

**AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
JULY 1, 2021
PRE-REVIEW MEETING
6:30 P.M.
AUDITORIUM**

Review docket items

**REGULAR MEETING
7:00 P.M.
AUDITORIUM**

- 1. Roll Call**
- 2. Approve the Minutes of the June 3, 2021 meeting.**
- 3. Opening Remarks**

**OLD BUSINESS
CONDITIONAL USE**

- 4. Docket No. 03-08-21*
11801 Detroit Ave.
Caliber Collision**

Melissa Hernandez, Cross Architects, PLLC requests approval of a conditional use permit for the remodel of an existing building to an automobile paint and repair shop. Pursuant to Chapter 1161.03 (j) – Motor Vehicle Repair/Body Shop. The property is in a C3 - Commercial, General Business district. (Page 3)

*Applicant has requested a deferral.

REVIEW OF CONDITIONAL USE

- 5. Docket No. 05-08-12
15605-07 1/2 Detroit Ave.
Merry Arts Pub & Grille**

Review of conditional use compliance as requested by the Lakewood Planning Commission at the May 6, 2021 meeting. At the May 3, 2012, John Granzier, Merry Arts Pub & Grille business owner requested a conditional use for Outdoor/Seasonal Dining Facility pursuant to Sections 1129.13 – Supplemental Regulations for Outdoor/Seasonal Dining Facility, 1161.03(t) – Supplemental Regulations for Specific Uses, and 1173.02 – Conditional Use Permit. This property is located in a C2, Commercial and Retail district. (Page 5)

**NEW BUSINESS
LOT SPLIT/CONSOLIDATION**

- 6. Docket 07-19-21
14531 Lake Ave.**

Haitham Hamadeh, property owner requests approval of lot consolidation of three parcels: PPN 312-15-004, PPN 312-15-006 and PPN 312-15-007. Pursuant to section 1155.06 – Procedures for lot consolidations and resubdivisions. This property is in an R1M, Single-Family, Medium Density district. (Page 19)

**7. Docket 07-20-21
12928 Berea Rd.
Lakewood Refuse**

Mark Papke, Engineer, City of Lakewood requests approval for lot consolidation of two parcels: PPN 315-24-001 and PPN 315-24-011. Pursuant to section 1155.06 – Procedures for lot consolidations and resubdivisions. This property is in an Industrial district. (Page 41)

COMMUNICATION

**8. Docket 07-21-21
TLCI Community Confluence**

A communication from city staff summarizing the Transportation for Livable Communities (TLCI) “Community Confluence” report, led by Cuyahoga County Planning Commission in partnership with Rocky River and the Cleveland Metroparks. The report can be found at https://www.lakewoodoh.gov/wp-content/uploads/2016/02/CommunityConfluence_03-24-2021_sm.pdf (Page 46)

**9. Docket 07-22-21
Accessory Dwelling Units (ADUs)**

Review of Accessory Dwelling Units (ADUs) and Implementation in the City of Lakewood. (Page 48)

ADJOURN



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907
www.onelakewood.com

Application Cover Page

Docket No.: 03-08-21

Permit No.: PC21-000007

Applicant Name: Melissa Hernandez, Cross Architects, PLLC

Project Address: 11801 Detroit Avenue

Project Name: Caliber Collision

Proposal: Approval of a conditional use permit for the remodel of an existing building to an automobile paint and repair shop.

Johanna Schwarz

From: Katelyn Milius
Sent: Thursday, June 24, 2021 10:23 AM
To: Johanna Schwarz
Subject: FW: PC21-000007 Request for Deferred Submittal

From: Melissa Hernandez <MHernandez@crossarchitects.com>
Sent: Thursday, June 17, 2021 5:23 PM
To: Katelyn Milius <Katelyn.Milius@lakewoodoh.net>
Subject: RE: PC21-000007 Request for Deferred Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Katelyn,

We are requesting a deferred submittal of the Conditional Use permit application from the Planning Commission meeting on **July 01, 2021**. This request is for the proposed Caliber Collision Auto Body Paint and Repair shop located at 11801 Detroit Avenue Lakewood, OH. We will provide the revised plans to address the requirements of the city ordinance prior to the next available Planning Commission meeting schedule.

Please let me know should you have any questions.

Thank You,



Melissa Hernandez | Cross Architects, PLLC

Direct: 469.393.1124

Email: mhernandez@crossarchitects.com

879 Junction Dr, Allen, TX 75013

www.crossarchitects.com

From: Melissa Hernandez
Sent: Wednesday, May 19, 2021 10:46 AM
To: Katelyn Milius <Katelyn.Milius@lakewoodoh.net>
Subject: RE: PC21-000007 Request for Deferred Submittal

Katelyn,

We are requesting a deferred submittal of the Conditional Use permit application from the Planning Commission meeting on **June 3, 2021**. This request is for the proposed Caliber Collision Auto Body Paint and Repair shop located at 11801 Detroit Avenue Lakewood, OH. We will provide the revised plans to address the requirements of the city ordinance prior to the next available Planning Commission meeting schedule.

Please let me know should you have any questions.

Thank You,



PLANNING COMMISSION

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www.onelakewood.com

Application Cover Page

Docket No.: 05-08-12

Permit No.: PC21-000025

Applicant Name: John Granzier, Merry Arts Pub & Grille

Project Address: 15605-07 1/2 Detroit Avenue

Project Name: Merry Arts Pub & Grille

Proposal: Review of conditional use compliance as requested by the Lakewood Planning Commission at the April 1, 2021 meeting. At the May 3, 2012, John Granzier, Merry Arts Pub & Grille business owner requested a conditional use for Outdoor/Seasonal Dining Facility pursuant to Sections 1129.13 – Supplemental Regulations for Outdoor/Seasonal Dining Facility, 1161.03(t) – Supplemental Regulations for Specific Uses, and 1173.02 – Conditional Use Permit. This property is located in a C2, Commercial and Retail district.

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

DOCKET No. 05-08-12

FEE PAID 04/18/12 58

PL 12 - 003 455

**APPLICATION
LAKEWOOD PLANNING COMMISSION**

Property Address 15605-15607 1/2 Detroit Ave Business/Tenant Name Merry Arts Pub + Grille

Property Owner Name William Campbell Owner Phone 216.210.7182

Owner E-mail Bill@RomainFountain.com Zoning _____ Parcel Number _____

Project Summary Construct an outdoor dining area under the guidelines of
Lakewood's Outdoor Dining Ordinance

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

Minor Sub-Division - (Commercial \$200, Residential \$200, Planned Development \$500)

Lot Consolidation/Lot Split - (Commercial \$200, Residential \$200, Planned Development \$500)

Planned Development - (\$500)

Similar Use - (Commercial \$50, Residential \$25)

Conditional Use - (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)

Variance - (Commercial \$50, Residential \$25)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (3 copies, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): John D. Granzier Company Merry Arts Pub + Grille Inc.

Applicant Address: bus: 15607 1/2 Detroit Ave, Lakewood personal: 16811 Dartmouth Ave., Cleve, 44111

Phone: 216.323.8844 Fax: 216.251.0224 E-mail: jgranzier@adelphia.net

Signature: [Signature] Date: 4.12.12

OFFICE USE ONLY: Application Reviewed and Accepted by: [Signature] Date: 4/18/12

File History: _____

Bldg. Dept. Remarks: 1) Request a commercial use permit
for outdoor dining 2) Request returned
to us for the use of the outdoor dining

ORD. 70-07 SECTION 1129.13 City of Lakewood - Revised 11-17-11
1 of 2

1161.03(4)
1173.02

48

April 17, 2012

Lakewood Planning Commission

To Whom It May Concern:

MERRY ARTS PUB AND GRILLE OUTDOOR DINING APPLICATION

Please accept this application, photos and architectural renderings to be used for the construction of an outdoor dining area under the City of Lakewood's guidelines at Merry Arts Pub & Grille, 15605-07 ½ Detroit Avenue.

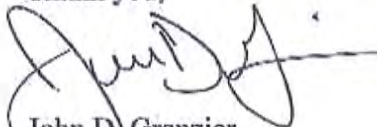
The area will be approximately 25'x35' inside according to John Waddell, the architect on the project. The west wall and part of the south wall will be 8' tall. The remainder of the south wall and the entire east wall will be 5.5' tall. The plant beds along the south side of the area are 3' in depth. The inside floor will be stamped concrete and the walls will be brick. The trellis, covering approximately half of the area will be treated wood. The gate and some additional areas on top of some walls will be decorative wrought iron. Lighting will be low-light and decorative in nature.

REQUEST FOR VARIANCE

We are also respectfully requesting a variance in regards to the closing time of the dining area—extending the time from 10:00 to 12:00. The main reason for this is that our kitchen remains open until 2am. Over the years we have built a reputation for a place to getting a late dinner—after other restaurants have closed. Noticeable by the renderings submitted, the cost of this project will be quite expensive; therefore, we would like to get as much use from the area as possible—the outdoor dining season in Northeast Ohio is extremely limited. We understand, as with the outdoor dining area in general, this variance to stay open later would be conditional.

As you may be aware, Merry Arts is Lakewood's oldest pub & restaurant and has become a staple in Lakewood's community. We are excited to make an outdoor dining area that extends Lakewood's downtown revitalization, as well as, a facility that the City of Lakewood and its residents can truly be proud of.

