation and Toys 'R' Us, Inc., dated as of _____, filed for record June 15, 1987 and recorded in Volume 87-3940, Page 5 of Cuyahoga County Records and

(d) Supplement to Easement, Restriction and Operating Agreement by and between Centennial Equities Corporation and Toys 'R' Us, Inc., dated as of May 26, 1987 filed for record June 15, 1987 and recorded in Volume 87-3940, Page 60 of Cuyahoga County Records.

B

Permanent 648-03-004
Parcel #:

Type Instrument: Warranty Deed	Date: 7/8/2005 3:06:00 PM
Tax District #: 3130	Tax List Year: 2005
Grantor: Whichard Jr, H E	Land Use Code: 4270
Grantee: LEE-SILSBY ASSOCIATES	Land Value: 108,000
Balance Assumed: \$ 0.00	Building Value: 0
Total Consideration: \$ 50,000.00	Total Value: 108,000
Conv. Fee Paid: \$ 200.00	Arms Length Sale: YES
Transfer Fee Paid: \$ 0.50	Rcpt: H-07082005-42
Fee Paid by: U.S. Title Agency	Inst #: 167303
Exempt Code:	Check #:

Frank Russo
CUYAHOGA COUNTY AUDITOR

EXHIBIT B

Permitted Exceptions

1. Duties and obligations and rights of others arising from:

(a) Construction, Operation and Reciprocal Easement Agreement by and between Euclid Square Joint Venture and the May Department Stores Company dated as of May 1, 1976, filed for record May 27, 1976 and recorded in Volume 14230, Page 179 of Cuyahoga County Records;

(b) Construction and Operating Agreement between Euclid Square Joint Venture, a general partnership and General Mills Restaurant Group, Inc., Red Lobster Division, dated as of August 1, 1982 filed for record October 19, 1982 and recorded in Volume 15677, Page 333 of Cuyahoga County Records;

(c) Easement, Restriction and Operating Agreement by and between Centennial Equities Corporation and Toys 'R' Us, Inc., dated as of _____, filed for record June 15, 1987 and recorded in Volume 87-3940, Page 5 of Cuyahoga County Records and

(d) Supplement to Easement, Restriction and Operating Agreement by and between Centennial Equities Corporation and Toys 'R' Us, Inc., dated as of May 26, 1987 filed for record June 15, 1987 and recorded in Volume 87-3940, Page 60 of Cuyahoga County Records.



2. Appurtenant Easement Rights, Utility Lines and Switch Tracks from Chase Brass & Copper Co., Incorporated, to JVJ Euclid Square Joint Venture, a partnership, and The Higbee Company, dated December 11, 1973, filed for record December 14, 1973 and recorded in Volume 13383, Page 3, upon, within and across premises northeasterly of Parcel No. 1.

3. Easement for electric transmission lines, from the Chase Brass & Copper Co., Incorporated, to The Ohio Bell Telephone Company, filed for record November 3, 1969, and recorded in Volume 12568, Page 613, upon, within and across a portion of the Exception Parcel to Parcel No. 2.

4. Easement for Underground System, from the Chase Brass & Copper Co., Incorporated, to The Ohio Bell Telephone Company, filed for record April 11, 1972, and recorded in Volume 12985, Page 401, upon, within and across the northerly 5 feet of the westerly 540 feet of Parcel No. 4.

5. Pipe Line Right of Way from Chase Brass & Copper Co., Incorporated, to The East Ohio Gas Company, filed for record August 23, 1973, and recorded in Volume 13348, Page 683, upon, within and across part of the westerly 30 feet of the northerly 928 feet of Parcel No. 4.

6. Easement for Underground System from JVJ Euclid Square Joint Venture, a partnership, to The Ohio Bell Telephone Company, filed for record March 15, 1976, and recorded in Volume 14225, Page 957, upon, within and across the westerly 3 feet of the northerly 520 feet of Parcel No. 4.

7. Easement for electric facilities from JVJ Euclid Square Joint Venture, a partnership, and The Higbee Company to The Cleveland Electric Illuminating Company, dated March 24, 1976, filed for record April 5, 1976 and recorded in Volume 14232, Page 501 upon, within and across a 10 foot strip over parts of the Parcels and more land.

8. Deed of Declaration of covenants, restrictions and easements by Euclid Square Joint Venture, a general partnership, filed for record June 15, 1976, and recorded in Volume 14256, Page 643, affecting the Parcels and more land.

9. Easement for communications systems from Euclid Square Joint Venture, (Partnership), to The Ohio Bell Telephone Company, dated October 4, 1976, filed for record October 15, 1976, and recorded in Volume 14401, Page 279, upon, within and across strips in Parcel No. 1.

10. Easement for communication systems from Euclid Square Joint Venture, a partnership, to The Ohio Bell Telephone Company, dated August 22, 1977, filed for record September 7, 1977, and recorded in Volume 14616, Page 659, upon, within and across the easterly and southeasterly 10 foot strip of Parcel No. 2.

11. Easement for telephone systems from Euclid Square Joint Venture, a partnership, to The Ohio Bell Telephone Company, dated April 7, 1982, filed for record April 16, 1982, and recorded in Volume 15631, Page 255, upon, within and across a southerly 10 foot strip in Parcel No. 2.

12. Easement for electric facilities from Euclid Square Joint Venture, a partnership, to The Cleveland Electric Illuminating Company, dated July 9, 1982, filed for record July 16, 1982, and recorded in Volume 15653, Page 175, upon, within and across the southerly and southeasterly 10 feet of Parcel No. 2.

13. Assignment of Leases by and between Metropolitan Life Insurance Company, a New York corporation, ("Assignor") and W9/MLM/E Real Estate Limited Partnership, a Delaware limited partnership, ("Assignee") dated December 18, 1997 filed for record December 22, 1997 and recorded in Volume 97-13240, Page 22 of Cuyahoga County Records.



14. Assignment and Assumption of Contracts and Intangibles by and between Metropolitan Life Insurance Company, a New York corporation, ("Assignor") and W9/MLM/E Real Estate Limited Partnership, a Delaware limited partnership ("Assignee") dated December 18, 1997 filed for record December 22, 1997 and recorded in Volume 97-13240, Page 42 of Cuyahoga County Records.

15. Assignment Assumption Agreement [May REA] by and between Metropolitan Life Insurance Company, a New York corporation, ("Assignor") and W9/MLM/E Real Estate Limited Partnership, a Delaware limited partnership ("Assignee") dated December 18, 1997 filed for record December 22, 1997 and recorded in Volume 97-13240, Page 54 of Cuyahoga County Records.

16. Rights of parties in possession as tenants only under unrecorded leases.



15-
CUYAHOGA COUNTY RECORDER
PATRICK J. OMALLEY
DEED 07/08/2005 03:08:14 PM
200507080793

CUYAHOGA COUNTY RECORDER
200507080793 PAGE 1 of 8

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that H. E. Whichard, Jr., unmarried of Pitt County, North Carolina, the Grantor, who claims title by or through instruments recorded as Reception Number, 200008010518 County Recorder's Office, for the consideration of Ten and no/100 Dollars (\$10.00) received to its full satisfaction of Lee-Silsby Associates, the Grantee, whose TAX MAILING ADDRESS 5615A North Greenway Ct. Highland Heights, Ohio 44143 grants with limited warranty covenants, unto said Grantee, its successors and assigns, the following described premises, situated in the City of Euclid, County of Cuyahoga and State of Ohio:

See Exhibit A, attached hereto and incorporated herein

Permanent Parcel Number 648-07-005 and
Permanent Parcel Number 648-04-001

Subject to the Permitted Exceptions listed on Exhibit B attached hereto and incorporated herein, and further subject to taxes and assessments, both general and special, not yet due and payable, and restrictions, if any, imposed by zoning ordinances.

IN WITNESS WHEREOF, H. E. Whichard, Jr., the Grantor has executed this Deed this 1st. day of July in the year of our Lord two thousand five.

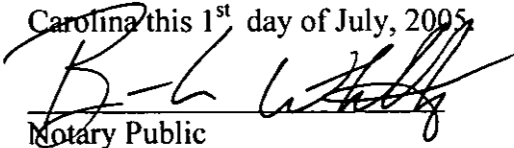
GRANTOR:

H. E. WHICHARD, JR.


STATE OF NORTH CAROLINA
COUNTY OF PITT

Before me, a Notary Public, in and for such County and State, personally appeared H. E. Whichard, Jr., unmarried who acknowledged that he did sign the foregoing instrument and the same is his free act and deed.

IN TESTIMONY WHEREOF I have set my hand and official seal at Greenville, North Carolina this 1st day of July, 2005.


