Available Land for Sale

Euclid Avenue and E. 69th Street
Cleveland, Ohio

Prepared by:

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Senior Vice President
Chair, Industrial Properties Department
216.453.3001
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1350 Euclid Avenue, #300
Cleveland, OH 44115
Ph: 216.861.3040
Fx: 216.453.3093
www.grubb-ellis.com
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<td>Euclid Corridor Transportation Project</td>
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**Acreage:**
8 acres with the opportunity for expansion.

**Location:**
Euclid Avenue and E. 69th Street
2.28 miles from University Circle
3.3 miles from downtown Cleveland

**Zoning:**
Vacant Commercial & Vacant Residential

**Benefits:**
- Frontage on Euclid Avenue benefiting from the Euclid Avenue Corridor Transportation Project
- Easy access to downtown Cleveland
- Easy access to University Circle
- Growing area in Cleveland
- Nearby restaurants, offices, housing, places of worship, Cleveland Clinic, University Hospitals, Case Western Reserve University

**Asking Price:**
$4,000,000 ($500,000/acre)

*Information contained herein was received from sources deemed reliable. It is subject to errors, omissions, or withdrawal from the market without notice.*
LEGAL DESCRIPTION OF RECORD
Chicago Title Insurance Company

Schedule B, Section II Items

Table of Exceptions

<table>
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<th>Page</th>
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<tbody>
<tr>
<td>A.</td>
<td></td>
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<td>B.</td>
<td></td>
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<td>C.</td>
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ENCROACHMENTS AND/OR VIOLATIONS

<table>
<thead>
<tr>
<th>Subject Owner</th>
<th>Link Fence Encroaches Upon Adjacent Property 516</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Subject Owner</td>
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<td></td>
<td>Subject Owner</td>
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<td></td>
<td>Subject Owner</td>
</tr>
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<td></td>
<td>Subject Owner</td>
</tr>
</tbody>
</table>

FLOOD NOTE

By Graphic Rating only this property is situated in Zone "C", a flood zone of special concern. For further information contact the City of Cleveland Fire Department or the Federal Emergency Management Agency (FEMA). http://www.fEMA.gov

SECTION 348.04 of the City of Cleveland "Municipal Code" requires that all encroachments or obstructions on public streets or sidewalks be removed. Penalties shall be assessed for non-compliance with this Ordinance. For more information contact the City of Cleveland Building Inspector or the City of Cleveland Planning Department.

ALTA/ACSM LAND TITLE SURVEY OF
6700-6710 EUCLID AVENUE
City of Cleveland
County of Cuyahoga
State of Ohio
FOR
COYNE REAL ESTATE LLC, AN OHIO LIMITED LIABILITY COMPANY
RICHARD B. COHEN
CHICAGO TITLE INSURANCE COMPANY

Surveyor's Notes:
1. All distances have been computed using "Theodolite Company"-made 6"/3'6" surveyor's tape.
2. No evidence of encroachment or deed restriction.
3. No evidence of the site being used as a waste dump or sanitary landfill.
4. No evidence of vegetation or burnout hazards.

Utility Note:
The underground utility line shown has been located and marked for the benefit of the public and as such no onsale is made, warranty of title, or interest in any of the underground lines as shown or any matter stated above. The surveyor who has surveyed and located said underground lines has not properly located the underground utilities.
MORTGAGE LOCATION SURVEY
OF
2056 EAST 69TH STREET
CLEVELAND, OHIO
(P.P.N. 118-13-022)
Situated in the City of Cleveland, County of Cuyahoga, State of Ohio
and known as being part of Original One Hundred Acre Lot No. 335.

Adjacent C.L.F.
Encompasses Upon
Subject Property
0.5% to 0.6%

P.P.N. 118-13-009
Richard B. Cohen
04-08-1997
Vol. 97-03061 Pg. 20

Eastern Property
Debra Wilson & Darryl Johnson
06-18-2005
APN 200506180798

Parcel No. 1
Vacant Land
(No Buildings)

EUCLID AVENUE
(A PUBLIC RIGHT-OF-WAY)

East 69th Street
(FORMERLY EUCLID PLACE)
(A PUBLIC RIGHT-OF-WAY)

I HEREBY DECLARE THAT THE BUILDING SITUATED IN THE DESCRIBED REAL ESTATES ARE LOCATED ON AND WITH IN THE BOUNDARIES OF SAID PREMISES UNLESS SHOWN OTHERWISE. THIS SURVEY WAS NOT PERFORMED FOR THE PURPOSE OF ESTABLISHING BOUNDARY LINES, AND SHOULDN'T BE USED AS A BOUNDARY OR LAND SURVEY. THIS MORTGAGE LOCATION SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODES 4733-38 AND 4753-37.

Edward B. Dudley, III
P.S. No. 6747

May 08, 2008

First American Title Insurance Company
ORDER NUMBER NCS-351384-CLE

Edward B. Dudley, III
PRINCIPAL

RIVERSTONE
LAND SURVEYS - ENGINEERING - DESIGN
3818 NORTHEASTERN BOULEVARD
CLEVELAND, OHIO 44105
PHONE: 216-432-9180
FAX: 216-431-8580
WWW.RIVERSTONE.COM

06-160 ATA
Remaining Surveys
Available Soon
University Circle, Cleveland, Ohio

University Circle is unique worldwide for its concentration of leading cultural, educational, medical, and social service institutions. Each year more than 2.5 million people come to the Circle to work, learn, be entertained, and receive world-class health care.