Thank you,



John D. Granzier
Owner/Applicant

William Campbell
15603 Detroit Avenue
Lakewood, Ohio 44107

April 12, 2012

Lakewood Planning Commission
12650 Detroit Avenue
Lakewood, Ohio 44107

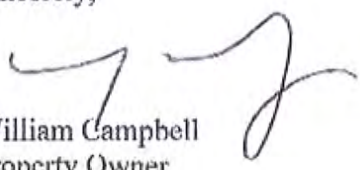
To Whom It May Concern;

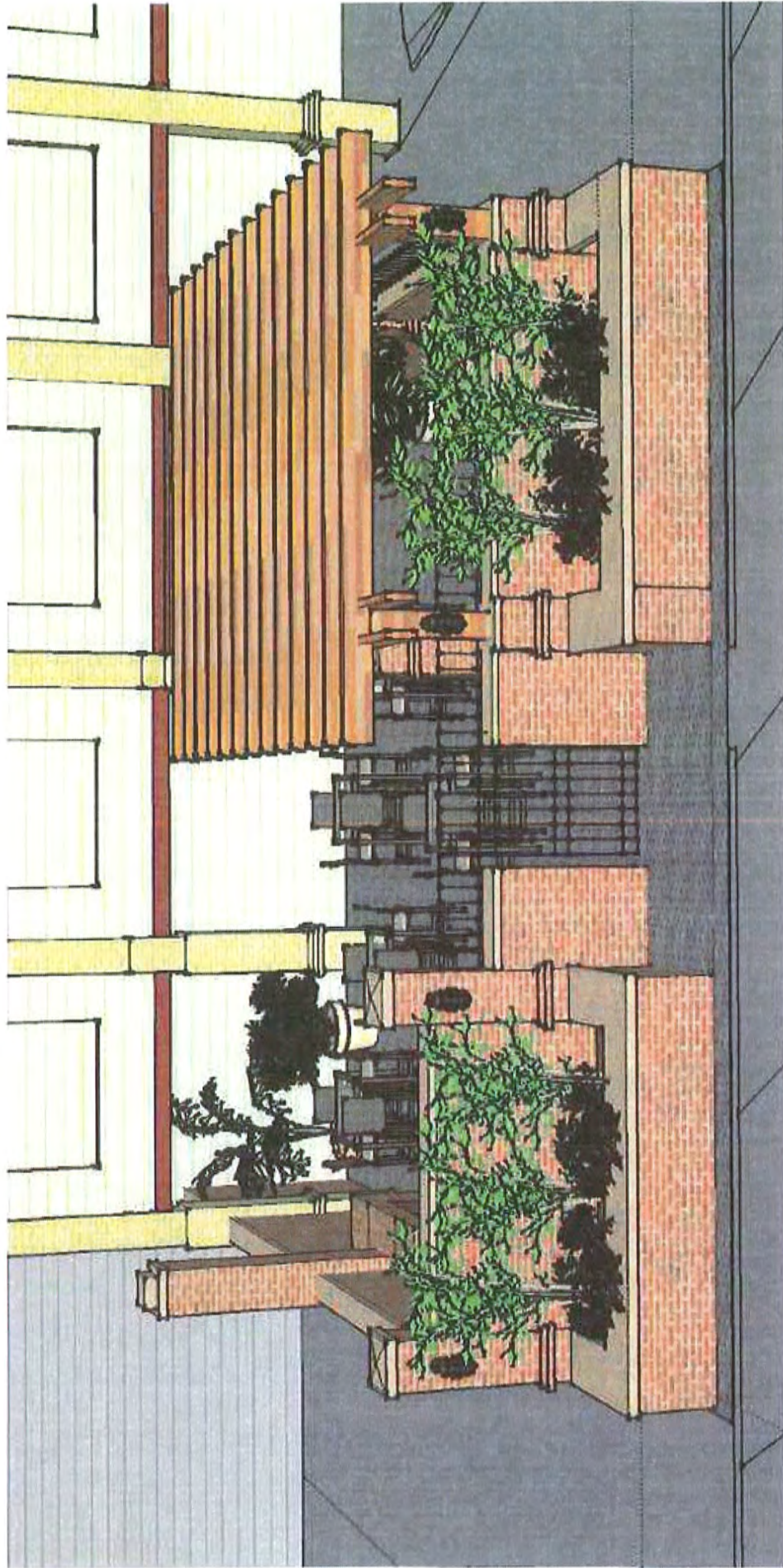
MERRY ARTS PUB & GRILLE OUTDOOR DINING

I, William Campbell, owner of property located at addresses 15601-15607 Detroit Avenue in Lakewood Ohio, grant John Granzier (owner of Merry Arts Pub & Grille) permission to construct an outdoor dining area under the guidelines Lakewood's Outdoor Dining Ordinance.

I have approved the designs submitted with the application to Lakewood's Planning Commission.

Sincerely,

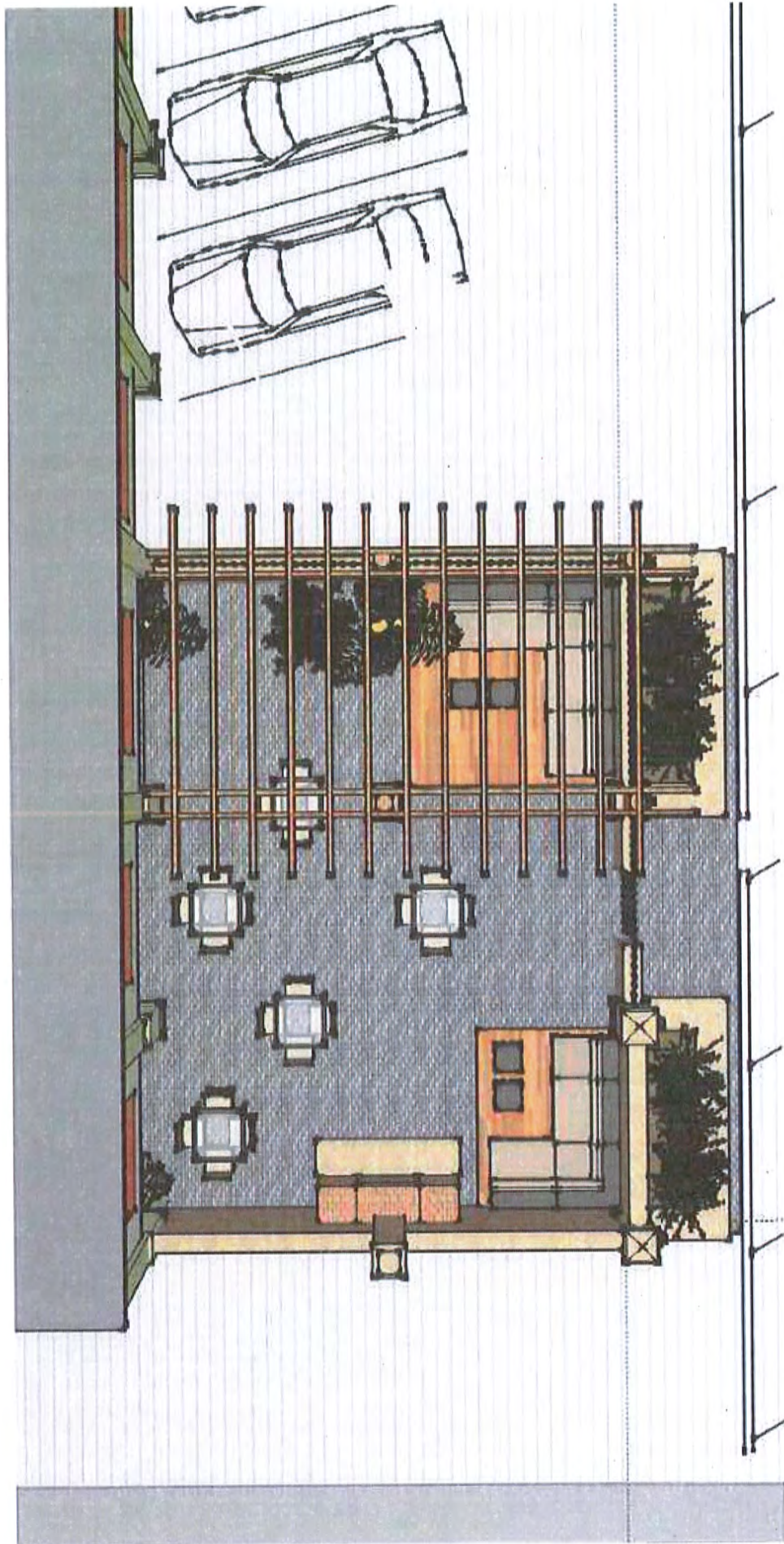

William Campbell
Property Owner



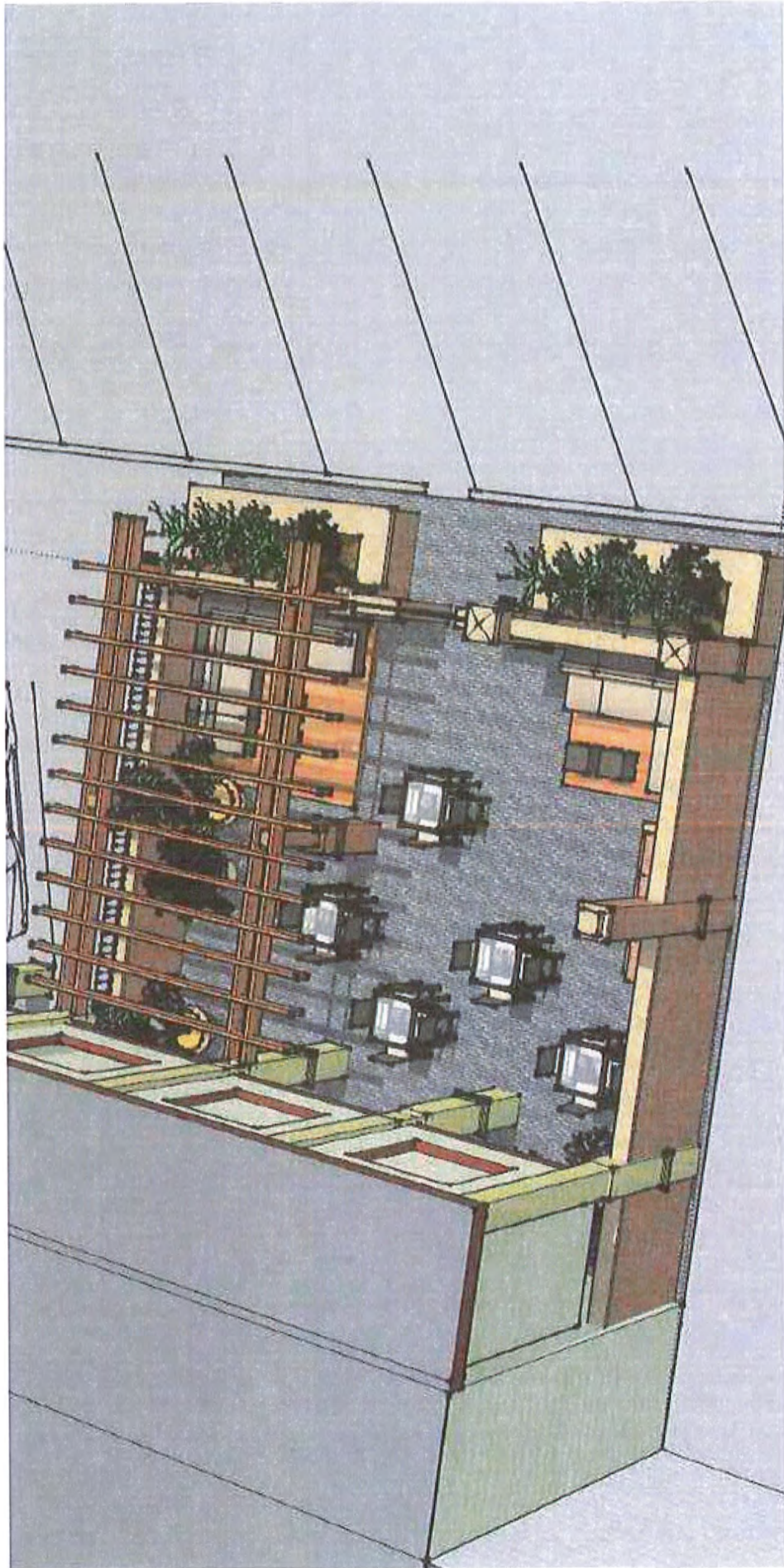
MERRY ARTS PUB & GRILLE
15607 DETROIT AVENUE