Notary Public

Brandon Whittington
Notary for Pitt Co. North Carolina

My Commission Expires: April 20th, 2008

U.S. TITLE AGENCY, INC.
242366

Parcel No. 1 (Parcel No. 648-07-005)

Situated in the City of Euclid, County of Cuyahoga and State of Ohio, and known as being part of the Original Euclid Township Lot No. 1, Tract 19, now in the City of Euclid, Cuyahoga County, Ohio, more fully described as follows:

Commencing at the intersection of the centerline of Babbitt Road and the Southeasterly right-of-way line of the Penn Central Railroad;

thence along the Southeasterly right-of-way line of the Penn Central Railroad, North 55 deg. 53' 00" East 40.00 foot to the Northeasterly right-of-way line of Babbitt Road;

thence along the Northeasterly right-of-way line of Babbitt Road, South 34 deg. 37' 07" East, 1189.92 feet; thence North 49 deg. 51' 47" East, 748.81 foot to the point of beginning of this description;

thence North 55 deg. 53' 00" East, 620.06 feet;

thence along the arc of a 1090.00 foot radius curve, concave to the Northwest, whose chord bears North 34 deg. 41' 11" East, 788.24 feet;

thence along the arc of a 483.00 foot radius curve, concave to the Southwest, whose chord bears North 04 deg. 32' 44" East, 150.18 feet,

thence South 89 deg. 13' 47" East 262.37 feet to the Westerly right-of-way line of East 260th Street;

thence along the Westerly right-of-way line of East 260th Street in a Southerly direction, South 03 deg. 18' 47" West, 474.07 feet to the Northwesterly right-of-way line of the Norfolk and Western Railroad;

thence departing from the Westerly right-of-way line of East 260th Street, along the Northwesterly right-of-way line of the Norfolk and Western Railroad, South 49 deg. 51' 47" West, 1027.44 feet;

thence South 89 deg. 11' 27" West, 393.62 feet;

thence South 87 deg. 55' 55" West, 20.91 feet;

thence along the arc of a 391.57 foot radius curve, concave to the Northwest, whose chord bears South 88 deg. 34' 35" West, 8.81 feet to the point of beginning of this description, be the same more or less, but subject to all legal highways.

Situated in the City of Euclid, County of Cuyahoga and State of Ohio, &ad known as being part of Original Euclid Township Lot 1, Tract 19, and bounded and described as follows:

Beginning at the intersection of the centerline of Babbitt Road, variable width, and the Southeasterly right-of-way line of the Penn Central Railroad (now Conrail);

thence North 55 deg. 53' 00" East along the Southeasterly right-of-way line of the Penn Central Railroad, 40.00 foot to its intersection with the Northeasterly line of Babbitt Road, as widened;

thence South 34 deg. 37' 07" East along the Northeasterly line of Babbitt Road, 1189.00 feet to its intersection with the Southeasterly line of Parcel 5 of land conveyed to Centennial Equities Corporation by Deed recorded in Volume 84-5759, Page 15 of the Official Records of Cuyahoga County;

thence North 49 deg. 51' 47 "East along the Southeasterly line of said land conveyed to Centennial Equities Corporation and its Northeasterly prolongation, 748.81 feet to the most Westerly corner of Parcel 4 of said land conveyed to Centennial Equities Corporation;

thence North 55 deg. 53' 00" East along the Northeasterly line of said land conveyed to Centennial Equities Corporation, 620.06 feet to a point of curvature therein;

thence Northeasterly along the arc of a curve deflecting to the left, 208.94 feet to a railroad spike with crosscut set, and the principal place of beginning of the parcel herein described, said curve having a radius of 1090.00 feet and a chord which bears North 50 deg. 23' 31" East 208.62 feet;

thence continuing along the Northwesterly curved line of said Parcel 4 of land conveyed to Centennial Equities Corporation being the arc of a curve deflecting to the left, 597.57 feet to a drill hole and "V" set, said curve having a radius of 1090.00 feet and a chord which bears North 29 deg. 12' 41" East, 590.11 feet;

thence South 89 deg. 13' 47" East, 265.61 feet to an iron pin set in the Westerly line of East 260th Street, variable width;

thence South 03 deg. 18' 47" West along the Westerly line of East 260th Street as widened, 324.07 feet to an iron pin found at its intersection with the Northwesterly right-of-way line of the Norfolk & Western Railroad;

thence South 49 deg. 51' 47" West along the Northwesterly right-of-way line of the Norfolk & Western Railroad, 530.00 feet to an iron pin set;

thence North 40 deg. 08' 13 " West, 200.92 feet to the principal place of beginning and containing 190,826 square feet or 4.3808 acres of land according to the survey by Donald G. Bohning & Associates, Inc., dated June, 1986.

ROBERT KLAIBER P.E., P.S.
Cuyahoga County Engineer
I have examined the above
transfer and it is approved for

JUL 08 2005

Agent

Parcel No. 2 (Easement)

The non-exclusive rights, easements and privilege of use, ingress, and right-of-way for pedestrian and automotive purposes, and for parking and public and private utility purposes and other purposes created and granted as appurtenances to the Parcels described above in:

(a) Construction, Operation and Reciprocal Easement Agreement by and between Euclid Square Joint Venture and the May Department Stores Company dated as of May 1, 1976, filed for record May 27, 1976 and recorded in Volume 14230, Page 179 of Cuyahoga County Records;

(b) Construction and Operating Agreement between Euclid Square Joint Venture, a general partnership and General Mills Restaurant Group, Inc., Red Lobster Division, dated as of August 1, 1982 filed for record October 19, 1982 and recorded in Volume 15677, Page 333 of Cuyahoga County Records;

(c) Easement, Restriction and Operating Agreement by and between Centennial Equities Corporation and Toys 'R' Us, Inc., dated as of _____, filed for record June 15, 1987 and recorded in Volume 87-3940, Page 5 of Cuyahoga County Records and

(d) Supplement to Easement, Restriction and Operating Agreement by and between Centennial Equities Corporation and Toys 'R' Us, Inc., dated as of May 26, 1987 filed for record June 15, 1987 and recorded in Volume 87-3940, Page 60 of Cuyahoga County Records.

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Permanent 648-07-005
Parcel #: 648-04-001

Type Instrument: Warranty Deed	Date: 7/8/2005 3:08:00 PM
Tax District #: 3130	Tax List Year: 2005
Grantor: Whichard Jr, H E	Land Use Code: 4440
Grantee: LEE-SILSBY ASSOCIATES	Land Value: 95,100
Balance Assumed: \$ 0.00	Building Value: 35,600
Total Consideration: \$ 200,000.00	Total Value: 130,700
Conv. Fee Paid: \$ 800.00	Arms Length Sale: YES
Transfer Fee Paid: \$ 1.00	Rcpt: H-07082005-42
Fee Paid by: U.S. Title Agency	Inst #: 167308
Exempt Code:	Check #:

Frank Russo
CUYAHOGA COUNTY AUDITOR

EXHIBIT B

Permitted Exceptions

1. Duties and obligations and rights of others arising from:

(a) Construction, Operation and Reciprocal Easement Agreement by and between Euclid Square Joint Venture and the May Department Stores Company dated as of May 1, 1976, filed for record May 27, 1976 and recorded in Volume 14230, Page 179 of Cuyahoga County Records;

(b) Construction and Operating Agreement between Euclid Square Joint Venture, a general partnership and General Mills Restaurant Group, Inc., Red Lobster Division, dated as of August 1, 1982 filed for record October 19, 1982 and recorded in Volume 15677, Page 333 of Cuyahoga County Records;

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2. Appurtenant Easement Rights, Utility Lines and Switch Tracks from Chase Brass & Copper Co., Incorporated, to JVJ Euclid Square Joint Venture, a partnership, and The Higbee Company, dated December 11, 1973, filed for record December 14, 1973 and recorded in Volume 13383, Page 3, upon, within and across premises northeasterly of Parcel No. 1.

3. Easement for electric transmission lines, from the Chase Brass & Copper Co., Incorporated, to The Ohio Bell Telephone Company, filed for record November 3, 1969, and recorded in Volume 12568, Page 613, upon, within and across a portion of the Exception Parcel to Parcel No. 2.

4. Easement for Underground System, from the Chase Brass & Copper Co., Incorporated, to The Ohio Bell Telephone Company, filed for record April 11, 1972, and recorded in Volume 12985, Page 401, upon, within and across the northerly 5 feet of the westerly 540 feet of Parcel No. 4.

5. Pipe Line Right of Way from Chase Brass & Copper Co., Incorporated, to The East Ohio Gas Company, filed for record August 23, 1973, and recorded in Volume 13348, Page 683, upon, within and across part of the westerly 30 feet of the northerly 928 feet of Parcel No. 4.

6. Easement for Underground System from JVJ Euclid Square Joint Venture, a partnership, to The Ohio Bell Telephone Company, filed for record March 15, 1976, and recorded in Volume 14225, Page 957, upon, within and across the westerly 3 feet of the northerly 520 feet of Parcel No. 4.

7. Easement for electric facilities from JVJ Euclid Square Joint Venture, a partnership, and The Higbee Company to The Cleveland Electric Illuminating Company, dated March 24, 1976, filed for record April 5, 1976 and recorded in Volume 14232, Page 501 upon, within and across a 10 foot strip over parts of the Parcels and more land.

8. Deed of Declaration of covenants, restrictions and easements by Euclid Square Joint Venture, a general partnership, filed for record June 15, 1976, and recorded in Volume 14256, Page 643, affecting the Parcels and more land.

10

9. Easement for communications systems from Euclid Square Joint Venture, (Partnership), to The Ohio Bell Telephone Company, dated October 4, 1976, filed for record October 15, 1976, and recorded in Volume 14401, Page 279, upon, within and across strips in Parcel No. 1.

10. Easement for communication systems from Euclid Square Joint Venture, a partnership, to The Ohio Bell Telephone Company, dated August 22, 1977, filed for record September 7, 1977, and recorded in Volume 14616, Page 659, upon, within and across the easterly and southeasterly 10 foot strip of Parcel No. 2.

11. Easement for telephone systems from Euclid Square Joint Venture, a partnership, to The Ohio Bell Telephone Company, dated April 7, 1982, filed for record April 16, 1982, and recorded in Volume 15631, Page 255, upon, within and across a southerly 10 foot strip in Parcel No. 2.