With more than 50% of its residents between the ages of 15 and 30, University Circle is a young, diverse, and educated population that is growing significantly when compared to the city of Cleveland and Cuyahoga County.

<table>
<thead>
<tr>
<th>University Circle Resident Ages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5 2.98%</td>
</tr>
<tr>
<td>5 to 9  2.08%</td>
</tr>
<tr>
<td>10 to 14 1.7%</td>
</tr>
<tr>
<td>15 to 19 16.45%</td>
</tr>
<tr>
<td>20 to 24 25.24%</td>
</tr>
<tr>
<td>25 to 29 10.48%</td>
</tr>
<tr>
<td>30 to 34 5.64%</td>
</tr>
<tr>
<td>35 to 39 4.04%</td>
</tr>
<tr>
<td>40 to 44 3.17%</td>
</tr>
<tr>
<td>45 to 49 3.36%</td>
</tr>
<tr>
<td>50 to 54 2.89%</td>
</tr>
<tr>
<td>55 to 59 2.08%</td>
</tr>
<tr>
<td>60 to 64 2.42%</td>
</tr>
<tr>
<td>65 to 69 3.16%</td>
</tr>
<tr>
<td>70 to 74 2.93%</td>
</tr>
<tr>
<td>75 to 79 3.40%</td>
</tr>
<tr>
<td>80 to 84 2.96%</td>
</tr>
<tr>
<td>85 and up 5.03%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Population Trends</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area</strong></td>
</tr>
<tr>
<td>University Circle</td>
</tr>
<tr>
<td>Cleveland</td>
</tr>
<tr>
<td>Cuyahoga County</td>
</tr>
</tbody>
</table>
### Educational Attainment

<table>
<thead>
<tr>
<th></th>
<th>High School Graduate or More</th>
<th>Associate Degree or More</th>
<th>Bachelor’s Degree</th>
<th>Master’s Degree</th>
<th>Professional/Doctorate Degree</th>
</tr>
</thead>
<tbody>
<tr>
<td>University Circle</td>
<td>76.4%</td>
<td>39.9%</td>
<td>17.6%</td>
<td>10.7%</td>
<td>9.5%</td>
</tr>
<tr>
<td>Cleveland</td>
<td>69.0%</td>
<td>15.8%</td>
<td>7.9%</td>
<td>3.1%</td>
<td>1.5%</td>
</tr>
<tr>
<td>Cuyahoga County</td>
<td>81.6%</td>
<td>30.4%</td>
<td>15.7%</td>
<td>5.4%</td>
<td>4.2%</td>
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### Income

<table>
<thead>
<tr>
<th></th>
<th>Average Household Income</th>
<th>Mean Household Income</th>
<th>Average Family Income</th>
<th>Mean Family Income</th>
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<tbody>
<tr>
<td></td>
<td>$14,796</td>
<td>$28,232</td>
<td>$24,603</td>
<td>$41,130</td>
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### Income Breakdown (percentage)

<table>
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<tr>
<th>Income Range</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Less than $10,000</td>
<td>37.8%</td>
</tr>
<tr>
<td>10,000 to 19,999</td>
<td>17.5%</td>
</tr>
<tr>
<td>20,000 to 29,999</td>
<td>16.0%</td>
</tr>
<tr>
<td>30,000 to 39,999</td>
<td>10.4%</td>
</tr>
<tr>
<td>40,000 to 49,999</td>
<td>5.5%</td>
</tr>
<tr>
<td>50,000 to 59,999</td>
<td>3.2%</td>
</tr>
<tr>
<td>60,000 to 74,999</td>
<td>3.2%</td>
</tr>
<tr>
<td>75,000 to 99,999</td>
<td>3.1%</td>
</tr>
<tr>
<td>100,000 to 124,999</td>
<td>1.2%</td>
</tr>
<tr>
<td>125,000 to 149,999</td>
<td>0.6%</td>
</tr>
<tr>
<td>150,000 to 199,999</td>
<td>0.7%</td>
</tr>
<tr>
<td>Over 200,000</td>
<td>0.9%</td>
</tr>
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</table>

### Employment

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2005</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Jobs in University Circle</td>
<td>33,251</td>
<td>37,828</td>
</tr>
<tr>
<td>Total Payroll in University Circle</td>
<td>$822,673,285*</td>
<td>$846,419,028*</td>
</tr>
<tr>
<td>Average Wage in University Circle</td>
<td>$39,466*</td>
<td>$40,325*</td>
</tr>
</tbody>
</table>

*adjusted to 2005 dollars
University Circle Development

Project money completed within the last six years $287.2 million
Project money currently under construction $796 million
Project money to begin and finish within the next six years $2.3 billion

University Circle Education

Case Western Reserve University students 9,800
Cleveland Institute of Art students 650
Cleveland Institute of Music students 475
John Hay High School students 1,400
Cleveland School of the Arts students 750

University Circle Education Programs

Total number of programs 4
Students affected yearly 23,500
Students affected to date 1,500,000 (33 years)
Students that visit University Circle annually 150,000
Schools in the Cleveland School District 122
Students in the Cleveland School District 69,655

University Circle—Health Care

Three of the country’s best hospitals reside in University Circle with doctors who handle the daily challenges of medicine and provide innovative health care solutions to patients from around the world.

