CITY OF BROOK PARK, OHIO

P/C 11/4/26 Legislative
CA Prior 11/4/26
1st R 11/4/26
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3rd R
C

ORDINANCE NO. 11576-2026

INTRODUCED BY: MAYOR ORCUTT

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT A QUITCLAIM DEED FROM FORD MOTOR COMPANY FOR REAL PROPERTY IDENTIFIED AS PERMANENT PARCEL NUMBER 342-18-009, AND DECLARING AN EMERGENCY

WHEREAS, the City of Brook Park, Ohio (the "City"), desires to acquire certain real property located within the City of Brook Park and identified as Cuyahoga County Permanent Parcel Number 342-18-009 (the "Property"); and

WHEREAS, the Property is the land that remains between the centerline of Five Points Road (Snow Road Extension) and the historic northly right-of-way line of Five points Road from Engle Road to Norfolk Southern Railway Company (SR 237 Berea Freeway); and

WHEREAS, the City desires to accept the conveyance of the Property for Standard Highway purposes and for such public uses as may hereafter be determined by the City; and

WHEREAS, City Council has determined that accepting the Property is in the best interests of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROOK PARK, COUNTY OF CUYAHOGA, STATE OF OHIO:

Section 1: The City of Brook Park hereby accepts the conveyance from Ford Motor Company of the real property identified as Cuyahoga County Permanent Parcel Number 342-18-009. A copy of the quitclaim deed is included herein.

Section 2: The Property shall be acquired and held by the City for Standard Highway purposes and as may be determined.

Section 3: **The** Mayor of the City of Brook Park is hereby authorized to accept delivery of the quitclaim deed from Ford Motor Company and to execute any documents reasonably necessary or appropriate to effectuate the City's acquisition of the Property.

RECEIVED
OCT 30 2026
BROOK PARK CITY COUNCIL

Section 4: Following execution and delivery, the appropriate City officials are hereby authorized and directed to cause the quitclaim deed and any necessary related instruments to be recorded with the Cuyahoga County Recorder.

Section 5: The City shall pay $1.00 for Permanent Parcel Number 342-18-009.

Section 6: The money needed for the aforesaid transaction shall be paid Fund 243, Economic Development; theretofore appropriated for said purposes.

SECTION 7: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 8: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety of said City, in order to authorize the timely acceptance and recording of the conveyance of the Property from Ford Motor Company and to facilitate the City's acquisition and control of the Property as soon as possible, therefore, provided this Ordinance receives the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force immediately from and after its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: November 4, 2024

PRESIDENT OF COUNCIL

ATTEST: Carol Johnson
CLERK OF COUNCIL

APPROVED:
MAYOR

11/5/24
DATE

CERTIFICATE

Carol Johnson, Clerk of Council, of the City of Brook Park, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ordinance / Resolution No. 11576-2024 passed on the 4 day of November 20 24 by said council.

Carol Johnson
Clerk of Council

	Yea	Nay
Gonzalez	✓	
Mencini	✓	
Roberts	✓	
Scott	✓	
McCorkle	✓	
Dufour	✓	

I HEREBY APPROVE THE WITHIN INSTRUMENT AS TO LEGAL FORM AND CORRECTNESS.

DIRECTOR OF LAW

QUITCLAIM DEED

THIS DEED is made this _____ day of _____ 2026 between Ford Motor Company, a Delaware corporation ("***Grantor***"), and the City of Brook Park, an Ohio municipal corporation ("***Grantee***"), whose tax mailing address is [_____].

WITNESSETH, that Grantor, for and in the consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto Grantee, its successors, and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following real property, if any:

See **Exhibit AA** attached hereto.

Parcel Number: 342-18-009

THIS CONVEYANCE IS SUBJECT to laws, rules and regulations, including, without limitation, building, zoning and environmental laws, codes and ordinances, real estate taxes and assessments, utility bills, water and sewer charges, liens for municipal betterments assessed, and easements, conditions, restrictions, declarations and other matters of record, and any matters that would be shown on a true and accurate survey.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee and Grantee's successors, and assigns forever.