12. Easement for electric facilities from Euclid Square Joint Venture, a partnership, to The Cleveland Electric Illuminating Company, dated July 9, 1982, filed for record July 16, 1982, and recorded in Volume 15653, Page 175, upon, within and across the southerly and southeasterly 10 feet of Parcel No. 2.

13. Assignment of Leases by and between Metropolitan Life Insurance Company, a New York corporation, ("Assignor") and W9/MLM/E Real Estate Limited Partnership, a Delaware limited partnership, ("Assignee") dated December 18, 1997 filed for record December 22, 1997 and recorded in Volume 97-13240, Page 22 of Cuyahoga County Records.

10

14. Assignment and Assumption of Contracts and Intangibles by and between Metropolitan Life Insurance Company, a New York corporation, ("Assignor") and W9/MLM/E Real Estate Limited Partnership, a Delaware limited partnership ("Assignee") dated December 18, 1997 filed for record December 22, 1997 and recorded in Volume 97-13240, Page 42 of Cuyahoga County Records.

15. Assignment Assumption Agreement [May REA] by and between Metropolitan Life Insurance Company, a New York corporation, ("Assignor") and W9/MLM/E Real Estate Limited Partnership, a Delaware limited partnership ("Assignee") dated December 18, 1997 filed for record December 22, 1997 and recorded in Volume 97-13240, Page 54 of Cuyahoga County Records.

16. Rights of parties in possession as tenants only under unrecorded leases.

22

Permanent 648-07-004
Parcel #:

Type Instrument: Quit Claim Deed Ex
Tax District #: 3130
Grantee: GEROME'S GROVE LLC
Balance Assumed: \$ 0.00
Total Consideration: \$ 0.00
Conv. Fee Paid: \$ 0.00
Transfer Fee Paid: \$ 0.50
Fee Paid by: U.S. Title Agency
Exempt Code: M

Date: 6/5/2013 3:39:00 PM
Tax List Year: 2013
Land Use Code: 4250
Land Value: 424,700
Building Value: 86,700
Total Value: 511,400
Rcpt: b-06052013-21
Inst #: 596072
Check #: 55089

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 3
DEQC 6/5/2013 4:10:35 PM
201306051056


Cuyahoga County Fiscal Officer

QUITCLAIM DEED

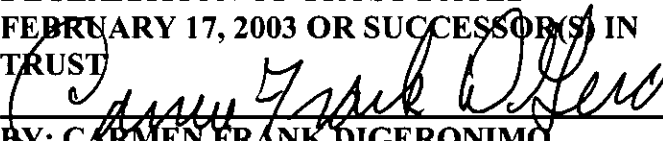
CARMEN FRANK DIGERONIMO, TRUSTEE OF THE CARMEN FRANK DIGERONIMO DECLARATION OF TRUST DATED FEBRUARY 17, 2003 OR SUCCESSOR(S) IN TRUST, who claims title by or through instrument number 201211200283 recorded on November 20, 2012 in Cuyahoga County Records, for valuable consideration paid grants to GEROME'S GROVE LLC, an Ohio Limited Liability Company, the Grantee, whose Tax Mailing Address is 23433 Wingedfoot Drive, Westlake, Ohio, have given, granted, remised, released and forever quit-claimed, and does by these presents absolutely give, grant, remise, release and forever quit-claim unto Grantee, its successors and assigns forever, all such right and title as Grantor has or ought to have in and to the following described premises:

SEE ATTACHED EXHIBIT "A"

PERMANENT PARCEL NUMBER: 648-07-004
PROPERTY ADDRESS: 1260 EAST 260TH STREET, EUCLID, OHIO

TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereunto belonging, to Grantee, its successors and assigns, so that neither Grantor, nor its successors and/or assigns nor any other persons claiming title through or under it, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, we have hereunto set our hands at Cleveland, this 5 day of June 2013.

CARMEN FRANK DIGERONIMO, TRUSTEE
OF THE CARMEN FRANK DIGERONIMO
DECLARATION OF TRUST DATED
FEBRUARY 17, 2003 OR SUCCESSOR(S) IN
TRUST

BY: CARMEN FRANK DIGERONIMO
TRUSTEE

STATE OF OHIO

}

SS:

COUNTY OF CUYAHOGA

}

BEFORE ME, A NOTARY PUBLIC in and for said County and State, personally appeared CARMEN FRANK DIGERONIMO, TRUSTEE OF THE CARMEN FRANK DIGERONIMO DECLARATION OF TRUST DATED FEBRUARY 17, 2003 OR SUCCESSOR(S) IN TRUST who acknowledged that he did sign the foregoing instrument on behalf of CARMEN FRANK DIGERONIMO, TRUSTEE OF THE CARMEN FRANK DIGERONIMO DECLARATION OF TRUST DATED FEBRUARY 17, 2003 OR SUCCESSOR(S) IN TRUST and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio this 1st day of June, 2013.


Notary Public

JERALD L. MOSS, ATTY.
NOTARY PUBLIC • STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

This Instrument Prepared By:

Jerald L. Moss
Attorney at Law
2806 Payne Avenue
Cleveland, Ohio 44114

EXHIBIT A
Legal Description

Situated in the City of Euclid, County of Cuyahoga and State of Ohio, and known as being part of the Original Euclid Township Lot No. 1, Tract 19, now in the City of Euclid, Cuyahoga County, Ohio, more fully described as follows:

Commencing at the intersection of the centerline of Babbitt Road and the Southeasterly right-of-way line of the Penn Central Railroad;

thence along the Southeasterly right-of-way line of the Penn Central Railroad, North 55 deg. 53' 00" East 40.00 feet to the Northeasterly right-of-way line of Babbitt Road;

thence continuing along the Southeasterly right-of-way line of the Penn Central Railroad, North 55 deg. 53' 00" East, 1046.56 feet;

thence South 34 deg. 07' 00" East, 30.00 feet;

thence North 55 deg. 53' 00" East, 1025.00 feet to the point of beginning;

thence continuing North 53 deg. 53' 00" East, 702.73 feet;

thence North 82 deg. 01' 40" East, 150.00 feet to the Westerly right-of-way line of East 260th Street;

thence along the Westerly right-of-way line of East 260th Street in a Southerly direction, South 4 deg. 59' 45" East, 300.69 feet;

thence South 00 deg. 01' 00" West, 250.00 feet;

thence departing from the Westerly right-of-way line of East 260th Street, North 89 deg. 59' 00" West, 52.59 feet;

thence along the arc of a 386.50 foot radius curve, concave to the Southeast, whose chord bears South 72 deg. 56' 59" West, 226.86 feet;

thence South 55 deg. 53' 00" West, 94.50 feet;

thence along the arc of a 483 foot radius curve, concave to the Southwest, whose chord bears North 46 deg. 26' 34" West, 206.22 feet;

thence along the arc of a 400 foot radius curve, concave to the Southwest, whose chord bears North 75 deg. 27' 55" West, 229.85 feet;

thence North 34 deg. 07' 00" West, 65.61 feet to the point of beginning, be the same more or less, but subject to all legal highways.

TOGETHER with non-exclusive appurtenant easements for ingress and egress, common area, parking and utilities as recorded in Volume 14250, Page 179 and Volume 14256, Page 643 of Cuyahoga County Records.

Permanent 648-03-001
Parcel #:

Type Instrument: Warranty Deed
Tax District #: 3130
Grantor: MCM Warehouse Inc
Grantee: SNS PROPERTIES LLC
Balance Assumed: \$ 0.00
Total Consideration: \$ 213,609.00
Conv. Fee Paid: \$ 854.80
Transfer Fee Paid: \$ 0.50
Fee Paid by: PUBLIC
Exempt Code:

Date: 10/15/2013 11:46:00 A
Tax List Year: 2013
Land Use Code: 4240
Land Value: 343,700
Building Value: 105,000
Total Value: 448,700
Arms Length Sale: UNKNW
Rcpt: E-10152013-3
Inst #: 616141
Check #:

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 3
DEED 10/15/2013 11:59:02 AM
201310150079

Mark A. Parker

Cuyahoga County Fiscal Officer

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That MCM Warehouse, Inc. an Ohio Corporation of Cuyahoga County, Ohio for valuable consideration paid, **Grant(s)**, with General Warranty Covenants to **SNS Properties, LLC**, an Ohio limited liability company, whose tax mailing address is 20901 Salisbury Road, Cleveland, OH 44146, the following described Real Property:

See attached Exhibit A Legal Description

Permanent Parcel No. 648-03-001
Address: 1155 Babbitt Road Euclid, Ohio 44132

Prior Instrument Reference: Instrument No. 200211061086 of the Deed Records of Cuyahoga County, Ohio.

Subject to restrictions of record, reservations, easements, rights of way and conditions of record, zoning ordinances, if any, and taxes and assessments, both general and special, for the current half of the taxable year and thereafter.

Executed this 14 day of October, 2013.

MCM Warehouse, Inc. an Ohio
Corporation

BY: 

Theodore F. Lichko, Jr., President

STATE OF Ohio

COUNTY OF Cuyahoga

Before me, a Notary Public in and for said County and State personally appeared before me the above named MCM Warehouse, Inc. an Ohio corporation by Theodorore F. Lichko, Jr., its President who acknowledged that he did sign the foregoing instrument and the same is the free act and deed of said company and of him personally and as such officer .

In testimony whereof I have set my hand and official seal at CLEVELAND, OHIO, this 14th, day of October, 2013.