University Hospitals of Cleveland

- U.S. News and World Report ranked UH among the top 50 hospitals in 13 specialties.
• Rainbow Babies & Children Hospital is ranked #1 in the Midwest and #4 in the nation
• UH is beginning is minimally invasive Pediatric Surgery, which would set it as a nation leader in this revolutionary process
• Partnered with Case Medical Center, UH is pioneering a unique imaging technology with a company called CardioInsight Technologies, Inc. The technology allows physicians to diagnose and treat heart problems without an invasive procedure needed extensive surgery
• UH's Ireland Cancer Center is one of the top 25 centers in the nation, and is one of only 8 that has access to new drugs from the National Cancer Institute for clinical trials.

Cleveland Clinic
• Since opening its doors in February, 1921, the Cleveland Clinic has been changing the face of medicine with its innovations
• Cleveland Clinic is ranked one of the top three hospitals in U.S. News and World Report and the #1 heart center in the country
• Cleveland Clinic doctors have helped shape the modern era of heart care
  o Their first major contribution was the invention of coronary angiography in 1958. this made it possible to visualize coronary artery blockages and paved the way for the development of the interventional cardiology
  o The next milestone was the first coronary artery bypass operation
  o Developed and refined at the Cleveland Clinic beginning in 1968, coronary artery bypass has become the most common heart surgery in the world
  o Today, the Cleveland Clinic Heart Center continues this proud tradition of innovation, helping make the Cleveland Clinic Heart Center the top-ranked heart center in America
• Cleveland Clinic created CCF Innovations to leverage and increase the exceptionally innovative capacity of Cleveland Clinic doctors—a capability that started with its founding and continues today
• Cleveland Clinic’s CEO, Toby Cosgrove, an internationally renowned heart surgeon has 20 issued patents and numerous products on the market that have benefited tens of thousands of patients

Louis Stokes Veteran Affairs Medical Center
• Provides innovative care in the treatment of spinal cord injuries
• Installed a linear accelerator and an MRI scanner of diagnostic imaging
• Undergoing $200 million renovation and expansion that is adding an ambulatory care unit, an parking garage, and doubling the size of spinal cord unit
University Circle—Education and Research

From engineering experts to musical maestros to artistic geniuses, University Circle’s educational institutions prepare students for innovative performances.

Case Western Reserve University
- CWRU spends $1 million a day on research
- In 2006, CWRU was responsible for four start up companies, 174 invention disclosures, 37 licenses with $10.8 million revenue, and comprised of 20% of the state’s education research
- CWRU is in the top twenty of technology transfers as one of the fastest growing, and top ten in the matters
- In 1986, CWRU established a free public computer network, Freenet, that allowed a dial-in users Internet access. Freenet was the first of its kind and helped inspire an international trend
- In 1989, CWRU was the first campus in the world to use fiber optics to create a computer network (CWRUnet) linking all campus buildings and residence halls

Cleveland Institute of Art
- The Cleveland Institute of Art consistently ranks in the top ten colleges of art and design in the United States.
- One of the most graduates is Victor Schreckengost. Some of his innovative accomplishments include:
  - Founder of the country’s first industrial design schools at the Cleveland Institute of Art, which is one of the top three in the country
  - Taught more than 1,000 students during his 70 years as an educator
  - Innovator of many “firsts”
    - First mass produced American dinnerware
    - First cab-over-engine truck
    - First to “blind-weld” bicycles
    - First golf cart mower

Cleveland Institute of Music
- Internationally recognized conservatory founded in 1920
- Recognized for its Suzuki method of teaching through its Sato Center for Suzuki Studies
- Members of faculty include 38 current and 2 retired members of the Cleveland Orchestra
University Circle—Arts and Culture

In University Circle you can find the finest works of art, world renowned music, exclusive exhibits, exotic blooms, and more.

The Cleveland Orchestra
- The Cleveland Orchestra was founded in 1918 under the direction of Russian-American conductor Nikolai Sokoloff
- It is one of the top three orchestras in the world

The Cleveland Museum of Art
- Opened in 1916, the Cleveland Museum of Art is considered one of the top five art museums in the country
- More than 40,000 works of art ranging a 5,000 year timespan
- Currently undergoing a $258 million expansion project

Cleveland Museum of Natural History
- Major scientific research occurs at this collections-based museum, where more than 1 million specimens are housed in 11 disciplines
- Includes several notable discoveries including the earliest known hominid and the giant Cleveland Shale fish

Cleveland Botanical Garden
- Founded in 1930, it is the country’s oldest civic garden center
- Includes 10 acres of beautiful outdoor gardens
- Thousands visit on Memorial Day weekends

The Western Reserve History Society
- Cleveland’s oldest cultural institution founded in 1867
- One of the largest privately funded historical societies in the country
- Houses the oldest and most complete genealogical library in the country
MARKET OVERVIEW – NORTHEAST OHIO

LOCATION

The City of Cleveland encompasses over 77 square miles and is situated on the southern shore of Lake Erie. Cleveland’s relatively low cost of living, premier location along Lake Erie and the Cuyahoga River, excellent transportation systems, fiber-optic infrastructure and well-educated labor force are major factors that will continue to positively influence the area’s economic growth. Cleveland has experienced a rebirth over the past decade and continues to be the center of business between New York and Chicago.