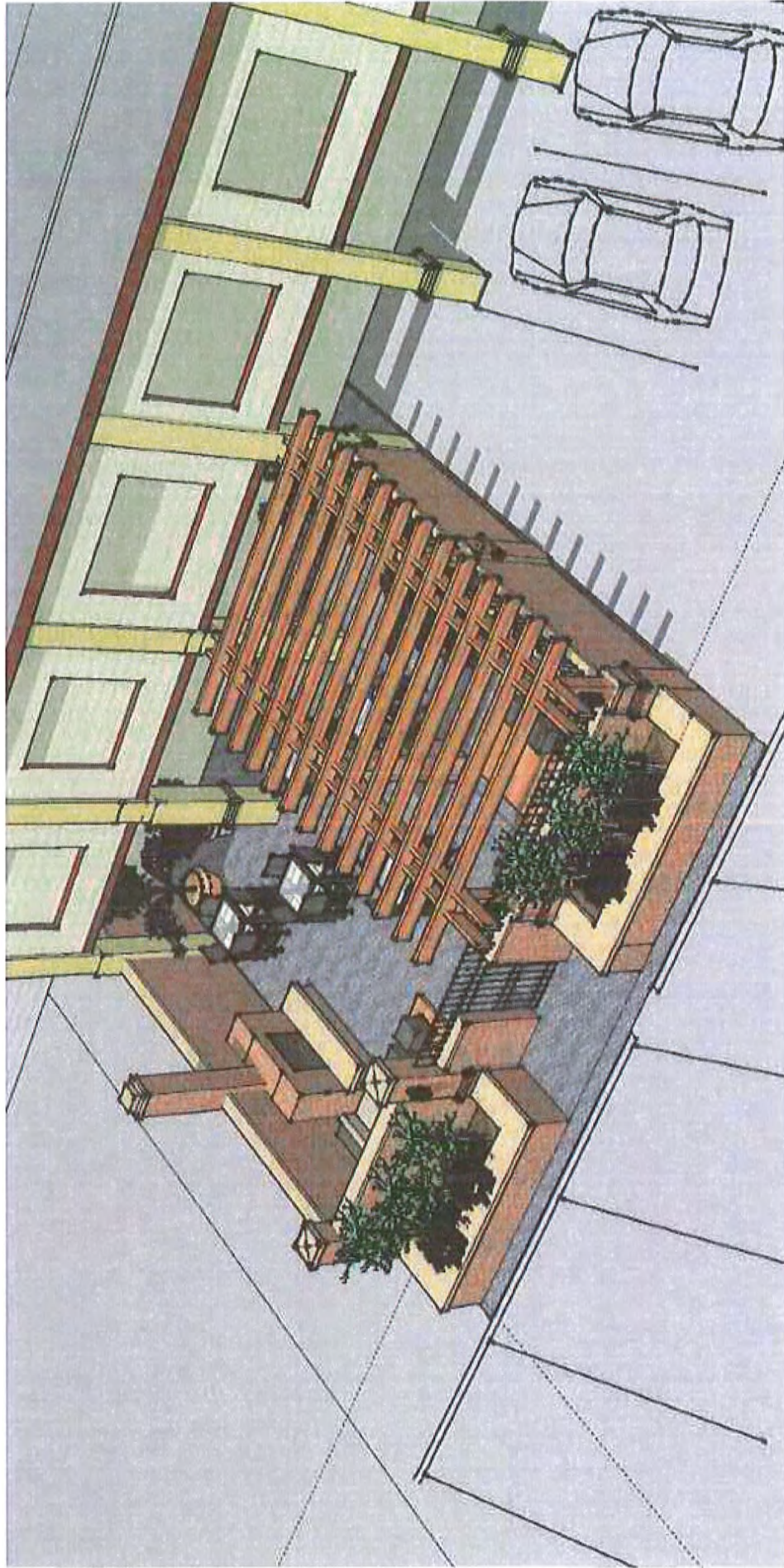
MERRY ARTS PUB & GRILLE
15607 DETROIT AVENUE



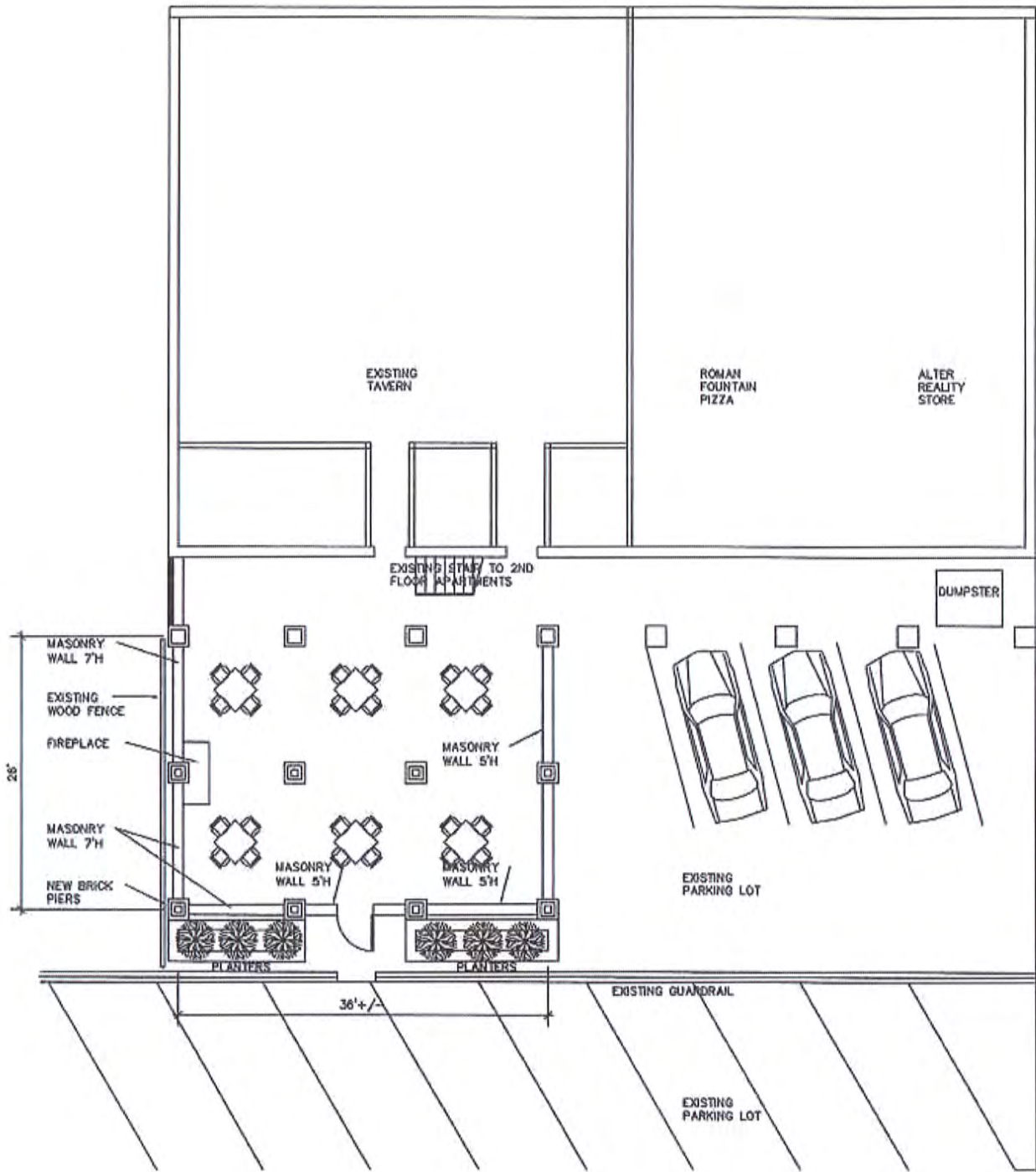
MERRY ARTS PUB & GRILLE
15607 DETROIT AVENUE



MERRY ARTS PUB & GRILLE
15607 DETROIT AVENUE



MERRY ARTS PUB & GRILLE
15607 DETROIT AVENUE



MERRY ARTS PATIO PLAN

MERRY ARTS PUB & GRILLE
15607 DETROIT AVENUE

56

REVELATIONS

FORBICI

PUMA YOGA

ROSS DELI

DETROIT

WESTWOOD

JAMMY
BUGGARS

VACANT

ROMAN
FOUNTAIN
PIZZA

ALTER
REALITY

LAKELAND

CVS DRUGSTORE

RESIDENTIAL

PARKING LOT

MERRY ARTS PUB & GRILLE

RESIDENTIAL

MERRY ARTS PUB & GRILLE
15607 DETROIT AVENUE

RESIDENTIAL

RESIDENTIAL

N



57

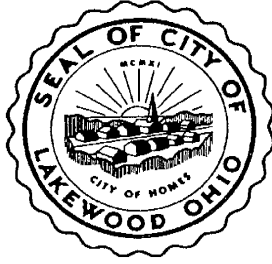








60



PLANNING COMMISSION

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www.onelakewood.com

Application Cover Page

Docket No.: 07-19-21

Permit No.: PC21-000022

Applicant Name: Haitham Hamadeh, property owner

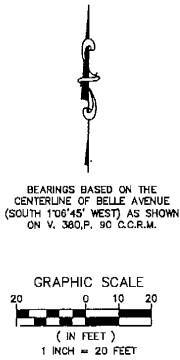
Project Address: 14531 Lake Avenue

Project Name: n/a

Proposal: Approval of lot consolidation of three parcels: PPN 312-15-004, PPN 312-15-006 and PPN 312-15-007. Pursuant to section 1155.06 – Procedures for lot consolidations and resubdivisions. This property is in an R1M, Single-Family, Medium Density district.