Timothy M. Mahon
Notary Public

My Commission Expires:

7/25/17

This Instrument Prepared By:
William T. Boukalik
Attorney at Law



TIMOTHY M. MAHON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
July 25, 2017

Exhibit A

Permanent Parcel No. 648-03-001
Address: 1155 Babbitt Road Euclid, Ohio 44132

Situated in the City of Euclid, County of Cuyahoga and State of Ohio, and known as being part of Original Euclid Township, Lots No. 1 and 2, Tract 19 and Lot No. 39, Tract 18, now in the City of Euclid, Cuyahoga County, Ohio, and more fully described as follows:

Commencing at the intersection of the centerline of Babbitt Road and the southeasterly right-of-way line of the Penn Central Railroad;

Thence along the southeasterly right-of-way line of the Penn Central Railroad, North $55^{\circ} 53' 00''$ East, 40.00 feet to the northeasterly right-of-way line of Babbitt Road and the point of beginning;

Thence continuing along the southeasterly right-of-way line of the Penn Central Railroad, North $55^{\circ} 53' 00''$ East, 710.89 feet;

Thence South $34^{\circ} 07' 00''$ East, 800.00 feet;

Thence South $55^{\circ} 53' 00''$ West, 471.93 feet;

Thence South $34^{\circ} 07' 00''$ East, 87.09 feet;

Thence South $15^{\circ} 53' 00''$ West, 44.50 feet;

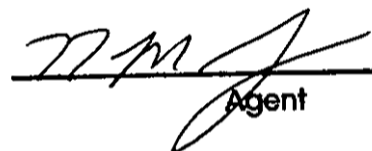
Thence along the arc of a 176.72 foot radius curve, concave to the northwest, whose chord bears South $35^{\circ} 37' 57''$ West, 119.43 feet;

Thence South $55^{\circ} 22' 53''$ West, 84.43 feet to the northeasterly right-of-way line of Babbitt Road;

Thence along the northeasterly right-of-way line of Babbitt Road, North $34^{\circ} 37' 07''$ West, 957.81 feet to the southeasterly right-of-way line of the Penn Central Railroad and the point of beginning.

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

OCT 15 2013


Agent

Permanent 848-07-007
Parcel #:

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 3
DEED 2/9/2015 3:44:40 PM

201502090496

Type Instrument: Limited Warranty
Tax District #: 3130

Date: 2/9/2015 3:27:00 PM
Tax List Year: 2015
Land Use Code: 4220
Land Value: 153,400
Building Value: 407,000
Total Value: 560,400
Arms Length Sale: UNKNW
Rcpt: J-02092015-7
Inst #: 884528
Check #: 9967

Grantee: SNS PROPERTIES, LLC
Balance Assumed: \$ 0.00
Total Consideration: \$ 125,000.00
Conv. Fee Paid: \$ 500.00
Transfer Fee Paid: \$ 0.50
Fee Paid by: Ohio Real Title
Exempt Code:

Mark A. Park

Cuyahoga County Fiscal Officer

LIMITED WARRANTY DEED

LAKEVIEW HOLDING (OH), LLC, A DELAWARE LIMITED LIABILITY COMPANY, REGISTERED TO DO BUSINESS IN OHIO, BY Roger Blain, ITS Agent, having been duly authorized to execute the same, for valuable consideration paid, grants, with limited warranty covenants, to **SNS PROPERTIES, LLC** the following real property:

Situated in the City of Euclid, County of Cuyahoga and State of Ohio: And known as being part of Original Euclid Township Lot 1, Tract 19, and bounded and described as follows: Beginning at the intersection of the center line of Babbitt Road, variable width, and the southeasterly right of way line of the Penn Central Railroad (now Conrail); Thence North 55 degrees 53 minutes 00 second East along the Southeasterly right of way line of Penn Central Railroad, 40 feet to its intersection with the northeasterly line of Babbitt Road, as widened; Thence South 34 degrees 37 minutes 07 second East along the northeasterly line of Babbitt road, 1189.92 feet to its intersection with the southeasterly line of Parcel 5 of land conveyed to Centennial Equities Corporation by deed recorded in Volume 84-57-56, Page 15 of the Official Records of Cuyahoga County; Thence North 49 degrees 51 minutes 47 second East along the southeasterly line of said land conveyed to Centennial Equities Corporation, and its northeasterly prolongation, 748.81 feet to the most westerly corner of Parcel 4 of said land conveyed to Centennial Equities Corporation; Thence 55 degrees 53 minutes 00 seconds East along the northwesterly line of said land conveyed to Centennial Equities Corporation 620.06 feet to a point of curvature therein; Thence northeasterly along the arc of a curve deflecting to the left, 208.94 feet to a railroad spike with crosscut set, and the principal place of beginning of the parcel herein described, said curve having a radius of 1090.00 feet and a chord which bears North 50 degrees 23 minutes 31 seconds East, 208.62 feet; Thence continuing along the northwesterly curved line of said Parcel 4 of land conveyed to Centennial Equities Corporation, being the arc of a curve deflecting to the left,

597.57 feet to a drill hole and "V" set, said curve having a radius of 1090.00 feet and a chord which bears North 29 degrees 11 minutes 11 seconds East, 590.11 feet; Thence South 89 degrees 13 minutes 47 seconds East, 265.61 feet to an iron pin set in the Westerly line of East 260th Street, variable width; Thence South 03 degrees 18 minutes 47 seconds West along the Westerly line of East 260th Street as widened, 324.07 feet to an iron pin found at its intersection with the northwesterly right of way line of the Norfolk & Western Railroad; Thence South 49 degrees 51 minutes 47 seconds West along the northwesterly right of way line of the Norfolk & Western Railroad, 530.00 feet to an iron pin set; Thence North 40 degrees 08 minutes 13 seconds West, 200.92 feet to the principal place of beginning, and containing 190,826 square feet or 4.3808 acres of land according to the survey by Donald G. Behning and Associates, Inc. dated June, 1986.

Property Address: 1264 East 260th Street, Euclid, OH 44132

Tax Mailing Address:

Except (a) zoning ordinances; (b) such restrictive covenants as may be shown of record; (c) easements of record, if any; and (d) as limited by the purchase agreement of the parties.

Permanent Parcel Number: 648-07-007

Prior Instrument Number: 201409160491

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

FEB 09 2015



Agent

Executed by **LAKEVIEW HOLDING (OH), LLC**, BY Roger Blain , ITS
Agent , this the 6th day of February , 2015.

LAKEVIEW HOLDING (OH), LLC



BY: Roger Blain, President
TaxServ Capital Services VA, LLC
as Agent for Lakeview Properties, LLC

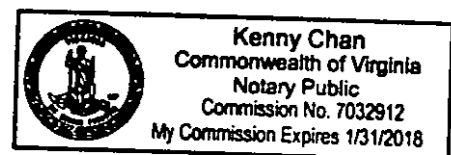
Commonwealth of Virginia
County of Fairfax

Before me, a notary public in and for said county and state, personally appeared the above-named **LAKEVIEW HOLDING (OH), LLC** BY Roger Blain , **ITS**
Agent , who acknowledged that they did sign the foregoing instrument on behalf of said **LAKEVIEW HOLDING (OH), LLC**, and that the same is their free act and deed individually and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 6th day of February 2015.


NOTARY PUBLIC

This document was prepared by:
McFadden & Freeburg Co., L.P.A.
6690 Beta Dr., STE 320
Mayfield Village, OH 44143
440-421-9181
d-2015-01-288-42931





Cuyahoga County Treasurer
2079 East 9th Street Cleveland, OH 44115
For Assistance, Call 216.443.7420 or
Ohio Relay Service 711 (Hearing Impaired)

Real Estate Taxes For Second Half of 2016

Parcel Number	Property Owner
648-03-001	SNS PROPERTIES LLC

Parcel Address	Property Description
1155 Babbitt RD, Euclid, OH 44132	1 2 39 NEXT S OF NYC RR

Market Value	35% Taxable Value	Homestead Exempt	Property Class
LAND 163,800	LAND 57,330		FULL LINE DEPARTMENT STORE
BUILDING 51,200	BUILDING 17,920		
TOTAL 215,000	TOTAL 75,250		

Taxing District	Tax Rate	Reduction Factor	Effective Tax Rate
Euclid	151.05	.096215	136.516718

Tax Calculations	
REAL ESTATE TAXES	11,366.52
LESS TAX REDUCTION	-1,093.62
SUBTOTAL	10,272.90
NET REAL ESTATE TAX	10,272.90
SPECIAL ASSESSMENTS	114.00
TOTAL CURRENT TAX	10,386.90
LESS PAYMENTS	5,193.45
TOTAL DUE	5,193.45
Current Due	
5,193.45	

Second Half Due Date: 07/13/2017

If taxes are not paid by the date indicated above, a 10% penalty shall be applied without further notice.

.....
 Detach here. Return bottom portion with your payment. Keep top portion for your records.