The Greater Cleveland Metropolitan Area (“CMSA”) encompasses approximately 2.83 million people, making it the 18th largest metropolitan area in the United States. The CMSA totals over 3,600 square miles and includes eight counties: Lorain, Medina, Cuyahoga, Summit, Portage, Geauga, Lake and Ashtabula. Cleveland is the most populous metropolitan area in the state - although the CMSA encompasses less than 9 percent of the land area in Ohio, it contains nearly 25 percent of the state’s population.

Cleveland has grown into a cultural and entertainment center in the Midwest. Local attractions drawing visitors and residents to the city include the Cleveland Museum of Art, the Great Lakes Science Center, the Rock and Roll Hall of Fame and the new Maltz Museum of Jewish Heritage, as well as the state-of-the-art professional baseball stadium, Progressive Field. Located just minutes from downtown, University Circle is the heart of the city’s arts and cultural scene with over 500 acres of cultural, educational, science and medical facilities and home to the Cleveland Orchestra, recently declared “the best band in the land” by TIME Magazine. Cleveland is also home to the second largest performing arts center (second to New York City’s Lincoln Center) in North America, Playhouse Square, located in the heart of downtown. Cleveland has become a model for urban rebirth and development and was recently named one of the top 10 international visitor hotspots by Travel and Leisure magazine and the nation’s #2 destination for recreation, by Places Rated Almanac. The abundance of arts and entertainment attracts a steady stream of visitors and provides a high quality of life to residents.

Recently ranked as one of the ten best cities to do business by FORTUNE magazine, the Greater Cleveland area is the headquarters location for twelve Fortune 1,000 companies including National City Corporation, Key Bank, Progressive Insurance, Eaton and Parker Hannifin. Cleveland is also home to the original headquarters of Jones Day, one of the most established and largest law firms in the world. Because of Cleveland’s central location and number of canals and abundant rail service, manufacturing has historically been Cleveland’s main economic driver. With the largest concentration of Polymer companies in the U.S. (the world’s largest tire company, Goodyear Tire & Rubber Co., is headquartered approximately 40 miles south of downtown Cleveland in Akron) numerous automotive, fabricated metal and electrical equipment corporations, manufacturing continues to remain one of the region’s most significant economic drivers (20 percent of region’s workforce). However, the services sector has been expanding its presence with a growing number of transportation, health, insurance, commercial banking and financial companies coming to the area and now employs 42 percent of Cleveland’s workforce. The Cleveland metropolitan area has also emerged as a national leader in biotechnology and cell research led by Case Western Reserve, the Cleveland Clinic and University Hospitals of Cleveland.

Apart from its central location and high quality of life, Cleveland offers local and state incentives that continue to attract new companies to the city. Programs include tax credit programs and tax abatements for areas designated as “enterprise zones” and sales tax exemptions that are offered for research and development.
MARKET OVERVIEW – NORTHEAST OHIO

DEMOGRAPHICS

Located midway between New York and Chicago, Cleveland is in the center of America’s largest concentration of industrial and consumer markets. Cleveland is the nation’s 16th largest media market and the 18th largest MSA. The city is larger than St. Louis, Baltimore, and Tampa Bay.

<table>
<thead>
<tr>
<th>Metro Market</th>
<th>Rank</th>
<th>Est. Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boston-Cambridge-Quincy, MA</td>
<td>11</td>
<td>4,412,000</td>
</tr>
<tr>
<td>San Francisco-Oakland-Fremont, CA</td>
<td>12</td>
<td>4,150,000</td>
</tr>
<tr>
<td>Riverside-San Bernardino-Ontario, CA</td>
<td>13</td>
<td>3,900,000</td>
</tr>
<tr>
<td>Phoenix-Mesa-Scottsdale, AZ</td>
<td>14</td>
<td>3,870,000</td>
</tr>
<tr>
<td>Seattle-Tacoma-Bellevue, WA</td>
<td>15</td>
<td>3,200,000</td>
</tr>
<tr>
<td>Minneapolis-St. Paul-Bloomington, MN</td>
<td>16</td>
<td>3,140,000</td>
</tr>
<tr>
<td>San Diego-Carlsbad-San Marcos, CA</td>
<td>17</td>
<td>2,930,000</td>
</tr>
<tr>
<td>Cleveland-Akron, OH</td>
<td>18</td>
<td><strong>2,830,000</strong></td>
</tr>
<tr>
<td>St. Louis, MO-IL</td>
<td>19</td>
<td>2,780,000</td>
</tr>
<tr>
<td>Baltimore-Towson, MD</td>
<td>20</td>
<td>2,660,000</td>
</tr>
<tr>
<td>Tampa-St. Petersburg-Clearwater, FL</td>
<td>21</td>
<td>2,650,000</td>
</tr>
<tr>
<td>Pittsburgh, PA</td>
<td>22</td>
<td>2,390,000</td>
</tr>
<tr>
<td>Denver-Aurora, CO</td>
<td>23</td>
<td>2,340,000</td>
</tr>
</tbody>
</table>

Greater Cleveland’s commitment to education, research and development is evidenced by the large number of colleges and universities in the area along with the passage of the Cleveland school bond in 2001, raising an estimated $835 million to develop and maintain area schools. A total of 22 colleges and universities are located within 30 miles of Downtown Cleveland, including Case Western Reserve University, Cleveland State University, Baldwin Wallace College, John Carroll University, Kent State University and the University of Akron.