PLAT OF LOT SPLIT & CONSOLIDATION OF PPN 312-15-004, 006 & 007

SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLOT NUMBERS 1, 2, 3 AND 4 IN WIEBER RHODES AND ELLIS SUBDIVISION OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NUMBER 22, AS SHOWN BY THE RECORDED PLAT IN VOLUME 25, PAGE 26 OF CUYAHOGA COUNTY MAP RECORDS.



ACCEPTANCE

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT OF LOT SPLIT AND CONSOLIDATION OF THE SAME.

HATHAM HAMADEH, MANAGER, THE ORIENT'S GLORY LLC.

STATE OF _____ }
COUNTY OF _____ } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR _____ COUNTY AND THE STATE OF _____ PERSONALLY APPEARED

WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND SEAL AT _____ THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVALS

ACCEPTED AND APPROVED BY THE CITY OF LAKEWOOD PLANNING COMMISSION

THIS _____ DAY OF _____, 2021.

PLANNING COMMISSION CHAIRMAN (PRINT NAME) _____

SECRETARY TO PLANNING COMMISSION (PRINT NAME) _____

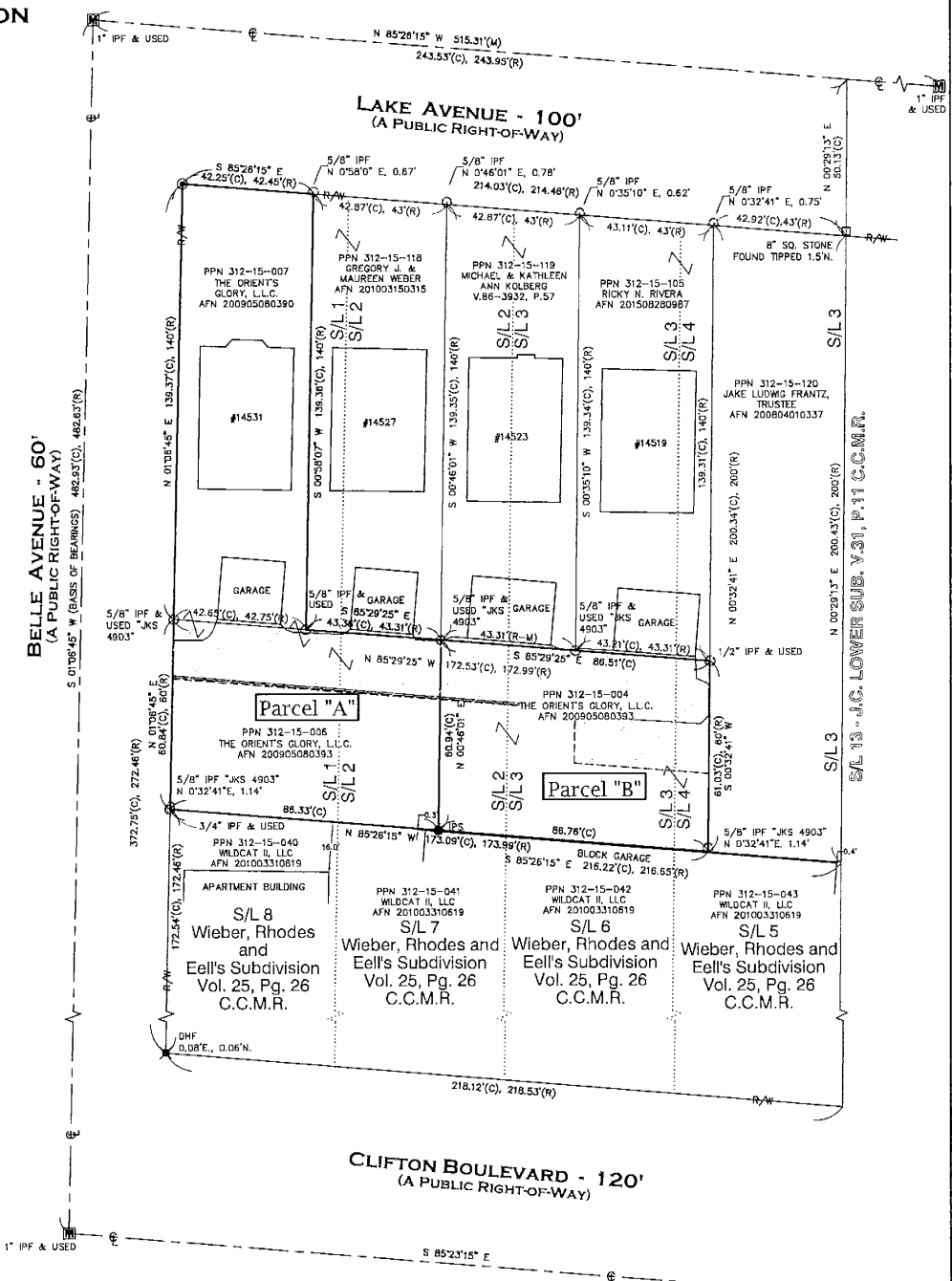
CITY ENGINEER (PRINT NAME) _____

PARCEL "A" AREA BREAKDOWN

ALL OF PPN 312-15-006 = 5,234 S.F. OR 0.1201 ACRES.
PART OF PPN 312-15-007 = 5,902 S.F. OR 0.1355 ACRES.
TOTAL OF PARCEL "A" = 11,136 S.F. OR 0.2556 ACRES.

PARCEL "B" AREA BREAKDOWN

ALL OF PPN 312-15-004 = 5,271 S.F. OR 0.1210 ACRES.



<p>SURVEY NOTES:</p> <p>APPARENT MUTUAL USE ACCESS DRIVE AND PARKING AREA = []</p> <p>REFER TO "COMMON DRIVE" IN V.6448, P.481 & V.6893, P.377</p> <p>CURRENT CENTERLINE MONUMENTATION DOES NOT MATCH SECONDARY R/W MONUMENTATION AND RECORD DIMENSIONS.</p> <p>LOT CONSOLIDATION NOT USED IN LAST CONVEYANCE V.248, P. 84 C.C.R.M.</p>		<ul style="list-style-type: none"> • 5/8" BY 30" IRON PIN SET AND CAPED CASEY PROFESSIONAL SERVICES P.521/2" □ MONUMENT BOX FOUND ○ IRON PIPE FOUND ● BELL HOLE SET ✕ MAGNAN SET (R) RECORDED (C) CALCULATED (M) MEASURED 	<table border="0"> <tr> <td>A</td><td>ACRES</td><td>PG.</td><td>PAGE</td></tr> <tr> <td>AFN</td><td>AUDITOR'S FILE NUMBER</td><td>PK.</td><td>PERMANENT PARCEL NUMBER</td></tr> <tr> <td>C.C.M.</td><td>CUYAHOGA COUNTY MAP RECORDS</td><td>R/W</td><td>RIGHT-OF-WAY</td></tr> <tr> <td>CL</td><td>CENTERLINE</td><td>S</td><td>SOUTH</td></tr> <tr> <td>CL.F.</td><td>CHAIN LINK FENCE</td><td>S.F.</td><td>SQUARE FEET</td></tr> <tr> <td>CLS</td><td>CLEAR</td><td>VOL</td><td>VOLUME</td></tr> <tr> <td>E</td><td>EAST</td><td>W</td><td>WEST</td></tr> <tr> <td>EN</td><td>ENCLOSURES</td><td></td><td></td></tr> <tr> <td>N</td><td>NORTH</td><td></td><td></td></tr> </table>	A	ACRES	PG.	PAGE	AFN	AUDITOR'S FILE NUMBER	PK.	PERMANENT PARCEL NUMBER	C.C.M.	CUYAHOGA COUNTY MAP RECORDS	R/W	RIGHT-OF-WAY	CL	CENTERLINE	S	SOUTH	CL.F.	CHAIN LINK FENCE	S.F.	SQUARE FEET	CLS	CLEAR	VOL	VOLUME	E	EAST	W	WEST	EN	ENCLOSURES			N	NORTH			<p>STATE OF OHIO</p> <p>SCOTT CASEY</p> <p>2021</p> <p>PROFESSIONAL SURVEYOR</p>	<p>I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF IN APRIL 15TH OF 2021. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.</p> <p>5/17/2021</p> <p>SCOTT J. CASEY</p>	<p>AD. NO. 21052</p> <p>PREPARED FOR SAM HAMADEH</p> <p>SCALE 1"=40'</p> <p>DRAWN BY: S.A.C.</p> <p>FIELD WORK DATE: 5/15/2021</p>
A	ACRES	PG.	PAGE																																							
AFN	AUDITOR'S FILE NUMBER	PK.	PERMANENT PARCEL NUMBER																																							
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EN	ENCLOSURES																																									
N	NORTH																																									

CUYAHOGA COUNTY RECORDER
LILLIAN J GREENE - 2
DEQC 5/8/2009 2:09:36 PM
200905080393

(Quit-Claim Deed)

KNOW ALL MEN BY THESE PRESENTS

That,

HAITHAM HAMADEH
(Unmarried)

the Grantor, who claims title by or through the instrument recorded in Instrument No. 200709270265, Cuyahoga County Recorder's Office, for the consideration of Ten Dollars (\$10.00), received to his full satisfaction of