Cuyahoga County Treasurer
 2079 East 9th Street Cleveland, OH 44115
 For Assistance, Call 216.443.7420 or
 Ohio Relay Service 711 (Hearing Impaired)

Current Taxes Due For Year 2016

Amount Due	Parcel Number
5,193.45	648-03-001
Write Amount Paid Here	

MAKE CHECKS PAYABLE TO:
CUYAHOGA COUNTY TREASURER
P.O. BOX 94547
CLEVELAND, OH 44101-4547

General Information	Transfer History	Certified Values	Land Record	Residential Bldg. Sketch	Taxes	Search Page
PRIMARY OWNER	SNS PROPERTIES LLC					
PROPERTY ADDRESS	1155 Babbitt RD, Euclid, OH 44132					
TAX MAILING ADDRESS	SNS Properties LLC, 20901 SALISBURY RD, BEDFORD, OH 44146					
LEGAL DESCRIPTION	1 2 39 NEXT S OF NYC RR					
PROPERTY CLASS	FULL LINE DEPARTMENT STORE					

[Field Definitions](#)

2016 (pay in 2017) TAXBILL SUMMARY

PARCEL NUMBER 648-03-001 TAXSET Euclid TAX YEAR 2016 (pay in 2017) ▼

ASSESSED VALUES		MARKET VALUES		FLAGS	
LAND VALUE	57,330.00	LAND VALUE	163,800.00	OWNER OCCUPANCY CREDIT	N
BUILDING VALUE	17,920.00	BUILDING VALUE	51,200.00	HOMESTEAD	N
TOTAL VALUE	75,250.00	TOTAL VALUE	215,000.00	FORECLOSURE	N
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
				PAYMENT PLAN	N
HALF YEAR CHARGE AMOUNTS		RATES			
GROSS TAX	5,683.26	FULL RATE	151.05		
LESS 920 RED	546.81	920 RED. RATE	.096215		
SUB TOTAL	5,136.45	EFFECTIVE RATE	136.516718	ESCROW	N
NON-BUSINESS CREDIT	0.00			ESCROW	N
OWNER OCCUPANCY CREDIT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	57.00				
HALF YEAR NET TAXES	5,193.45				
		CHARGES	PAYMENTS	BALANCE DUE	
TAX BALANCE SUMMARY:		10,386.90	5,193.45	5,193.45	

2016 (pay in 2017) CHARGE AND PAYMENT DETAIL[Tax Information is up to the hour - tell me more.](#)

TAXSET	CHARGE TYPE	CHARGES	PAYMENTS	BALANCE
Euclid	1st half tax	5,136.45	5,136.45	0.00
	1st half penalty	0.00	0.00	0.00
	1ST HALF BALANCE	5,136.45	5,136.45	0.00
	2nd half tax	5,136.45	0.00	5,136.45
	2ND HALF BALANCE	5,136.45	0.00	5,136.45
M203535-STREET LIGHTS	1st half SPA fee penalty	0.00	0.00	0.00
	1st half tax	56.44	56.44	0.00
	1st half SPA fee	0.56	0.56	0.00
	1st half penalty	0.00	0.00	0.00
	1ST HALF BALANCE	57.00	57.00	0.00
	2nd half SPA fee	0.56	0.00	0.56
	2nd half tax	56.44	0.00	56.44
	2ND HALF BALANCE	57.00	0.00	57.00
	TOTAL BALANCE	10,386.90	5,193.45	5,193.45

CUYAHOGA COUNTY ASSUMES NO LIABILITY FOR DAMAGES AS A RESULT OF ERRORS, OMISSIONS OR DISCREPANCIES CONTAINED IN THESE PAGES. PROSPECTIVE PURCHASERS SHOULD CONSULT A REAL ESTATE ATTORNEY AND PURCHASE A TITLE INSURANCE POLICY PRIOR TO THE SALE.



Cuyahoga County Treasurer
2079 East 9th Street Cleveland, OH 44115
For Assistance, Call 216.443.7420 or
Ohio Relay Service 711 (Hearing Impaired)

Real Estate Taxes For Second Half of 2016

Parcel Number	Property Owner
648-03-003	Beverly Terrace, Ltd

Parcel Address	Property Description
168 Euclid Square Mall Euclid, OH 44123	1 2 39 NP 521.31FT N OF N & W RR

Market Value	35% Taxable Value	Homestead Exempt	Property Class
LAND 792,000	LAND 277,200		REGIONAL SHOPPING CENTER
BUILDING 308,000	BUILDING 107,800		
TOTAL 1,100,000	TOTAL 385,000		

Taxing District	Tax Rate	Reduction Factor	Effective Tax Rate
Euclid	151.05	.096215	136.516718

Tax Calculations	
REAL ESTATE TAXES	58,154.26
LESS TAX REDUCTION	-5,595.32
SUBTOTAL	52,558.94
NET REAL ESTATE TAX	52,558.94
SPECIAL ASSESSMENTS	583.28
TOTAL CURRENT TAX	53,142.22
DELINQUENT TAX	365,868.89
PLUS PENALTIES	2,657.12
TOTAL DUE	421,668.23
Current Due	
421,668.23	

Second Half Due Date: 07/13/2017

If taxes are not paid by the date indicated above, a 10% penalty shall be applied without further notice.

.....
 Detach here. Return bottom portion with your payment. Keep top portion for your records.



Cuyahoga County Treasurer
 2079 East 9th Street Cleveland, OH 44115
 For Assistance, Call 216.443.7420 or
 Ohio Relay Service 711 (Hearing Impaired)

Current Taxes Due For Year 2016

Amount Due	Parcel Number
421,668.23	648-03-003
Write Amount Paid Here	

MAKE CHECKS PAYABLE TO:
CUYAHOGA COUNTY TREASURER
P.O. BOX 94547
CLEVELAND, OH 44101-4547

General Information	Transfer History	Certified Values	Land Record	Residential Bldg. Sketch	Taxes	Search Page
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PRIMARY OWNER Beverly Terrace, Ltd
PROPERTY ADDRESS 168 Euclid Square Mall Euclid, OH 44123
TAX MAILING ADDRESS c/o Ted Lichko Beverly Terrace LTD, 13829 EUCLID AVE, CLEVELAND, OH 44112
LEGAL DESCRIPTION 1 2 39 NP 521.31FT N OF N & W RR
PROPERTY CLASS REGIONAL SHOPPING CENTER

[Field Definitions](#)

2016 (pay in 2017) TAXBILL SUMMARY

PARCEL NUMBER 648-03-003 **TAXSET** Euclid **TAX YEAR** 2016 (pay in 2017) ▼

<u>ASSESSED VALUES</u>		<u>MARKET VALUES</u>		<u>FLAGS</u>	
LAND VALUE	277,200.00	LAND VALUE	792,000.00	OWNER OCCUPANCY CREDIT	N
BUILDING VALUE	107,800.00	BUILDING VALUE	308,000.00	HOMESTEAD	N
TOTAL VALUE	385,000.00	TOTAL VALUE	1,100,000.00	FORECLOSURE	Y
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
				PAYMENT PLAN	N
<u>HALF YEAR CHARGE AMOUNTS</u>		<u>RATES</u>			
GROSS TAX	29,077.13	FULL RATE	151.05		
LESS 920 RED	2,797.66	920 RED. RATE	.096215		
SUB TOTAL	26,279.47	EFFECTIVE RATE	136.516718	<u>ESCROW</u>	
NON-BUSINESS CREDIT	0.00			ESCROW	N
OWNER OCCUPANCY CREDIT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	291.64				
HALF YEAR NET TAXES	26,571.11				
		<u>CHARGES</u>	<u>PAYMENTS</u>	<u>BALANCE DUE</u>	
TAX BALANCE SUMMARY:		421,668.23	0.00	421,668.23	

2016 (pay in 2017) CHARGE AND PAYMENT DETAIL

Tax Information is up to the hour - tell me more.

<u>TAXSET</u>	<u>CHARGE TYPE</u>	<u>CHARGES</u>	<u>PAYMENTS</u>	<u>BALANCE</u>
Euclid	Prior year interest - 2011	810.04	0.00	810.04
	Prior year interest - 2014	16,479.35	0.00	16,479.35
	Prior year tax - 2011	38,941.65	0.00	38,941.65
	Prior year tax - 2012	44,659.57	0.00	44,659.57
	Prior year interest - 2013	11,932.98	0.00	11,932.98
	Prior year interest - 2015	25,188.77	0.00	25,188.77
	Prior year tax - 2015	49,288.90	0.00	49,288.90
	Prior year penalty - 2012	6,922.25	0.00	6,922.25
	Prior year penalty - 2011	8,126.65	0.00	8,126.65
	Prior year penalty - 2014	7,491.21	0.00	7,491.21
	December interest - 2016	13,826.27	0.00	13,826.27
	Prior year penalty - 2015	7,639.80	0.00	7,639.80
	Prior year August interest - 2016	21,387.27	0.00	21,387.27
	Prior year penalty - 2013	7,171.71	0.00	7,171.71
	Prior year interest - 2012	5,016.95	0.00	5,016.95
	Prior year tax - 2014	48,330.48	0.00	48,330.48
	Prior year tax - 2013	46,269.12	0.00	46,269.12
	DELQ BALANCE	359,482.97	0.00	359,482.97
	1st half tax	26,279.47	0.00	26,279.47
	1st half penalty	2,627.95	0.00	2,627.95
	1ST HALF BALANCE	28,907.42	0.00	28,907.42
	2nd half tax	26,279.47	0.00	26,279.47
	2ND HALF BALANCE	26,279.47	0.00	26,279.47
M203535-STREET LIGHTS	Prior year August interest - 2016	388.77	0.00	388.77
	Prior year Aug SPA fee int - 2016	3.88	0.00	3.88
	Prior year interest - 2015	471.45	0.00	471.45
	Prior year interest - 2011	19.64	0.00	19.64
	Prior year interest - 2012	103.50	0.00	103.50
	Prior year interest - 2013	224.72	0.00	224.72
	Prior year interest - 2014	328.54	0.00	328.54
	December SPA fee interest - 2016	2.40	0.00	2.40
	Prior year SPA fee penalty - 2011	1.36	0.00	1.36