ECONOMY

Cleveland’s economy has been fueled by a diversifying economic base that includes a wide range of high growth industries including high-tech, chemical, healthcare, biotech and computer-related industries. The area’s dependence on the manufacturing sector has diversified over the past three decades, and despite the losses in the traditional manufacturing base, the manufacturing output is still above the numbers from the early 1990s. In addition, the services industries, healthcare and government sectors have emerged as major growth forces. Service jobs now comprise approximately 30 percent of area employment while manufacturing jobs account for 14 percent. Other sectors poised for rapid growth include finance, insurance, and real estate (F.I.R.E.), telecommunications, electronics and healthcare.

Throughout it’s history, Cleveland has been known as a center of manufacturing excellence. In recent times, the city’s traditional driver industries in the manufacturing sector have been bolstered by a major influx of biomedical investment. This fast-growing industry cluster, comprising manufacturers of medical devices and supplies and biotechnology firms including their suppliers, grew at an extraordinary rate of over 30 percent
MARKET OVERVIEW – NORTHEAST OHIO

since 2000. Northeast Ohio’s three biggest medical research institutions are moving forward in the
development of a "biopark" for businesses and research facilities. Case Western Reserve University has
selected a Cleveland-based development firm to establish the Cleveland Biotechnology Park. The park,
dubbed the "West Quad," will provide a site for start-up businesses, expanding companies, research facilities
and collaborative efforts of Case Western Reserve University, University Hospitals of Cleveland, the
Cleveland Clinic Foundation and others.

Greater Cleveland is a corporate center where national and multinational corporations are developing from
the region’s strong, diversified economy. The Cleveland MSA is headquarters for many of the nation’s major
industrial corporations and leading service corporations in transportation, insurance, utilities, commercial
banking, and finance. There are 20 companies headquartered in the Cleveland/Akron area with annual
revenues of over $1 billion each, ten of which are Fortune 500 Companies.

EMPLOYMENT

Greater Cleveland’s unemployment rate is slightly above the national rate, in large part due to the loss of
manufacturing jobs in the region. The workforce in manufacturing and service providing sectors has declined
which has negated the continued growth in healthcare and the educations sectors. The unemployment rate is
currently 5.6 percent.

<table>
<thead>
<tr>
<th>Largest Area Employers – Non-Government</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
</tr>
<tr>
<td>Cleveland Clinic</td>
</tr>
<tr>
<td>University Hospitals</td>
</tr>
<tr>
<td>Progressive Corporation</td>
</tr>
<tr>
<td>KeyCorp</td>
</tr>
<tr>
<td>Giant Eagle Inc.</td>
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<tr>
<td>National City</td>
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<td>MetroHealth</td>
</tr>
<tr>
<td>Case Western Reserve University</td>
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<tr>
<td>Summa Health System</td>
</tr>
<tr>
<td>Akron General Health System</td>
</tr>
<tr>
<td>Kent State University</td>
</tr>
<tr>
<td>Group Management Services</td>
</tr>
<tr>
<td>Goodyear Tire &amp; Rubber</td>
</tr>
<tr>
<td>Sherwin Williams</td>
</tr>
<tr>
<td>Kraftmaid Cabinetry</td>
</tr>
<tr>
<td>Lincoln Electric</td>
</tr>
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CURRENT DEVELOPMENTS

Euclid Avenue Corridor - In October of 2004, work began on the $168 million, 6.7 mile-Euclid Corridor-
Transportation Project running along Euclid Avenue from the Central Business District to University Circle.
The goal of the project is to improve transit service, as well as support increased development along Euclid
Avenue. The project will provide shorter travel times along Euclid Avenue and linkages with other Regional
Transit Authority services for better access to work, home, medical, educational, and cultural centers in
Greater Cleveland. The project will be completed in 2008.
One primary catalyst in the rejuvenation of Euclid Avenue is the East 4th Street project. On the surface, this narrow, quirky street is simply a connector between Euclid Avenue and Prospect Avenue. However, it has already begun the evolution to a 24-hour live-work entertainment district. Since 2000, Euclid Avenue has generated about $600 million dollars in economic development including East Fourth Street, the Statler Apartments and the Old Arcade, which houses the Hyatt Hotel. In November of 2004, House of Blues held its Grand Opening after redeveloping the former Woolworths department store into a new club with doors opening on both East 4th Street and Euclid Avenue. Other recent additions to East 4 include the Corner Alley and E 4th Street Bar and Grill, a 16 lane bowling alley, complete with a Martini Bar. Lola re-opened on E 4th street, owned by the newest “Iron Chef”, Michael Simone. Other entertainment venues include Pickwick & Frolick, Hillarities comedy club, a new jazz bar and Mexican restaurant and will soon be joined by a Mediterranean restaurant, and a pizza shop.