[*Signature and Notary Seal Appear On Following Page*]

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

GRANTOR:

FORD MOTOR COMPANY,
a Delaware corporation

By: _____

Name: _____

Title: _____

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on this ____ day of _____, before me, the subscriber, a notary public in and for said county, personally came _____, as _____ of Grantor, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same as his/her own free act and will.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and official seal on the day and year last aforesaid.

WITNESS my hand and official seal.

My commission expires:_____

_____

_____
Notary Public

Recorded at the request of and
when recorded please return to:

Michael W. Ward
Benesch, Friedlander, Coplan & Aronoff LLP
127 Public Square, Suite 4900
Cleveland, OH 44114

EXHIBIT AA TO QUITCLAIM DEED
Legal Description

FORD MOTOR CO. QUITCLAIM DESCRIPTION
TO THE CITY OF BROOK PARK, OHIO

Situated in The State of Ohio, County of Cuyahoga, City of Brook Park and known as being part of Original Middleburgh Township Lot 3 and Lot 4 Section 11 and Lot 4 Section 10.

Being part of a parcel of land conveyed to Ford Motor Company by Volume 8208, Page 183 Cuyahoga County Deed Records Parcel 1 and Parcel 2, and a parcel of land conveyed to Ford Motor Company by Volume 8208, Page 177 Cuyahoga County Deed Records Parcel 1 and Parcel 2, and being all of that land that lies between the centerline of Five Points Road as established and recorded by Volume D, Page 39 Cuyahoga County Road Records, the westerly line of Engle Road as dedicated by Plat Volume 131, Page 553 Cuyahoga County Map Records and the northerly line of Five Points Road Improvement Plat Volume 200, Page 36 thru 38 Cuyahoga County Map Records, the northerly line of Snow Road Extension Plat Volume 202, Page 78 thru 81 Cuyahoga County Map Records and the northerly and westerly line of Five Points Road Established by M-4319 Cuyahoga County Engineers Office.

The above described parcel is all of Cuyahoga County Auditor's Parcel Number 342-18-009.

The above description is intended to include the shaded area on the attached Exhibit A.

All data shown in the attached Exhibit A and this description is based on record information.

Alex Marks, S-8616

10/05/2026
Date



CUY-IR-071 / VAR-08.84

EXHIBIT A
Depiction of Property (shown shaded below)

RIGHT-OF-WAY EXHIBIT
STATE OF OHIO, COUNTY OF CUYAHOGA,
CITY OF BROOK PARK, ORIGINAL MIDDLEBURGH TOWNSHIP,
SECTIONS 9, 10, 11, 12

EXHIBIT A

BROOK PARK
FORD MOTOR COMAPNY REMAINDER PARCEL

BASIS OF ℄ AND R/W LIMITS:
THE CENTERLINE OF RIGHT-OF-WAY, RIGHT-OF-WAY LIMITS, AND CENTERLINE STATIONING FOR ENGLE ROAD, I-71, SNOW ROAD, SNOW ROAD EXTENSION, AND FIVE POINTS ROAD WERE DETERMINED USING THE FOLLOWING RECORD INFORMATION:

CUY-237-6.70
CUY-71.8.41
CUY-71-5.72
CUY-17.780
CUY-71-9.60
CUY-291-02.05
CUY-291-3.01
ODOT PLAN #202 SNOW ROAD
ENGLE RD RELOCATION ORD. NO. 1309-1950 (1950-05-18)
M-4605- SNOW ROAD EXTENSION
M-4319- ESTABLISHMENT PLAT OF FIVE POINTS ROAD
VOL. 8879 PG. 497
VOL. 8263 PG. 268
VOL. 8263 PG. 270
VOL. 8208 PG. 177
VOL. 8208 PG. 183
INST. NO. 202105210191