Prior year SPA fee penalty - 2012	1.36	0.00	1.36
Prior year SPA fee penalty - 2013	1.12	0.00	1.12
Prior year SPA fee penalty - 2014	1.12	0.00	1.12
Prior year SPA fee penalty - 2015	1.12	0.00	1.12
Prior year SPA fee interest - 2014	3.25	0.00	3.25
Prior year SPA fee interest - 2011	0.07	0.00	0.07
Prior year SPA fee interest - 2013	2.21	0.00	2.21
Prior year SPA fee interest - 2012	1.02	0.00	1.02
Prior year SPA fee interest - 2015	4.67	0.00	4.67
Prior year SPA fee - 2012	8.86	0.00	8.86
Prior year SPA fee - 2011	8.86	0.00	8.86
Prior year SPA fee - 2013	7.20	0.00	7.20
Prior year SPA fee - 2014	7.20	0.00	7.20
Prior year SPA fee - 2015	7.20	0.00	7.20
Prior year penalty - 2013	111.60	0.00	111.60
Prior year penalty - 2012	137.45	0.00	137.45
Prior year penalty - 2011	137.45	0.00	137.45
Prior year penalty - 2015	111.60	0.00	111.60
Prior year penalty - 2014	111.60	0.00	111.60
December interest - 2016	243.21	0.00	243.21
Prior year tax - 2012	886.88	0.00	886.88
Prior year tax - 2011	886.88	0.00	886.88
Prior year tax - 2013	719.91	0.00	719.91
Prior year tax - 2014	719.91	0.00	719.91
Prior year tax - 2015	719.91	0.00	719.91
DELQ BALANCE	6,385.92	0.00	6,385.92
1st half penalty	28.88	0.00	28.88
1st half SPA fee penalty	0.29	0.00	0.29
1st half tax	288.75	0.00	288.75
1st half SPA fee	2.89	0.00	2.89
1ST HALF BALANCE	320.81	0.00	320.81
2nd half tax	288.75	0.00	288.75
2nd half SPA fee	2.89	0.00	2.89
2ND HALF BALANCE	291.64	0.00	291.64
TOTAL BALANCE	421,668.23	0.00	421,668.23

CUYAHOGA COUNTY ASSUMES NO LIABILITY FOR DAMAGES AS A RESULT OF ERRORS, OMISSIONS OR DISCREPANCIES CONTAINED IN THESE PAGES. PROSPECTIVE PURCHASERS SHOULD CONSULT A REAL ESTATE ATTORNEY AND PURCHASE A TITLE INSURANCE POLICY PRIOR TO THE SALE.



Cuyahoga County Treasurer
2079 East 9th Street Cleveland, OH 44115
For Assistance, Call 216.443.7420 or
Ohio Relay Service 711 (Hearing Impaired)

Real Estate Taxes For Second Half of 2016

Parcel Number	Property Owner
648-03-004	LEE-SILSBY ASSOCIATES LLC

Parcel Address	Property Description
babbitt RD, Euclid, OH 44132	39 TR 8 NP 472.31FT N OF N & W RR

Market Value	35% Taxable Value	Homestead Exempt	Property Class
LAND 43,300	LAND 15,160		COMMERCIAL VACANT LAND
BUILDING 0	BUILDING 0		
TOTAL 43,300	TOTAL 15,160		

Taxing District	Tax Rate	Reduction Factor	Effective Tax Rate
Euclid	151.05	.096215	136.516718

Tax Calculations	
REAL ESTATE TAXES	2,289.92
LESS TAX REDUCTION	-220.32
SUBTOTAL	2,069.60
NET REAL ESTATE TAX	2,069.60
SPECIAL ASSESSMENTS	22.96
TOTAL CURRENT TAX	2,092.56
LESS PAYMENTS	2,092.56
TOTAL DUE	0.00
Current Due	
0.00	

Second Half Due Date: 07/13/2017

If taxes are not paid by the date indicated above, a 10% penalty shall be applied without further notice.

.....
 Detach here. Return bottom portion with your payment. Keep top portion for your records.



Cuyahoga County Treasurer
 2079 East 9th Street Cleveland, OH 44115
 For Assistance, Call 216.443.7420 or
 Ohio Relay Service 711 (Hearing Impaired)

Current Taxes Due For Year 2016

Amount Due	Parcel Number
0.00	648-03-004
Write Amount Paid Here	

MAKE CHECKS PAYABLE TO:
CUYAHOGA COUNTY TREASURER
P.O. BOX 94547
CLEVELAND, OH 44101-4547

General Information	Transfer History	Certified Values	Land Record	Residential Bldg. Sketch	Taxes	Search Page
PRIMARY OWNER	LEE-SILSBY ASSOCIATES LLC					
PROPERTY ADDRESS	babbitt RD, Euclid, OH 44132					
TAX MAILING ADDRESS	LEE-SILSBY ASSOCIATES LLC, 5615A N GREENWAY CT HIGHLAND HEIGHTS, OH 44143					
LEGAL DESCRIPTION	39 TR 8 NP 472.31FT N OF N & W RR					
PROPERTY CLASS	COMMERCIAL VACANT LAND					

[Field Definitions](#)**2016 (pay in 2017) TAXBILL SUMMARY**

PARCEL NUMBER 648-03-004 TAXSET Euclid TAX YEAR 2016 (pay in 2017) ▼

ASSESSED VALUES		MARKET VALUES		FLAGS	
LAND VALUE	15,160.00	LAND VALUE	43,300.00	OWNER OCCUPANCY CREDIT	N
BUILDING VALUE	0.00	BUILDING VALUE	0.00	HOMESTEAD	N
TOTAL VALUE	15,160.00	TOTAL VALUE	43,300.00	FORECLOSURE	N
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
				PAYMENT PLAN	N
HALF YEAR CHARGE AMOUNTS		RATES			
GROSS TAX	1,144.96	FULL RATE	151.05		
LESS 920 RED	110.16	920 RED. RATE	.096215		
SUB TOTAL	1,034.80	EFFECTIVE RATE	136.516718	ESCROW	N
NON-BUSINESS CREDIT	0.00			ESCROW	N
OWNER OCCUPANCY CREDIT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	11.48				
HALF YEAR NET TAXES	1,046.28				

	CHARGES	PAYMENTS	BALANCE DUE
TAX BALANCE SUMMARY:	2,092.56	2,092.56	0.00

2016 (pay in 2017) CHARGE AND PAYMENT DETAIL[Tax Information is up to the hour - tell me more.](#)

TAXSET	CHARGE TYPE	CHARGES	PAYMENTS	BALANCE
Euclid	1st half tax	1,034.80	1,034.80	0.00
	1ST HALF BALANCE	1,034.80	1,034.80	0.00
	2nd half tax	1,034.80	1,034.80	0.00
	2ND HALF BALANCE	1,034.80	1,034.80	0.00
M203535-STREET LIGHTS	1st half tax	11.37	11.37	0.00
	1st half SPA fee	0.11	0.11	0.00
	1ST HALF BALANCE	11.48	11.48	0.00
	2nd half SPA fee	0.11	0.11	0.00
	2nd half tax	11.37	11.37	0.00
	2ND HALF BALANCE	11.48	11.48	0.00
TOTAL BALANCE		2,092.56	2,092.56	0.00

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Cuyahoga County Treasurer
2079 East 9th Street Cleveland, OH 44115
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Real Estate Taxes For Second Half of 2016

Parcel Number	Property Owner
648-04-001	LEE-SILSBY ASSOCIATES LLC

Parcel Address	Property Description
Norfolk & Euclid, OH 00000	1 EST 620FF EST 3.04A

Market Value	35% Taxable Value	Homestead Exempt	Property Class
LAND 75,700	LAND 26,500		COMMERCIAL VACANT LAND
BUILDING 0	BUILDING 0		
TOTAL 75,700	TOTAL 26,500		

Taxing District	Tax Rate	Reduction Factor	Effective Tax Rate
Euclid	151.05	.096215	136.516718

Tax Calculations	
REAL ESTATE TAXES	4,002.82
LESS TAX REDUCTION	-385.14
SUBTOTAL	3,617.68
NET REAL ESTATE TAX	3,617.68
SPECIAL ASSESSMENTS	40.15
TOTAL CURRENT TAX	3,657.83
LESS PAYMENTS	3,657.83
TOTAL DUE	0.00
Current Due	
0.00	

Second Half Due Date: 07/13/2017

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Current Taxes Due For Year 2016

Amount Due	Parcel Number
0.00	648-04-001
Write Amount Paid Here	

MAKE CHECKS PAYABLE TO:
CUYAHOGA COUNTY TREASURER
P.O. BOX 94547
CLEVELAND, OH 44101-4547

General Information	Transfer History	Certified Values	Land Record	Residential Bldg. Sketch	Taxes	Search Page
PRIMARY OWNER	LEE-SILSBY ASSOCIATES LLC					
PROPERTY ADDRESS	Norfolk & Euclid, OH 00000					
TAX MAILING ADDRESS	LEE-SILSBY ASSOCIATES LLC, 1270 E 260TH ST, EUCLID, OH 44132					
LEGAL DESCRIPTION	1 EST 620FF EST 3.04A					
PROPERTY CLASS	COMMERCIAL VACANT LAND					

[Field Definitions](#)