THE ORIENT'S GLORY, L.L.C.
(a Florida Limited Liability Company)

the Grantee, whose tax mailing address will be

14592 Braddock Oak Drive, Orlando, Florida 32837

has GIVEN, GRANTED, REMISED, RELEASED AND FOREVER QUIT-CLAIMED and does by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee, its successors and assigns forever, all such right and title as the said Grantor has or ought to have in and to the following described piece or parcel of land:

Situated in the County of Cuyahoga in the State of Ohio and in the City of Lakewood and known as being part of Sublots Nos. 1, 2, 3 and 4 in Weber, Rhodes and Eells Subdivision of part of Original Rockport Township Section No. 22, as shown by the recorded plat in Volume 25 of Maps, Page 26 of Cuyahoga County Records, and together forming a parcel of land bounded and described as follows: Beginning on the Easterly side of Belle Avenue at the Southwesterly corner of Sublot No. 1; Thence Northerly along the Easterly side of Belle Avenue 60 feet; Thence Easterly and parallel with the Southerly line of Lake Avenue about 172.99 feet to the Southeasterly corner of a parcel of land conveyed to Geraldine F. Vance and Pauline L. Hahn by deed dated February 24, 1950 and recorded in Volume 6893, Page 377 of Cuyahoga County Records; Thence Southerly along the Southerly prolongation of the Easterly line of said parcel so conveyed 60 feet to the Southerly line of Sublot No. 4; Thence Westerly along said Southerly line and along the Southerly line of Sublots Nos. 3, 2 and 1 about 173.99 feet to the place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.

Permanent 312-15-004
Parcel #

Type Instrument: Quit Claim Deed Ex	Date: 5/8/2009 2:03:00 PM
Tax District #: 3180	Tax List Year: 2009
Grantor: HAMADEH, HAITHAM	Land Use Code: 5000
Grantee: THE ORIENT'S GLORY L.L.C.	Land Value: 8,000
Balance Assumed: \$ 0.00	Building Value: 0
Total Consideration: \$ 0.00	Total Value: 8,000
Conv. Fee Paid: \$ 0.00	Arms Length Sale: NO
Transfer Fee Paid: \$ 0.50	Rcpt: D-05082009-10
Fee Paid by: PUBLIC	Inst #: 401769
Exempt Code:	Check #:

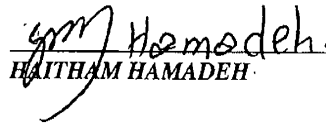
Frank Russo
CUYAHOGA COUNTY AUDITOR

Permanent Parcel Nos. 312-15-004 and 312-15-006

V/L's Lake/Belle Avenue
Lakewood, Ohio 44107

TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereunto, belonging unto the said Grantee, its successors and assigns, so that neither the said Grantor, nor his heirs, or any other persons claiming title through or under him, 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.

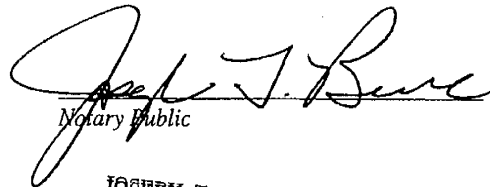
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, this 8th day of May, 2009.


HAITHAM HAMADEH

STATE OF OHIO) ss:
COUNTY OF Cuyahoga

Before me, a Notary Public in and for said County and State, personally appeared the above-named HAITHAM HAMADEH, who acknowledged that he did sign the foregoing instrument 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 8th day of May, 2009.


Notary Public

Prepared by: Joseph T. Burke, Esq.
24500 Center Ridge Road, #175
Westlake, Ohio 44145
(440) 835-8200

JOSEPH T. BURKE, ATTY.
NOTARY PUBLIC • STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

EXHIBIT C

CUYAHOGA COUNTY RECORDER
PATRICK J. O'MALLEY - 5
DEEA 09/27/2007 12:08:57 PM
200709270267

(18)

LICENSE AGREEMENT

This License Agreement (the "Agreement") is entered into as of this 5th day of September, 2007 by and between **Haitham Hamadeh**, ("Licensor"), and **Michael Kolberg and Kathleen A. Kolberg** ("Licensee").

WHEREAS, Licensor is the owner of that certain property located in Lakewood, Ohio and as more fully described on attached Exhibit A (the "Property"); and

WHEREAS, Licensee is the owner of that certain property located in Lakewood, Ohio and as more fully described on attached Exhibit B (the "Licensee Parcel"), which parcel is contiguous with the Property; and

WHEREAS, Licensor has agreed to grant Licensee a license over the Property for vehicular parking.

NOW, THEREFORE, the parties hereto agree as follows:

1. Grant and Use of License. Licensor hereby grants and conveys to Licensee, together with Licensee's tenants, invitees, employees, contractors and agents, the non-exclusive right and license to have the use, possession and access to the Property for vehicular parking (the "License"). *MAXIMUM FOUR (4) SPACES IN A DESIGNATED AREA TO BE DETERMINED BY LICENSOR.*

H.H.
(MK)
JK

2. Term of License. This Agreement shall be irrevocable and shall remain in full force and effect for the entire period of time that Licensee is the owner of the Licensee Parcel. This License shall be deemed null and void upon the sale of the licensee parcel.

3. Licensor's Reservation of Rights. Licensor hereby reserves for itself, together with its tenants, and invitees, the right to fully use and enjoy the Property so long as such use and enjoyment does not interfere with and is not inconsistent with the License and other rights herein granted.

4. Binding Effect; Entire Agreement. This Agreement shall run with the land throughout the term hereof and be binding upon, and shall inure to the benefit of, the parties hereto and their respective tenants, successors and assigns. This Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof, and supersedes all previous negotiations, commitments, and writings, whether oral or written, relating to this Agreement.

5. Recording; Amendment. This Agreement shall be recorded in the Cuyahoga County Recorder's Office. This Agreement may not be altered, modified, or amended except by an instrument in writing signed by the parties hereto and recorded in the records of the Cuyahoga County Recorder's Office.

6. Severability. If any provision of this Agreement shall be held to be unenforceable or in violation of any applicable law for any reason, then the unenforceability or invalidity of

such provision shall not be held to invalidate any other provision of this Agreement which shall remain in full force and effect.

7. Governing Law. This Agreement shall be governed by and enforced in accordance with the laws of the State of Ohio.

8. Counterparts. This Agreement may be executed in any number of counterparts, all of which taken together shall constitute one single original document with the same force and effect as if all parties had executed the same document.

[SIGNATURES AND ACKNOWLEDGMENT CONTAINED ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

LICENSOR:

gm Hamadeh
Haitham Hamadeh

Date: 9-5-07

LICENSEE:

Michael Kolberg
Michael Kolberg

Kathleen A. Kolberg
Kathleen A. Kolberg

Date: 9/5/07

STATE OF OHIO)
) ss:
COUNTY OF Cuyahoga)

The foregoing Agreement was acknowledged before me this 5th day of Sept, 2007 by Haitham Hamadeh, who acknowledged that he did sign the foregoing Agreement and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 5th day of Sept, 2007.

Sharon R. Mix
Notary Public

STATE OF OHIO)
) ss:
COUNTY OF MEDINA)



SHARON R. MIX
Notary Public, State of Ohio
My Commission Expires
September 26, 2011

The foregoing Agreement was acknowledged before me this 5 day of SEPTEMBER, 2007 by Michael Kolberg and Kathleen A. Kolberg, who acknowledged that they did sign the foregoing Agreement and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 5 day of SEPTEMBER, 2007.

Patricia A. Miller
Notary Public



PATRICIA A. MILLER
Notary Public, State of Ohio
My Commission Expires
March 26, 2008

EXHIBIT A

Legal Description of Property

PARCEL NO. 2: (312-15-004) AND (312-15-006)

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio: and known as being part of Sublot Nos. 1, 2, 3 and 4 in the Wieber, Rhodes and Bell's Subdivision of part of Original Rockport Township Section No. 22 as shown by the recorded plat in Volume 25 of Maps, Page 26 of Cuyahoga County Records and together forming a parcel of land bounded and described as follows:

Beginning on the easterly side of Belle Avenue at the southwesterly corner of Sublot No. 1; thence northerly along the easterly side of Belle Avenue, 60 feet; thence easterly and parallel with the southerly line of Lake Avenue about 172.99 feet to the southeasterly corner of a parcel of land conveyed to Geraldine F. Vance and Pauline L. Hahn by deed dated February 24, 1950 and recorded in Volume 6893, Page 377 of Cuyahoga County Records; thence southerly along the southerly prolongation of the easterly line of said parcel so conveyed 60 feet to the southerly line of Sublot No. 4; thence westerly along said southerly line and along the southerly line of Sublot Nos. 3, 2 and 1 about 173.69 feet to the place of beginning, as appears by said plat, be the same more or less but subject to all legal highways.

EXHIBIT B

Legal Description of Licensee Parcel

PARCEL NO. 1: (312-15-119)

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio; and known as being part of Sublot Nos. 2 and 3 in Wieber, Rhodes and Bell's Subdivision of part of Original Rockport Township Section No. 22 as shown by the recorded plat in Volume 25, Page 26 of Cuyahoga County Records and together forming a parcel of land bounded and described as follows:

Beginning in the southerly side of Lake Avenue at the northeasterly corner of the third parcel of land conveyed to Helen C. Moss by deed dated December 23, 1847 and recorded in Volume 6448, Page 454 of Cuyahoga County Records; thence easterly along the southerly side of Lake Avenue, 43 feet to the northwesterly corner of a parcel of land conveyed to Geraldine F. Vance and Pauline L. Hahn by deed dated February 24, 1950 and recorded in Volume 6893, Page 377 of Cuyahoga County Records; thence southerly along the westerly line of said parcel so conveyed to Geraldine F. Vance and Pauline L. Hahn, 140 feet to the southwest corner thereof; thence westerly 43.31 feet to the southeasterly corner of the third parcel conveyed to Helen C. Moss as aforesaid; thence northerly along the easterly line of said third parcel 140 feet to the place of beginning as appears by said plat, be the same more or less but subject to all legal highways.