10 FORD MOTOR COMPANY
PARCEL # 342-18-009
PROPOSED TAKE AREA: 8.779 AC.

11 DEEP DISCOUNT PROPERTIES LLC
PARCEL # 342-16-010, 342-16-012
INST. NO. 201807200580

12 PNF-CLEVELAND, LLC
PARCEL # 342-18-003
INST. NO. 201510020620

13 CP-CLEVELAND HOLDINGS, LLC
PARCEL # 342-16-011
INST. NO. 200401230285

14 DROF BP #1, LLC
INST. 202209190422
PARCEL # 342-18-006

15 CP-CLEVELAND ADC, LLC. AND CHAVEZ URBAN
INST. 201106160154
PARCEL # 342-17-006

16A HSG BP DEVELOPMENT, LLC
INST. NO. 202605220170
PARCEL 1
PARCEL # 342-19-010

16B HSG BP DEVELOPMENT, LLC
INST. NO. 202605220170
PARCEL 2
PARCEL # 342-18-007

16C HSG BP DEVELOPMENT, LLC
INST. NO. 202605220170
PARCEL 3
PARCEL # 342-18-008

16D HSG BP DEVELOPMENT, LLC
INST. NO. 202605220170
PARCEL 4
PARCEL # 342-19-011

16E HSG BP DEVELOPMENT, LLC
INST. NO. 202605220170
PARCEL 5
PARCEL # 342-19-012

16F HSG BP DEVELOPMENT, LLC
INST. NO. 202605220170
PARCEL 6
PARCEL # 342-19-013

17 HSG BP DEVELOPMENT, LLC
INST. 202512110339
PARCEL # 342-18-005

18 NOT USED

TM# 26-030-S-001
This Survey Plat complies with Cuyahoga County Transfer and Conveyance Standards and is hereby approved.
Approved: Pete Gavalieff P.S. 10/28/2026 8:34:47 AM

19 THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO
VOL. 8263, PG. 268

20 CP-SNOW PROPERTIES, LCC
PARCEL # 342-17-001
INST. NO. 201504200038

21 C.C.C. & ST. L. R.R.
PARCEL # 342-16-003, 342-17-003

22 THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO
VOL. 8263, PG. 270

23 THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO
VOL. 8873, PG. 491

24 FIVE POINTS ROAD, (40' WIDE R/W), (VACATED)
VOL. 166, PG 34

25 ASU AUCTION LLC
PARCEL # 343-12-009
INST. NO. 202209070553

26 I-71
CUY-71-8.41

27 MEG 5775 LLC
INST. NO. 201201230111
PERPETUAL EASEMENT COUNTY

28 MEG 5775 LLC
PARCEL # 343-02-004
INST. NO. 201201230111

29 NOT USED

30 THE BOARD OF COUNTY COMMISSIONERS
OF CUYAHOGA COUNTY, OHIO
VOL. 8873, PG. 505

31 NORTH EAST AUTO CREDIT LLC
PARCEL # 343-02-002
INST. NO. 202103080146

SURVEYOR'S SEAL
STATE OF OHIO · ALEX MARKS 8616 · REGISTERED PROFESSIONAL LAND SURVEYOR

ALL DATA SHOWN HEREIN AND THE ATTACHED DESCRIPTION ARE BASED ON RECORD INFORMATION.

ALEX MARKS, PROFESSIONAL LAND SURVEYOR NO. 8616 — DATE: 10/05/2026

SCALE 1 INCH = 200 FEET (0, 100, 200, 400)

DESIGN AGENCY: DLZ
DESIGNER: CR
REVIEWER: AM 08-12-26
PROJECT ID: 503200
SHEET: RW.1 | TOTAL: RW.1

H:\DGN_CL Show Area\1 - Snow PA\200 ft\Shell\ PAPERSIZE: 34x24 (in.) DATE: 10/7/2026 TIME: 10:47:34 AM PATRYK.OHOT_DT\dgn\ FEITEL-OHSOT_PA.dgn USER: dukagan@dlz.com W:\DGSPACE\OHOT\05-07\ PROJECT: 05-07 Snow Road Extension\ PROJECTSET: 001024 FIVEPOINTS-Snow Road Extension\ Pre-Submittal\Design\ Survey\Exhibits\Engineering\Exhibit\ 503200 Engineering Exhibit.dgn