2016 (pay in 2017) TAXBILL SUMMARY

PARCEL NUMBER 648-04-001 TAXSET Euclid TAX YEAR 2016 (pay in 2017) ▼

ASSESSED VALUES		MARKET VALUES		FLAGS	
LAND VALUE	26,500.00	LAND VALUE	75,700.00	OWNER OCCUPANCY CREDIT	N
BUILDING VALUE	0.00	BUILDING VALUE	0.00	HOMESTEAD	N
TOTAL VALUE	26,500.00	TOTAL VALUE	75,700.00	FORECLOSURE	N
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
				PAYMENT PLAN	N
HALF YEAR CHARGE AMOUNTS		RATES			
GROSS TAX	2,001.41	FULL RATE	151.05		
LESS 920 RED	192.57	920 RED. RATE	.096215		
SUB TOTAL	1,808.84	EFFECTIVE RATE	136.516718	ESCROW	N
NON-BUSINESS CREDIT	0.00			ESCROW	N
OWNER OCCUPANCY CREDIT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	20.08				
HALF YEAR NET TAXES	1,828.92				
		CHARGES	PAYMENTS	BALANCE DUE	
TAX BALANCE SUMMARY:		3,657.83	3,657.83	0.00	

2016 (pay in 2017) CHARGE AND PAYMENT DETAIL[Tax Information is up to the hour - tell me more.](#)

TAXSET	CHARGE TYPE	CHARGES	PAYMENTS	BALANCE
Euclid	1st half tax	1,808.84	1,808.84	0.00
	1ST HALF BALANCE	1,808.84	1,808.84	0.00
	2nd half tax	1,808.84	1,808.84	0.00
	2ND HALF BALANCE	1,808.84	1,808.84	0.00
M203535-STREET LIGHTS	1st half tax	19.88	19.88	0.00
	1st half SPA fee	0.20	0.20	0.00
	1ST HALF BALANCE	20.08	20.08	0.00
	2nd half SPA fee	0.20	0.20	0.00
	2nd half tax	19.87	19.87	0.00
	2ND HALF BALANCE	20.07	20.07	0.00
TOTAL BALANCE		3,657.83	3,657.83	0.00

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2079 East 9th Street Cleveland, OH 44115
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Real Estate Taxes For Second Half of 2016

Parcel Number	Property Owner
648-07-005	LEE-SILSBY ASSOCIATES LLC

Parcel Address	Property Description
1270 E 260 ST, Euclid, OH 44132	1 EST 1.1A

Market Value	35% Taxable Value	Homestead Exempt	Property Class
LAND 64,700	LAND 22,650		OFFICE BUILDINGS - 1 AND 2 STORIES
BUILDING 46,600	BUILDING 16,310		
TOTAL 111,300	TOTAL 38,960		

Taxing District	Tax Rate	Reduction Factor	Effective Tax Rate
Euclid	151.05	.096215	136.516718

Tax Calculations	
REAL ESTATE TAXES	5,884.90
LESS TAX REDUCTION	-566.22
SUBTOTAL	5,318.68
NET REAL ESTATE TAX	5,318.68
SPECIAL ASSESSMENTS	59.02
TOTAL CURRENT TAX	5,377.70
LESS PAYMENTS	5,377.70
TOTAL DUE	0.00
Current Due	
0.00	

Second Half Due Date: 07/13/2017

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Current Taxes Due For Year 2016

Amount Due	Parcel Number
0.00	648-07-005
Write Amount Paid Here	

MAKE CHECKS PAYABLE TO:
CUYAHOGA COUNTY TREASURER
P.O. BOX 94547
CLEVELAND, OH 44101-4547



Cuyahoga County Treasurer
2079 East 9th Street Cleveland, OH 44115
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Ohio Relay Service 711 (Hearing Impaired)

Real Estate Taxes For Second Half of 2016

Parcel Number	Property Owner
648-07-003	MCM Superior-Glen Apartments, LLC

Parcel Address	Property Description
1280 E 260 ST, Euclid, OH 44123	1 TR 19 SP 709.69FT S OF NYC RR REAR LINE 720FT

Market Value	35% Taxable Value	Homestead Exempt	Property Class
LAND 327,000	LAND 114,450		FULL LINE DEPARTMENT STORE
BUILDING 601,300	BUILDING 210,460		
TOTAL 928,300	TOTAL 324,910		

Taxing District	Tax Rate	Reduction Factor	Effective Tax Rate
Euclid	151.05	.096215	136.516718

Tax Calculations	
REAL ESTATE TAXES	49,077.66
LESS TAX REDUCTION	-4,722.00
SUBTOTAL	44,355.66
NET REAL ESTATE TAX	44,355.66
SPECIAL ASSESSMENTS	492.25
TOTAL CURRENT TAX	44,847.91
DELINQUENT TAX	101,242.11
PLUS PENALTIES	2,242.39
TOTAL DUE	148,332.41
Current Due	
148,332.41	

Second Half Due Date: 07/13/2017

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Cuyahoga County Treasurer
 2079 East 9th Street Cleveland, OH 44115
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Current Taxes Due For Year 2016

Amount Due	Parcel Number
148,332.41	648-07-003
Write Amount Paid Here	

MAKE CHECKS PAYABLE TO:
CUYAHOGA COUNTY TREASURER
P.O. BOX 94547
CLEVELAND, OH 44101-4547

General Information	Transfer History	Certified Values	Land Record	Residential Bldg. Sketch	Taxes	Search Page
PRIMARY OWNER	MCM Superior-Glen Apartments, LLC					
PROPERTY ADDRESS	1280 E 260 ST, Euclid, OH 44123					
TAX MAILING ADDRESS	c/o Ted Lichko MCM Superior-Glen Apartments LLC, 13829 Euclid Ave, East Cleveland, OH 44112-4203					
LEGAL DESCRIPTION	1 TR 19 SP 709.69FT S OF NYC RR REAR LINE 720FT					
PROPERTY CLASS	FULL LINE DEPARTMENT STORE					

[Field Definitions](#)**2016 (pay in 2017) TAXBILL SUMMARY**

PARCEL NUMBER 648-07-003 TAXSET Euclid TAX YEAR 2016 (pay in 2017) ▼

ASSESSED VALUES		MARKET VALUES		FLAGS	
LAND VALUE	114,450.00	LAND VALUE	327,000.00	OWNER OCCUPANCY CREDIT	N
BUILDING VALUE	210,460.00	BUILDING VALUE	601,300.00	HOMESTEAD	N
TOTAL VALUE	324,910.00	TOTAL VALUE	928,300.00	FORECLOSURE	Y
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
				PAYMENT PLAN	N
HALF YEAR CHARGE AMOUNTS		RATES			
GROSS TAX	24,538.83	FULL RATE	151.05		
LESS 920 RED	2,361.00	920 RED. RATE	.096215		
SUB TOTAL	22,177.83	EFFECTIVE RATE	136.516718	ESCROW	
NON-BUSINESS CREDIT	0.00			ESCROW	N
OWNER OCCUPANCY CREDIT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	246.13				
HALF YEAR NET TAXES	22,423.96				
		CHARGES	PAYMENTS	BALANCE DUE	
TAX BALANCE SUMMARY:		148,332.41	0.00	148,332.41	

2016 (pay in 2017) CHARGE AND PAYMENT DETAIL[Tax Information is up to the hour - tell me more.](#)

TAXSET	CHARGE TYPE	CHARGES	PAYMENTS	BALANCE
Euclid	Prior year penalty - 2014	2,492.79	0.00	2,492.79
	Prior year August interest - 2016	3,517.26	0.00	3,517.26
	Prior year tax - 2014	16,082.39	0.00	16,082.39
	Prior year penalty - 2015	6,447.38	0.00	6,447.38
	December interest - 2016	3,821.07	0.00	3,821.07
	Prior year interest - 2015	3,446.52	0.00	3,446.52
	Prior year interest - 2014	844.00	0.00	844.00
	Prior year penalty - 2013	2,831.63	0.00	2,831.63
	Prior year tax - 2013	18,268.49	0.00	18,268.49
	Prior year tax - 2015	41,596.00	0.00	41,596.00
	DELQ BALANCE	99,347.53	0.00	99,347.53
	1st half penalty	2,217.78	0.00	2,217.78
	1st half tax	22,177.83	0.00	22,177.83
	1ST HALF BALANCE	24,395.61	0.00	24,395.61
	2nd half tax	22,177.83	0.00	22,177.83
	2ND HALF BALANCE	22,177.83	0.00	22,177.83
M203535-STREET LIGHTS	Prior year August interest - 2016	94.13	0.00	94.13
	December SPA fee interest - 2016	0.72	0.00	0.72
	Prior year SPA fee penalty - 2014	0.71	0.00	0.71
	Prior year SPA fee penalty - 2015	0.71	0.00	0.71
	Prior year SPA fee penalty - 2013	0.71	0.00	0.71
	Prior year SPA fee interest - 2014	0.21	0.00	0.21
	Prior year SPA fee interest - 2015	0.90	0.00	0.90
	Prior year SPA fee - 2014	4.62	0.00	4.62
	Prior year SPA fee - 2015	4.62	0.00	4.62
	Prior year SPA fee - 2013	4.62	0.00	4.62
	Prior year penalty - 2014	71.52	0.00	71.52
	Prior year penalty - 2013	71.52	0.00	71.52
	Prior year penalty - 2015	71.52	0.00	71.52
	December interest - 2016	72.13	0.00	72.13
	Prior year tax - 2013	461.37	0.00	461.37
	Prior year tax - 2014	461.37	0.00	461.37