Together with an easement for Ingress and Egress over that part of the premises hereinafter described which lies westerly of the easterly line produced southerly of the above described premises.

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio; and known as being part of Sublot Nos. 1, 2, 3 and 4 in the Wieber, Rhodes and Bell's Subdivision of part of Original Rockport Township Section No. 22 as shown by the recorded plat in Volume 25 of Maps, Page 26 of Cuyahoga County Records and bounded and described as follows:

Beginning on the easterly line of Belle Avenue at a point which is distant 140 feet southerly, measured along said easterly line from its intersection with the southerly line of Lake Avenue; thence easterly and parallel with said southerly line of Lake Avenue, 215.99 feet to the easterly line of said Sublot No. 4; thence southerly along said easterly line of Sublot No. 4, 18 feet; thence westerly and parallel with said southerly line of Lake Avenue, 216.19 feet to the easterly line of Belle Avenue; thence northerly along said easterly line of Belle Avenue 18 feet to the place of beginning, as appears by said plat, be the same more or less but subject to all legal highways.

CUYAHOGA COUNTY RECORDER
LILLIAN J GREENE - 2
DEQC 5/8/2009 2:09:36 PM
200905080390

(Quit-Claim Deed)

KNOW ALL MEN BY THESE PRESENTS

That,

HAITHAM HAMADEH
(Unmarried)

the Grantor, who claims title by or through the instrument recorded in Instrument No. 200606300983, Cuyahoga County Recorder's Office, for the consideration of Ten Dollars (\$10.00), received to his full satisfaction of

THE ORIENT'S GLORY, L.L.C.
(a Florida Limited Liability Company)

the Grantee, whose tax mailing address will be

14592 Braddock Oak Drive, Orlando, Florida 32837

has GIVEN, GRANTED, REMISED, RELEASED AND FOREVER QUIT-CLAIMED and does by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee, its successors and assigns forever, all such right and title as the said Grantor has or ought to have in and to the following described piece or parcel of land situated in the City of Lakewood, County of Cuyahoga and State of Ohio:

And known as being part of Sublot No. 1 in the Wieber, Rhodes and Eell's Subdivision, of part of Original Rockport Township Section No. 22, as shown by the recorded plat in Volume 25 of Maps, Page 26 of Cuyahoga County Records, and bounded and described, as follows:

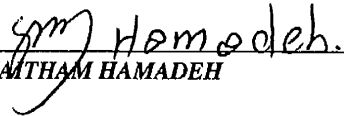
Beginning at the intersection of the Southerly line of Lake Avenue with the Easterly line of Belle Avenue; thence Easterly along the Southerly line of said Lake Avenue, 42.45 feet; thence Southerly 140 feet to a point which is distant 42.75 feet Easterly from the Easterly line of Belle Avenue, measured along a line drawn from a point in the Easterly line of Belle Avenue 60 feet Northerly from the Southwesterly corner of Sublot No. 1 in said Allotment, to a point on the Easterly line of Sublot No. 4 in said Allotment, 60 feet Northerly from the Southeasterly corner thereof; thence Westerly along said line 42.75 feet to the Easterly line of Belle Avenue; thence Northerly along the Easterly line of said Belle Avenue, 140 feet to the place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 312-15-007

14531-33 Lake Avenue
Lakewood, Ohio 44107

TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereunto, belonging unto the said Grantee, its successors and assigns, so that neither the said Grantor, nor his heirs, or any other persons claiming title through or under him, 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.

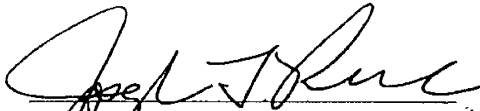
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, this 8th day of May, 2009.


HAITHAM HAMADEH

STATE OF OHIO) ss:
COUNTY OF Cuyahoga

Before me, a Notary Public in and for said County and State, personally appeared the above-named HAITHAM HAMADEH, who acknowledged that he did sign the foregoing instrument 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 8th day of May, 2009.


Notary Public

JOSEPH T. BURKE, ATTY.
NOTARY PUBLIC • STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

Prepared by: Joseph T. Burke, Esq.
24500 Center Ridge Road, #175
Westlake, Ohio 44145
(440) 835-8200

Permanent 312-15-007
Parcel #:

Type Instrument: Quit Claim Deed Ex	Date: 5/8/2009 1:51:00 PM
Tax District #: 3180	Tax List Year: 2009
Grantor: HAMADEH, HAITHAM	Land Use Code: 5200
Grantee: THE ORIENT'S GLORY L.L.C.	Land Value: 46,100
Balance Assumed: \$ 0.00	Building Value: 173,900
Total Consideration: \$ 0.00	Total Value: 220,000
Conv. Fee Paid: \$ 0.00	Arms Length Sale: NO
Transfer Fee Paid: \$ 0.50	Rcpt: D-05082009-10
Fee Paid by: PUBLIC	Inst #: 401763
Exempt Code:	Check #:


FRANK RUSSO
CUYAHOGA COUNTY AUDITOR

(Quit-Claim Deed)

KNOW ALL MEN BY THESE PRESENTS

That,

HAITHAM HAMADEH
(Unmarried)

the Grantor, who claims title by or through the instrument recorded in Instrument No. 200606300983, Cuyahoga County Recorder's Office, for the consideration of Ten Dollars (\$10.00), received to his full satisfaction of

THE ORIENT'S GLORY, L.L.C.
(a Florida Limited Liability Company)

the Grantee, whose tax mailing address will be

14592 Braddock Oak Drive, Orlando, Florida 32837

has GIVEN, GRANTED, REMISED, RELEASED AND FOREVER QUIT-CLAIMED and does by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee, its successors and assigns forever, all such right and title as the said Grantor has or ought to have in and to the following described piece or parcel of land situated in the City of Lakewood, County of Cuyahoga and State of Ohio:

And known as being part of Sublot No. 1 in the Wieber, Rhodes and Eell's Subdivision, of part of Original Rockport Township Section No. 22, as shown by the recorded plat in Volume 25 of Maps, Page 26 of Cuyahoga County Records, and bounded and described, as follows:


Beginning at the intersection of the Southerly line of Lake Avenue with the Easterly line of Belle Avenue; thence Easterly along the Southerly line of said Lake Avenue, 42.45 feet; thence Southerly 140 feet to a point which is distant 42.75 feet Easterly from the Easterly line of Belle Avenue, measured along a line drawn from a point in the Easterly line of Belle Avenue 60 feet Northerly from the Southwesterly corner of Sublot No. 1 in said Allotment, to a point on the Easterly line of Sublot No. 4 in said Allotment, 60 feet Northerly from the Southeasterly corner thereof; thence Westerly along said line 42.75 feet to the Easterly line of Belle Avenue; thence Northerly along the Easterly line of said Belle Avenue, 140 feet to the place of beginning, as appears by said plat, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 312-15-007

14531-33 Lake Avenue
Lakewood, Ohio 44107

TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereunto, belonging unto the said Grantee, its successors and assigns, so that neither the said Grantor, nor his heirs, or any other persons claiming title through or under him, 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, the Grantor has hereunto set his hand, this 8th day of May, 2009.


HAITHAM HAMADEH

STATE OF OHIO) ss:
COUNTY OF Cuyahoga

Before me, a Notary Public in and for said County and State, personally appeared the above-named HAITHAM HAMADEH, who acknowledged that he did sign the foregoing instrument 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 8th day of May, 2009.


Notary Public

JOSEPH T. BURKE, ATTY.
NOTARY PUBLIC • STATE OF OHIO
My Commission Has No Expiration Date
Section 147.03 O.R.C.

Prepared by: Joseph T. Burke, Esq.
24500 Center Ridge Road, #175
Westlake, Ohio 44145
(440) 835-8200

Permanent 312-15-007
Parcel #:

Type Instrument: Quit Claim Deed Ex	Date: 5/8/2009 1:51:00 PM
Tax District #: 3180	Tax List Year: 2009
Grantor: HAMADEH, HAITHAM	Land Use Code: 5200
Grantee: THE ORIENT'S GLORY L.L.C.	Land Value: 46,100
Balance Assumed: \$ 0.00	Building Value: 173,900
Total Consideration: \$ 0.00	Total Value: 220,000
Conv. Fee Paid: \$ 0.00	Arms Length Sale: NO
Transfer Fee Paid: \$ 0.50	Rcpt: D-05082009-10
Fee Paid by: PUBLIC	Inst #: 401763
Exempt Code:	Check #:

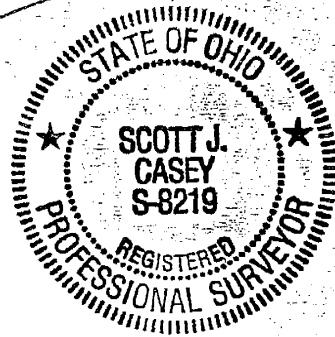

FRANK RUSSO
CUYAHOGA COUNTY AUDITOR

Legal Description for "Parcel A" – 0.2556 Acres

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being part of a single parcel of land in Original Rockport Township Section Number 22 further known as being Parcel A in the Lot Split & Consolidation as shown by the recorded plat in AFN _____ of Cuyahoga County Records, said premises containing 11,136 Square Feet or 0.2556 Acres of land being the same more or less, but subject to all legal highways and easements of records.

Prepared by:
Scott Casey, P.S. for Casey Professional Service, LLC
1159 Holmden Avenue, Cleveland, OH 44109, 216-781-4644, CaseyPS.com

 5/17/2021

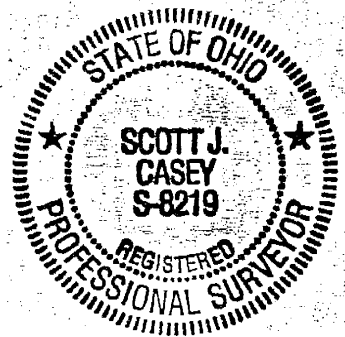


Legal Description for "Parcel B" – 0.1210 Acres

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being part of a single parcel of land in Original Rockport Township Section Number 22 further known as being Parcel B in the Lot Split & Consolidation as shown by the recorded plat in AFN _____ of Cuyahoga County Records, said premises containing 5,271 Square Feet or 0.1210 Acres of land being the same more or less, but subject to all legal highways and easements of records.