The Euclid Avenue Corridor project will change the physical layout of the thoroughfare. Currently a four-lane road open to public traffic, will be transformed with a dedicated Bus Rapid Transit lane that connects downtown to East Cleveland. The area between Public Square and Playhouse Square would also be reconfigured to include sidewalk cafes, street kiosks designed to promote outdoor dining and other like vendors.
SIGNIFICANT CLEVELAND MILESTONES

Since the late 1980’s there have been many major developments that have fueled Cleveland’s strengthening economy. There have been significant investments in high profile downtown facilities, an area that has received over $1 billion in improvements over the past twenty years. Following are some brief highlights of the major developments that have rejuvenated downtown Cleveland.

<table>
<thead>
<tr>
<th>Project</th>
<th>Overview</th>
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</thead>
<tbody>
<tr>
<td>Gateway District</td>
<td>The Gateway sports complex which includes Progressive Field (formerly Jacobs Field), a 42,000-seat baseball stadium, and Quicken Loans Arena (“The Q”), a 20,500 seat indoor basketball arena and home of the Cleveland Cavaliers. The success of the sports complex has sparked abundant housing and restaurant developments in the surrounding area.</td>
</tr>
<tr>
<td>North Coast Harbor</td>
<td>Development on the City’s lakefront included: 1) the Rock-N-Roll Hall of Fame, 2) the Great Lakes Science Center, and 3) the Cleveland Browns Stadium.</td>
</tr>
<tr>
<td>Warehouse District</td>
<td>The renovation of many of this area’s historic buildings has transformed the Warehouse District into a lively neighborhood featuring loft apartments, specialty retail shops, restaurants, galleries and offices.</td>
</tr>
<tr>
<td>Playhouse Square</td>
<td>The revitalization of this neighborhood began with the renovation of Playhouse Square Center, North America’s second largest performing arts center.</td>
</tr>
</tbody>
</table>

PLAYHOUSE SQUARE

Playhouse Square is Cleveland's original theater district, located between the financial district and Cleveland State University. The district includes four restored theaters, which showcase entertainment ranging from Broadway musicals to concerts, ballet and opera. A fifth theater, The Hanna, is now also slated for renovation. The district includes the Palace, Ohio, State, and Allen Theatres. This 9,000 seat performing arts center, makes Cleveland home to the second largest theatre district in the nation. Idea Center, another recent acquisition, is the broadcast home for WVIZ/PBS and 90.3 WCPN ideastream, also housing performing arts productions of the Playhouse Square Foundation Arts Education Department as well as collaborative and organization-specific educational initiatives.
GATEWAY DISTRICT

One of Cleveland’s most significant developments was the $435 million Gateway sports complex, one of the nation’s most modern sports and entertainment centers. The complex includes Progressive Field, a 42,000-seat baseball stadium that is home to the Cleveland Indians and Quicken Loans Arena (The Q), a 20,500-seat arena that is home to the Cleveland Cavaliers.

The success of the sports complex has spurred numerous housing and restaurant developments in the area. Renovations of the Buckeye Building were completed in January 1996, making it the first apartment development in the Gateway neighborhood. From 1995 to present, 22 new restaurants and six new hotels were either opened or are currently planned for the Gateway neighborhood and this growth is projected to continue, just two blocks from the Property.

NORTH COAST HARBOR

Located on the City’s lakefront, North Coast Harbor has also experienced significant development including the Rock-N-Roll Hall of Fame, a $45 million, 150,000 square foot museum, which brought new life to the lakefront. The museum attracts more than 500,000 visitors each year. It is the nation’s largest facility dedicated to honoring and commemorating the history of Rock-N-Roll. Additionally, the Great Lakes Science Center, a $65 million development, sits adjacent the Hall of Fame Museum and boasts the largest Omnimax projection system in the world. The Center encompasses 165,000 square feet of display space, has more than 350 interactive science, environmental and technology exhibits, and an ongoing series of traveling exhibits.

Assisting in the revitalization of the North Coast Harbor District of downtown was the completion of Cleveland Browns Stadium in 1997. This $315 million stadium has a seating capacity of 72,000 and is home field to the Cleveland Browns football team.

Transportation to these attractions is readily accessible with the Regional Transit Authority’s Waterfront rail line, which can transport visitors from downtown hotels, meeting facilities, and major shopping venues, to the Flats Entertainment District and North Coast Harbor attractions.

WAREHOUSE DISTRICT

The Warehouse District was one of the first neighborhoods to experience the effects of the new Downtown redevelopment and revival. The first residents to this area were considered the “Pioneers” in the 1980s and starting the wave of new downtown developments.
MARKET OVERVIEW – NORTHEAST OHIO

housing. In 1982, the district was designated a National Historic Landmark. The renovation of many of this area’s historic buildings has transformed the Warehouse District into a lively neighborhood. Currently, the Warehouse District has over 25 restaurants, cafes, bars, and clubs; five galleries, over ten specialty shops, and over 24 buildings designated for commercial and residential use. More than 13 apartment and condo buildings provide over 2,000 residential units.

LAKE ERIE

One of Cleveland’s greatest assets is Lake Erie, the 4th largest lake in the United States and the 12th largest lake in the world. Lake Erie is over 240 miles wide. The CMSA extends 100 miles along Lake Erie’s southern shore and more than 40 miles inland. In addition to Lake Erie’s vital role in Cleveland’s economy and transportation systems, the lake provides an abundance of recreational activities for the area’s residents.