Prior year tax - 2015	461.37	0.00	461.37
Prior year interest - 2014	21.31	0.00	21.31
Prior year Aug SPA fee int - 2016	0.95	0.00	0.95
Prior year interest - 2015	89.57	0.00	89.57
DELQ BALANCE	1,894.58	0.00	1,894.58
1st half SPA fee	2.44	0.00	2.44
1st half penalty	24.37	0.00	24.37
1st half SPA fee penalty	0.24	0.00	0.24
1st half tax	243.69	0.00	243.69
1ST HALF BALANCE	270.74	0.00	270.74
2nd half tax	243.68	0.00	243.68
2nd half SPA fee	2.44	0.00	2.44
2ND HALF BALANCE	246.12	0.00	246.12
TOTAL BALANCE	148,332.41	0.00	148,332.41

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2079 East 9th Street Cleveland, OH 44115
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Ohio Relay Service 711 (Hearing Impaired)

Real Estate Taxes For Second Half of 2016

Parcel Number	Property Owner
648-07-004	GEROME`S GROVE LLC

Parcel Address	Property Description
1200 E 260 ST, Euclid, OH 44123	1TR19 SP 660.69FT S OF NYC RR

Market Value	35% Taxable Value	Homestead Exempt	Property Class
LAND 373,700 BUILDING 76,300 TOTAL 450,000	LAND 130,800 BUILDING 26,710 TOTAL 157,510		STRIP CENTER RETAIL (4 OR MORE > 7500 SF)

Taxing District	Tax Rate	Reduction Factor	Effective Tax Rate
Euclid	151.05	.096215	136.516718

Tax Calculations	
REAL ESTATE TAXES	23,791.88
LESS TAX REDUCTION	-2,289.14
SUBTOTAL	21,502.74
NET REAL ESTATE TAX	21,502.74
SPECIAL ASSESSMENTS	238.61
TOTAL CURRENT TAX	21,741.35
LESS PAYMENTS	10,870.68
TOTAL DUE	10,870.67
Current Due	
10,870.67	

Second Half Due Date: 07/13/2017

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 2079 East 9th Street Cleveland, OH 44115
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Current Taxes Due For Year 2016

Amount Due	Parcel Number
10,870.67	648-07-004
Write Amount Paid Here	

MAKE CHECKS PAYABLE TO:
CUYAHOGA COUNTY TREASURER
P.O. BOX 94547
CLEVELAND, OH 44101-4547

General Information	Transfer History	Certified Values	Land Record	Residential Bldg. Sketch	Taxes	Search Page
PRIMARY OWNER	GEROME'S GROVE LLC					
PROPERTY ADDRESS	1200 E 260 ST, Euclid, OH 44123					
TAX MAILING ADDRESS	GEROME'S GROVE, 23433 WINGEDFOOT DR, WESTLAKE, OH 44145					
LEGAL DESCRIPTION	1TR19 SP 660.69FT S OF NYC RR					
PROPERTY CLASS	STRIP CENTER RETAIL (4 OR MORE > 7500 SF)					

[Field Definitions](#)**2016 (pay in 2017) TAXBILL SUMMARY**

PARCEL NUMBER 648-07-004 TAXSET Euclid TAX YEAR 2016 (pay in 2017) ▼

ASSESSED VALUES		MARKET VALUES		FLAGS	
LAND VALUE	130,800.00	LAND VALUE	373,700.00	OWNER OCCUPANCY CREDIT	N
BUILDING VALUE	26,710.00	BUILDING VALUE	76,300.00	HOMESTEAD	N
TOTAL VALUE	157,510.00	TOTAL VALUE	450,000.00	FORECLOSURE	N
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
				PAYMENT PLAN	N
HALF YEAR CHARGE AMOUNTS		RATES			
GROSS TAX	11,895.94	FULL RATE	151.05		
LESS 920 RED	1,144.57	920 RED. RATE	.096215		
SUB TOTAL	10,751.37	EFFECTIVE RATE	136.516718	ESCROW	
NON-BUSINESS CREDIT	0.00			ESCROW	N
OWNER OCCUPANCY CREDIT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	119.31				
HALF YEAR NET TAXES	10,870.68				

	CHARGES	PAYMENTS	BALANCE DUE
TAX BALANCE SUMMARY:	21,741.35	10,870.68	10,870.67

2016 (pay in 2017) CHARGE AND PAYMENT DETAIL[Tax Information is up to the hour - tell me more.](#)

TAXSET	CHARGE TYPE	CHARGES	PAYMENTS	BALANCE
Euclid	1st half tax	10,751.37	10,751.37	0.00
	1ST HALF BALANCE	10,751.37	10,751.37	0.00
	2nd half tax	10,751.37	0.00	10,751.37
	2ND HALF BALANCE	10,751.37	0.00	10,751.37
M203535-STREET LIGHTS	1st half tax	118.13	118.13	0.00
	1st half SPA fee	1.18	1.18	0.00
	1ST HALF BALANCE	119.31	119.31	0.00
	2nd half SPA fee	1.18	0.00	1.18
	2nd half tax	118.12	0.00	118.12
	2ND HALF BALANCE	119.30	0.00	119.30
TOTAL BALANCE		21,741.35	10,870.68	10,870.67

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Real Estate Taxes For Second Half of 2016

Parcel Number	Property Owner
648-07-007	SNS PROPERTIES, LLC

Parcel Address	Property Description
1264 E 260 ST, Euclid, OH 44132	1

Market Value	35% Taxable Value	Homestead Exempt	Property Class
LAND 153,400	LAND 53,690		DISCOUNT STORES AND JUNIOR DEPT. STORES
BUILDING 407,000	BUILDING 142,450		
TOTAL 560,400	TOTAL 196,140		

Taxing District	Tax Rate	Reduction Factor	Effective Tax Rate
Euclid	151.05	.096215	136.516718

Tax Calculations	
REAL ESTATE TAXES	29,626.94
LESS TAX REDUCTION	-2,850.56
SUBTOTAL	26,776.38
NET REAL ESTATE TAX	26,776.38
SPECIAL ASSESSMENTS	297.15
TOTAL CURRENT TAX	27,073.53
LESS PAYMENTS	13,536.77
TOTAL DUE	13,536.76
Current Due	
13,536.76	

Second Half Due Date: 07/13/2017

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Current Taxes Due For Year 2016

Amount Due	Parcel Number
13,536.76	648-07-007
Write Amount Paid Here	

MAKE CHECKS PAYABLE TO:
CUYAHOGA COUNTY TREASURER
P.O. BOX 94547
CLEVELAND, OH 44101-4547

General Information	Transfer History	Certified Values	Land Record	Residential Bldg. Sketch	Taxes	Search Page
PRIMARY OWNER	SNS PROPERTIES, LLC					
PROPERTY ADDRESS	1264 E 260 ST, Euclid, OH 44132					
TAX MAILING ADDRESS	SNS PROPERTIES, LLC, 21639 MILLS RD, #4, CLEVELAND, OH 44128					
LEGAL DESCRIPTION	1 Field Definitions					
PROPERTY CLASS	DISCOUNT STORES AND JUNIOR DEPT. STORES					

2016 (pay in 2017) TAXBILL SUMMARY

PARCEL NUMBER 648-07-007 TAXSET Euclid TAX YEAR 2016 (pay in 2017) ▼

ASSESSED VALUES		MARKET VALUES		FLAGS	
LAND VALUE	53,690.00	LAND VALUE	153,400.00	OWNER OCCUPANCY CREDIT	N
BUILDING VALUE	142,450.00	BUILDING VALUE	407,000.00	HOMESTEAD	N
TOTAL VALUE	196,140.00	TOTAL VALUE	560,400.00	FORECLOSURE	N
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
				PAYMENT PLAN	N
HALF YEAR CHARGE AMOUNTS		RATES			
GROSS TAX	14,813.47	FULL RATE	151.05		
LESS 920 RED	1,425.28	920 RED. RATE	.096215		
SUB TOTAL	13,388.19	EFFECTIVE RATE	136.516718	ESCROW	
NON-BUSINESS CREDIT	0.00			ESCROW	N
OWNER OCCUPANCY CREDIT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	148.58				
HALF YEAR NET TAXES	13,536.77				
		CHARGES	PAYMENTS	BALANCE DUE	
TAX BALANCE SUMMARY:		27,073.53	13,536.77	13,536.76	

2016 (pay in 2017) CHARGE AND PAYMENT DETAIL[Tax Information is up to the hour - tell me more.](#)

TAXSET	CHARGE TYPE	CHARGES	PAYMENTS	BALANCE
Euclid	1st half tax	13,388.19	13,388.19	0.00
	1st half penalty	0.00	0.00	0.00
	1ST HALF BALANCE	13,388.19	13,388.19	0.00
	2nd half tax	13,388.19	0.00	13,388.19
	2ND HALF BALANCE	13,388.19	0.00	13,388.19
M203535-STREET LIGHTS	1st half SPA fee penalty	0.00	0.00	0.00
	1st half tax	147.11	147.11	0.00
	1st half SPA fee	1.47	1.47	0.00
	1st half penalty	0.00	0.00	0.00
	1ST HALF BALANCE	148.58	148.58	0.00
	2nd half SPA fee	1.47	0.00	1.47
	2nd half tax	147.10	0.00	147.10
	2ND HALF BALANCE	148.57	0.00	148.57
TOTAL BALANCE		27,073.53	13,536.77	13,536.76

CUYAHOGA COUNTY ASSUMES NO LIABILITY FOR DAMAGES AS A RESULT OF ERRORS, OMISSIONS OR DISCREPANCIES CONTAINED IN THESE PAGES. PROSPECTIVE PURCHASERS SHOULD CONSULT A REAL ESTATE ATTORNEY AND PURCHASE A TITLE INSURANCE POLICY PRIOR TO THE SALE.