Prepared by:
Scott Casey, P.S. for Casey Professional Service, LLC
1159 Holmden Avenue, Cleveland, OH 44109, 216-781-4644, CaseyPS.com

SC 5/17/2021



133
Dated
10/20

WARRANTY DEED - JOBX - (Unit & Reverse Form)
2021-12-18
Revised 1988

VOL. 86-3932 PAGE 57

The Ohio Legal Blank Co. Cleveland
Publishers and Dealers Since 1883

Know All Men by these Presents

That ROBERT M. LANIGAN AND DEBORAH H. LANIGAN, Husband and Wife,
who claim title by or through instrument, recorded in Volume _____, Page _____, the Grantors,
Recorder's Office, for the divers good causes and considerations thereunto moving, and especially for
the sum of TEN AND NO/100-----Dollars (\$ 10.00)

received to Their full satisfaction of MICHAEL KOLBERG and KATHLEEN ANN KOLBERG,
Husband and Wife,

whose TAN MAILING ADDRESS will be 14523-25 Lake Avenue
Lakewood, Ohio 44107

do
Give, Grant, Bargain, Sell and Convey unto the said Grantors, and to the survivor of them,
his or her heirs and assigns, the following described premises, situated in the City _____ of
Lakewood, County of Cuyahoga and State of Ohio:

and known as being part of Sublots Nos. 2 and 3 in Wieber, Rhodes and Bell's Sub-
division of part of Original Rockport Township Section No. 22, as shown by the
recorded plat in Volume 25, Page 26 of Cuyahoga County Records, and together form-
ing a parcel of land bounded and described as follows: Beginning in the Southerly
side of Lake Avenue at the Northeastly corner of the third parcel of land conveyed
to Helen C. Moss by deed dated December 23, 1947 and recorded in Volume 6448, Page
494 of Cuyahoga County Records; thence Easterly along the Southerly side of Lake
Avenue, 43 feet to the Northwestly corner of a parcel of land conveyed to Geraldine
F. Vance and Pauline L. Hahn by deed dated February 24, 1950 and recorded in Volume
6993, Page 377 of Cuyahoga County Records; thence Southerly along the Westerly line
of said parcel so conveyed to Geraldine F. Vance and Pauline L. Hahn, 140 feet to
the Southwestly corner thereof; thence Westerly 43.31 feet to the Southeastly
corner of the third parcel conveyed to Helen C. Moss as aforesaid; thence Northerly
along the Easterly line of said third parcel 140 feet to the place of beginning,
as appears by said plat, be the same more or less, but subject to all legal highways.

Together with an easement for ingress and egress over that part of the premises
hereinafter described which lies Westerly of the Easterly line produced Southerly,
of the above described premises.

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio: and known
as being part of Sublots Nos. 1, 2, 3, and 4 in the Wieber, Rhodes and Bell's Sub-
division of part of Original Rockport Township Section No. 22 as shown by the
recorded plat in Volume 25 of Maps, Page 26 of Cuyahoga County Records and bounded
and described as follows:

Beginning on the Easterly line of Belle Avenue at a point which is distant 140 feet
Southerly, measured along said Easterly line from its intersection with the
Southerly line of Lake Avenue; thence Easterly and parallel with said Southerly line
of Lake Avenue 215.99 feet to the Easterly line of said Sublot No. 4; thence
Southerly along said Easterly line of Sublot No. 4, 18 feet; thence Westerly and
parallel with said Southerly line of Lake Avenue 216.19 feet to the Easterly line
of Belle Avenue; thence Northerly along said Easterly line of Belle Avenue 18 feet
to the place of beginning, as appears by said plat, be the same more or less, but
subject to all legal highways.

The said perpetual easement hereinabove described shall and must be used by all
parties thereto and for a driveway only and no other purposes, nor may any of
such parties ever block said driveway with any obstructions to prevent the use of
the premises hereinabove described in this deed for driveway purposes. The
maintenance of said driveway, paving, etc., must be maintained by all parties,
their heirs, legal representatives, successors or assigns in equal proportion.

Permanent Parcel No. 312-15-119

Notary Public Seal and Signature

be the same more or less, but subject to all legal highways.

21223

To Have and to Hold the above granted and bargained premises... thereunto belonging, unto the said Grantees, and to the survivor of them, his or her separate heirs and assigns forever.

And the said Grantors, for themselves and their heirs, executors and administrators, hereby covenant with the said Grantees, their heirs and assigns, that said Grantors are the true and lawful owners of said premises, and are well seized of the same in fee simple, and have good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except restrictions and reservations of record, easements, zoning ordinances, and taxes and assessments, both general and special, not yet due and payable.

and further, that said Grantors will warrant and defend the same against all claims of all persons whatsoever, except as hereinbefore provided.

And for valuable consideration ROBERT M. LANIGAN and DEBORAH H. LANIGAN, Husband and Wife, do hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all their right and expectancy of Dower in the above described premises.

In Witness Whereof we have hereunto set our hands, the fourteenth day of JUNE, in the year of our Lord one thousand nine hundred and eighty six.

Signed and acknowledged in presence of

Handwritten signatures of Robert M. Lanigan and Deborah H. Lanigan, with printed names below.

State of Ohio } Before me, a Notary Public
Cuyahoga County, ss. In and for said County and State, personally appeared the above named ROBERT M. LANIGAN and DEBORAH H. LANIGAN who acknowledged that they did sign the foregoing instrument and that the same to their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at this 14th day of June, A. D. 1986

This instrument prepared by
GLAVINOS & HOTZ
Attorneys at Law
25000 Center Ridge Road, Suite 5
Westlake, Ohio 44145
PH: (216) 892-1990

Michele L. Black
Notary Public
State of Ohio, Cuyahoga County
My Commission Expires: May 13, 1991



ROBERT M. LANIGAN
and
DEBORAH H. LANIGAN
Husband and Wife
MICHAEL KOLBERG
and
KATHLEEN ANN KOLBERG
Husband and Wife

RECEIVED
CONVEYANCE IS IN COMPLIANCE WITH SEA. §19.02 O.R.C.
PAID
Transferred JUN 27 1986
COUNTY RECORDER

County of ... 55
Recorded for Record on the
day of ... 19
at ... o'clock ... M.
and Recorded ... in
Book ... Page
COUNTY RECORDER
Recorders fee 5

EASEMENT AGREEMENT

✓ This Easement Agreement (the "Agreement") is entered into as of this 5th day of September, 2007 by and between **Haitham Hamadeh** ("Grantor"), and **Michael Kolberg and Kathleen A. Kolberg** ("Grantee").

WHEREAS, Grantor is the owner of certain real property located in the City of Lakewood, County of Cuyahoga, and State of Ohio as more fully described on attached Exhibit A (the "Grantor Parcel"); and

WHEREAS, Grantee is the owner of certain real property located in the City of Lakewood, County of Cuyahoga, and State of Ohio as more fully described on attached Exhibit B (the "Grantee Parcel"); and

WHEREAS, Grantee desires an easement across a portion of the Grantor Parcel for pedestrian and vehicular ingress and egress which is 18 feet wide along the Northerly boundary line of Parcel No. 2 described in Exhibit A; and

WHEREAS, Grantor agrees to grant Grantee such an easement for ingress and egress to the Grantor Parcel subject to the terms and conditions set forth more fully herein.

NOW, THEREFORE, the parties hereto hereby agree as follows:

1. Grant of Easement. Grantor hereby grants to Grantee, together with Grantee's tenants, invitees, contractors, employees, and agents, the right to a non-exclusive, perpetual easement and right-of-way on, over, across, and through the Grantor Parcel (the "Easement Area") for pedestrian and vehicular ingress and egress (the "Easement") which is 18 feet wide along the Northerly boundary line of Parcel No. 2 described in Exhibit A.

2. Grantor's Reservation of Rights. Grantor hereby reserves for itself, together with its tenants, invitees, contractors, employees, and agents, the right to fully use and enjoy the Easement Area so long as such use and enjoyment does not interfere with and is not inconsistent with the Easement and other rights herein granted. Grantor shall not place any structures or other obstructions on, or otherwise develop, the Grantor Parcel in any manner which will interfere with the Easement granted herein.

3. Entire Agreement; Binding Effect. This Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof, and supersedes all previous negotiations, commitments, and writings, whether oral or written, relating to this Agreement. This Agreement, and the covenants and obligations contained herein, shall be perpetual, shall run with the land, and shall be binding upon and shall inure to the benefit of the parties hereto together with their respective successors in title and assigns.

4. Recording; Amendment. This Agreement shall be recorded in the Cuyahoga County Recorder's Office. This Agreement may not be altered, modified, or amended except by an instrument in writing signed by the parties hereto and recorded in the records of the Cuyahoga County Recorder's Office.

5. Severability. If any provision of this Agreement shall be held to be unenforceable or in violation of any applicable law for any reason, then the unenforceability or invalidity of such provision shall not be held to invalidate any other provision of this Agreement which shall remain in full force and effect.

6. Governing Law. This Agreement shall be governed by and enforced in accordance with the laws of the State of Ohio.

7. Counterparts. This Agreement may be executed in any number of counterparts, all of which taken together shall constitute one single original document with the same force and effect as if all parties had executed the same document.

[SIGNATURES AND ACKNOWLEDGMENT CONTAINED ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

GRANTOR:

gmm Hamadeh.
Haitham Hamadeh

Date: 9-5-07

GRANTEE:

Michael Kolberg
Michael Kolberg

Kathleen A. Kolberg
Kathleen A. Kolberg

Date: 9/5/07

STATE OF OHIO)
) SS:
COUNTY OF Cuyahoga)

The foregoing Agreement was acknowledged before me this 5th day of Sept 2007 by Haitham Hamadeh, who acknowledged that he did sign the foregoing Agreement and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 5th day of Sept, 2007.

SRM
Notary Public



SHARON R. MIX
Notary Public, State of Ohio
My Commission Expires
September 26, 2011

STATE OF OHIO)
) SS:
COUNTY OF MEDINA)

The foregoing Agreement was acknowledged before me this 5 day of SEPTEMBER 2007 by Michael Kolberg and Kathleen A. Kolberg, who acknowledged that they did sign the foregoing Agreement and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 5 day of SEPTEMBER, 2007.