TRANSPORTATION

The Greater Cleveland area is the beneficiary of easy access to numerous major interstates including Interstate 71 (I-71) and Interstate 77 (I-77) all which originate in Cleveland and continue south to Florida. Interstate 80 (Ohio Turnpike) is the major East-West highway connecting New York with San Francisco. Interstate 90 (I-90) passes through downtown Cleveland and is another major East-West highway connecting Boston and Seattle. Interstates 480 and 271 circle the suburban area of Cleveland and connect the major highways for easy access to all other major interstates, as well as downtown Cleveland. Finally, Route 2 follows the Lake Erie shoreline through Cleveland with several exits to access downtown. Additionally, I-271, I-480 and I-490 connect the major highways to most of Cleveland’s suburbs.

AIRPORTS

Cleveland Hopkins International Airport is a major economic influence in the area, with nearly 700 domestic and foreign departures and arrivals daily. Continentals recently announced an expansion to their hub in Cleveland, in order to relieve congestion in other hubs such as Newark New Jersey. With Continental’s non-stop daily service from Cleveland to London and their recent addition of non-stop service to Paris, Cleveland Hopkins is truly an international airport. Seventeen major airlines, as well as sixteen commuter carriers serve the airport. It is also a hub of Continental Airlines and a mini-hub for U.S. Airways. Hopkins Airport has experienced a substantial increase in passenger activity over the last three years. In 2006, according to the City of Cleveland Department of Port Control, it is estimated that there were more than 12 million total passenger movements, up 6.4 percent from the 2004 level. Cleveland Hopkins International Airport is in the midst of an ongoing $1.5 billion expansion and renovation program, which is centered on a new parallel runway that facilitates electronically aided, simultaneous take off and landing operations. This runway became operational in early 2004. As well as this new runway, the masterplan has also included enhancements to the terminal, improved signage, parking garages and roadways. A new de-icing facility and a maintenance center were also commissioned in 2002.

Burke Lakefront Airport, located in downtown Cleveland primarily serves corporate jets and air taxi services, although discussions are underway regarding the return of commercial air traffic on a limited basis. Also, Burke is the location of the annual Cleveland National Airshow and The Cleveland Grand Prix, a Champ car race.
RAIL AND PORTS

Three rapid transit systems serve the Greater Cleveland area with over 33 miles of track. Downtown Cleveland is also served by 89 Regional Transit Authority Bus Routes. Cleveland was the first, and is still one of the few cities in the United States to provide a transit line that runs from the airport to the Downtown area.

The Port of Cleveland is the largest overseas general cargo port on Lake Erie and the third largest port on the Great Lakes. Over 900 ships enter the port each year to conduct business both nationally and internationally. Including commerce into the port, Cleveland handles over 14 million tons of cargo annually.

The nation’s three major railroads - Conrail, Norfolk and Southern Corp. and CSX Corp. - link the region and move cargo across the center of America’s largest concentration of industrial and consumer markets. In addition, Amtrak stations located in Downtown Cleveland and Elyria, just to the west of the city, provide passenger rail service to cities such as Boston and Chicago.
The goal of the Euclid Corridor Transportation Project is to improve transit service, as well as support increased development along Euclid Avenue. The project will provide shorter travel times along Euclid Avenue and linkages with other RTA services for better access to work, home, medical, educational, and cultural centers in Greater Cleveland.

The project supports:

- A Rapid Transit System from Public Square in downtown Cleveland to the Stokes Rapid Transit Station at Windermere in East Cleveland
- Construction of the St. Clair/Superior Avenue Transit Zone.

**Rapid Transit System**

The Rapid Transit System will connect the central business district (the region's largest employment center) with the University Circle area (the second largest employment center) and major cultural, medical and educational districts. The idea of the Rapid Transit System is to provide the quality of rail transit, while benefiting from the flexibility of buses.

Euclid Avenue will be served by a unique, aerodynamic, 62 foot Euclid Corridor Vehicle (ECV), which will be quiet and environmentally friendly. Currently, the proposed vehicle is a diesel-electric bus, similar to ones that currently operate in Europe. The vehicles use a low-sulfur diesel motor to power smaller electrical engines mounted near the wheels of the vehicle.

The Euclid Corridor Vehicle (ECV) will operate in an exclusive center median busway beginning in Public Square, then transition to the curb at University Circle, where they will continue into neighboring East Cleveland. There, the buses will serve one of RTA's most highly used facilities, the Stokes Rapid Transit Station at Windermere.

Construction of the Rapid Transit System began in 2005 and is expected to be operational by the end of 2008.

The project will involve a complete building-face-to-building-face reconstruction of Euclid Avenue between Public Square and University Circle that includes:
• Exclusive bus lanes;
• One lane in each direction for auto traffic;
• Pedestrian zone enhancements which encourage transit usage (new sidewalks, passenger shelters at center median stations, pedestrian lighting, street trees and tree lawns)
• Roadway reconstruction and design to create consistent curb lines and numbers and widths of travel lanes, upgraded street lighting, and crosswalks at intersections designed to clearly identify pedestrian zones;
• Traffic signal equipment installation on Euclid Avenue and on intersecting streets, as necessary, to provide priority to GCRTA vehicles operating on Euclid Avenue.
• The elimination of on-street parking and relocation of loading zones where possible, and installation of pedestrian and vehicular signage to clearly identify the availability of transit service;
• Minor modifications between University Circle and the Stokes Station at Windermere in East Cleveland through coordination with the proposed Euclid Avenue rehabilitation project in East Cleveland.