Patricia A. Miller
Notary Public



PATRICIA A. MILLER
Notary Public, State of Ohio
My Commission Expires
March 28, 2008

EXHIBIT A

Legal Description of Grantor Parcel

PARCEL NO. 2: (312-15-004) AND (312-15-006)

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio; and known as being part of Sublot Nos. 1, 2, 3 and 4 in the Wieber, Rhodes and Bell's Subdivision of part of Original Rockport Township Section No. 22 as shown by the recorded plat in Volume 25 of Maps, Page 26 of Cuyahoga County Records and together forming a parcel of land bounded and described as follows:

✓ Beginning on the easterly side of Belle Avenue at the southwesterly corner of Sublot No. 1; thence northerly along the easterly side of Belle Avenue, 60 feet; thence easterly and parallel wit the southerly line of Lake Avenue about 172.99 feet to the southeasterly corner of a parcel of land conveyed to Geraldine F. Vance and Pauline L. Hahn by deed dated February 24, 1950 and recorded in Volume 6893, Page 377 of Cuyahoga County Records; thence southerly along the southerly prolongation of the easterly line of said parcel so conveyed 60 feet to the southerly line of Sublot No. 4; thence westerly along said southerly line and along the southerly line of Sublot Nos. 3, 2 and 1 about 173.69 feet to the place of beginning, as appears by said plat, be the same more or less but subject to all legal highways.

EXHIBIT B

Legal Description of Grantee Parcel

PARCEL NO. 1:

(312-15-119)

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio: and known as being part of Sublot Nos. 2 and 3 in Wieber, Rhodes and Bell's Subdivision of part of Original Rockport Township Section No. 22 as shown by the recorded plat in Volume 25, Page 26 of Cuyahoga County Records and together forming a parcel of land bounded and described as follows:

Beginning in the southerly side of Lake Avenue at the northeasterly corner of the third parcel of land conveyed to Helen C. Moss by deed dated December 23, 1947 and recorded in Volume 6448, Page 454 of Cuyahoga County Records; thence easterly along the southerly side of Lake Avenue, 43 feet to the northwesterly corner of a parcel of land conveyed to Geraldine F. Vance and Pauline L. Hahn by deed dated February 24, 1950 and recorded in Volume 6893, Page 377 of Cuyahoga County Records; thence southerly along the westerly line of said parcel so conveyed to Geraldine F. Vance and Pauline L. Hahn, 140 feet to the southwestery corner thereof; thence westerly 43.31 feet to the southeasterly corner of the third parcel conveyed to Helen C. Moss as aforesaid; thence northerly along the easterly line of said third parcel 140 feet to the place of beginning as appears by said plat, be the same more or less but subject to all legal highways.

Together with an easement for Ingress and Egress over that part of the premises hereinafter described which lies westerly of the easterly line produced southerly of the above described premises.

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio: and known as being part of Sublot Nos. 1, 2, 3 and 4 in the Wieber, Rhodes and Bell's Subdivision of part of Original Rockport Township Section No. 22 as shown by the recorded plat in Volume 25 of Maps, Page 26 of Cuyahoga County Records and bounded and described as follows:

Beginning on the easterly line of Belle Avenue at a point which is distant 140 feet southerly, measured along said easterly line from its intersection with the southerly line of Lake Avenue; thence easterly and parallel with said southerly line of Lake Avenue, 215.99 feet to the easterly line of said Sublot No. 4; thence southerly along said easterly line of Sublot No. 4, 18 feet; thence westerly and parallel with said southerly line of Lake Avenue, 216.19 feet to the easterly line of Belle Avenue; thence northerly along said easterly line of Belle Avenue 18 feet to the place of beginning, as appears by said plat, be the same more or less but subject to all legal highways.



PLANNING COMMISSION

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Application Cover Page

Docket No.: 07-20-21

Permit No.: PC21-000026

Applicant Name: Mark Papke, City Engineer

Project Address: 12928 Berea Rd.

Project Name: Lakewood Refuse

Proposal: Approval for lot consolidation of two parcels: PPN 315-24-001 and PPN 315-24-011. Pursuant to section 1155.06 – Procedures for lot consolidations and resubdivisions. This property is in an Industrial district.



NEFF & ASSOCIATES

Civil Engineers • Landscape Architects • Planners • Surveyors

Legal Description

Parcel "A" – Lakewood Refuse

June 3, 2021

File No. 14456-LD001

Page 1 of 2

Situated in the City of Lakewood, County of Cuyahoga, State of Ohio and known as being part of Original Rockport Township Section No. 20 and is further bounded and described as follows:

Beginning at the intersection of the centerline of Carbon Road (60 Feet Wide) with the centerline of Berea Road (60 Feet Wide) said point being on the South corporation line of the City of Lakewood;

Thence South $61^{\circ}15'45''$ West, along the centerline of said Berea Road and The South Corporation line of the City of Lakewood, a distance of 2,514.39 feet to the principal place of beginning for the parcel of land hereinafter described;

- Course 1 Thence South $61^{\circ}15'45''$ West, continuing along the centerline of said Berea Road and South corporation line of the City of Lakewood, a distance of 133.86 feet to the Southeast corner of lands conveyed to the County of Cuyahoga by deed recorded in Volume 2687 Page 431 of Cuyahoga County Records;
- Course 2 Thence North $37^{\circ}49'45''$ West, along the easterly line of said County of Cuyahoga lands, a distance of 159.53 feet to an iron pin set, and passing an iron pin set at a distance of 30.38 feet;
- Course 3 Thence South $52^{\circ}11'37''$ West, along the north line of said County of Cuyahoga lands, a distance of 218.03 feet to an iron pin set on the centerline of Vacated Lakewood Heights Boulevard (60 Feet Wide) recorded in Volume 182 Page 58 of Cuyahoga County Map Records, and also being the Westerly Corporation line of the City of Lakewood and the Easterly line of lands conveyed to Luxco Inc by deed recorded in Volume 90-3871 Page 8 of Cuyahoga County Records;
- Course 4 Thence North $66^{\circ}41'35''$ West, along said Vacated Lakewood Heights Boulevard centerline and the Westerly Corporation line of the City of Lakewood, a distance of 174.05 feet to an iron pin set at a non-tangent point of curvature on the Southerly line of Pennsylvania Lines LLC right of way (100 Feet Wide) conveyed by deeds recorded in Volume 1294 Page 444, Volume 1301 Page 399 and Volume 1316 Page 438 of Cuyahoga County Records;

Legal Description

Parcel "A" – Lakewood Refuse

June 3, 2021

File No. 14456-LD001

Page 2 of 2

- Course 5 Thence northeasterly along the south line of said Pennsylvania Lines LLC right of way, by the arc of a curve deflecting to the right, a distance of 989.84 feet. Said curve having a radius of 5,666.94 feet, an interior angle of $10^{\circ}00'32''$ and a chord which bears North $49^{\circ}19'34''$ East, a distance of 988.68 feet to an iron pin set at the intersection of the southerly line of said Pennsylvania Lines LLC right of way with the westerly line of Pennsylvania Lines LLC Railroad Spur (33 Feet Wide) conveyed by deed recorded in A.F.N 200208200162 of Cuyahoga County Records, being at a non-tangent point of curvature;
- Course 6 Thence southwesterly along the westerly right of way of said Pennsylvania Lines LLC Railroad Spur by the arc of a curve deflecting to the left, a distance of 293.96 feet. Said curve having a radius of 626.71 feet, an interior angle of $26^{\circ}52'30''$ and a chord South $25^{\circ}10'19''$ West, a distance of 291.27 feet to an iron pin set;
- Course 7 Thence South $11^{\circ}45'45''$ West, continuing along the westerly right of way of said Pennsylvania Lines LLC Railroad Spur, a distance of 385.72 feet to the principal place of beginning, and passing an iron pin set at a distance of 346.27 feet. Containing **4.2008 Acres (182,988 Square Feet)** of land. Of which 0.1026 Acres (4,472 Square Feet) of land is within the right of way of said Berea Road, according to a surveyed by Steven J. Metcalf, Registered Surveyor No. 8622-Ohio of Neff & Associates, dated May, 2021.

Basis of bearings for this survey is Grid North of NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.

Be the same more or less, but subject to all legal highways and easements of record.

Monuments described as "iron pin set" are 5/8" x 30" rebar capped "Neff & Assoc #8622".


Steven J. Metcalf

Registered Survey No. 8622-Ohio





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Application Cover Page

Docket No.: 07-21-21

Permit No.: PC21-000024

Applicant Name: Department of Planning and Development, City of Lakewood

Project: A communication from city staff summarizing the Transportation for Livable Communities (TLCI) “Community Confluence” report, led by Cuyahoga County Planning Commission in partnership with Rocky River and the Cleveland Metroparks. The report can be found at https://www.lakewoodoh.gov/wp-content/uploads/2016/02/CommunityConfluence_03-24-2021_sm.pdf / .



PLANNING COMMISSION

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July 1, 2021

Planning Commission
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

**Re: Docket 07-21-21
Communication from City Staff
TLCI Community Confluence**

Dear Members of the Planning Commission:

A communication from city staff summarizing the Transportation for Livable Communities (TLCI) "Community Confluence" report, led by Cuyahoga County Planning Commission in partnership with Rocky River and the Cleveland Metroparks. The report can be found at https://www.lakewoodoh.gov/wp-content/uploads/2016/02/CommunityConfluence_03-24-2021_sm.pdf/ .

Sincerely,

Katelyn Milius, Planner
Commission Secretary



PLANNING COMMISSION

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Application Cover Page

Docket No.: 07-22-21

Permit No.: PC21-000023

Applicant Name: Department of Planning and Development, City of Lakewood

Project: Review of Accessory Dwelling Units (ADUs) and Implementation in the City of Lakewood.



PLANNING COMMISSION

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July 1, 2021

Planning Commission
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

**Re: Docket 07-22-21
Communication from City Staff
Accessory Dwelling Units (ADUs)**

Dear Members of the Planning Commission:

Review of Accessory Dwelling Units (ADUs) and Implementation in the City of Lakewood.

Sincerely,

Katelyn Z. Milius

Katelyn Milius, Planner
Commission Secretary