Transit Zone

The design and construction of a transit zone proposed to provide expanded, highly visible bus operations in the Downtown Central Business District (CBD) and to provide convenient transfers between cross-town bus routes for regional travel. The transit zone is composed primarily of St. Clair and Superior Avenues. Several other streets—E. 12th, E. 13th, E. 17th (south of Euclid only), E. 18th, E. 21st and E. 22nd, will route the buses onto either St. Clair or Superior. The improvements included in the transit zone are:

• Segments of exclusive bus lanes;
• Enhancements to the pedestrian zones to encourage transit usage, including passenger shelters and pedestrian signage to provide greater visibility and information to transit riders;
• Modifications to roadways and traffic regulations to relocate loading areas and eliminate on-street parking.

Separate Project - East Side Transit Center

The East Side Transit Center is not part of the RTS component, however, it will be constructed in connection with the ECTP. It is slated for the northwest corner of East 21st Street and Prospect Avenue across from the Cleveland State University Convocation Center, will provide layover space for West Side buses coming to and leaving downtown. The Center will allow from 12 to 16 buses to lay over at one time. Up to 100 vehicles will pass through it at peak hours.
While the Transit Center will offer safe and comfortable waiting amenities, it will also provide retail opportunities through a possible joint development agreement.

**Euclid Corridor Transportation Project - Goals**

**Improve Service to GCRTA Customers by Increasing Transit System Efficiency**

- Provide significant travel time savings for transit travelers utilizing the Euclid Avenue.
- Reduce congestion in and adjacent to the Euclid Corridor by providing a more efficient roadway and bus distribution system.
- Make rail transit stations along the Eastern portion of the Red Line more convenient and accessible to centers of employment and population.

**Promote Concurrent Long-term Economic and Community Development and Growth In and Adjacent to The Euclid Avenue Corridor**

- Focus private economic development activities by instituting policies that encourage investment and development around transit facilities.
- Provide reliable and regularly scheduled public transportation service to and from destinations along the Euclid Avenue Corridor and in surrounding neighborhoods.

**Improve Quality of Life for Those Visiting, Working or Living In The Euclid Avenue Corridor**

- Increase the livability of the pedestrian environment by creating a place for more community activities through improved streetscape, amenities and public safety enhancements.
- Improve regional access to employment, medical, educational, and cultural centers both in and adjacent to the Euclid Avenue Corridor.
- Improve regional air quality by replacing diesel buses with clean air vehicles, and reducing traffic congestion.

**Euclid Corridor Transportation Project - FAQ**

**What are some of the benefits of the project?**

- More efficient transit service and travel time savings along Euclid Avenue.
- Improved access between Downtown Cleveland and University Circle.
- Increased pedestrian safety.
- Improved streetscapes including public art, new lighting, landscaping, and passenger stations.
- Increased service frequency.

**What are the components of the Euclid Corridor Transportation Project (ECTP)?**
- A Downtown Transit Zone with exclusive and reserved bus lanes on St. Clair and Superior Avenues.
- Bike lanes from Cleveland State University to Case Western Reserve University.

**What is the Euclid Corridor Vehicle (ECV)?**

The proposed ECV will be an environmentally friendly diesel-electric vehicle that is approximately 62 feet long and has rubber tires. It will operate using clean burning low sulfur fuel and meet all EPA standards. The ECV will resemble many modern high-speed trains used throughout the world.

**What is the route of the ECV?**

The vehicles will travel from Public Square in Downtown Cleveland along Euclid Avenue to the Stokes Rapid Transit Station at Windermere in East Cleveland, with approximately 36 stations along the route. More than nine miles of roadways will be rehabilitated, including 6.7 miles on Euclid Avenue.

**What is a Rapid Transit System (RTS)?**

- Exclusive vehicle lanes for the ECV.
- Fast loading/unloading low-floor vehicles, which are ADA accessible.
- Efficient transit service through off-board fare collection
- Increased frequency service

**Where will the East Side Transit Center be located?**

The East Side Transit Center would be located near the CSU Convocation Center near East 21st Street and Prospect Avenue. This will allow RTA customers to wait and transfer to and from various transit routes in a clean, safe, and climate-controlled environment.

**How will Euclid Avenue look different?**

Imagine Euclid Avenue as a transit-friendly, tree-lined street, served by environmentally friendly vehicles. Euclid Avenue will have new sidewalks, a tree lined raised median, new bus stations, pedestrian lighting, and bike paths between Cleveland State University and Case Western Reserve University.
Reserve University. These improvements will help to re-establish the attractiveness and importance of the many cultural and historical sites along Euclid Avenue.

**What will it cost to ride?**

The cost to ride on the vehicle will be comparable to current bus fares on Route 6 along Euclid Avenue.

**How would current RTA bus service change as a result of the project along Euclid Avenue?**

The new vehicles will replace the existing Route 6 buses on Euclid Avenue from Public Square to the Stokes Rapid Transit Station at Windermere. Regular motor coach buses would operate along Euclid Avenue east of the Stokes station.

The only additional changes to the existing bus routes will be as a result of the Transit Zone along Euclid Avenue between Public Square and East 17th Street. Routes 7, 9, and 32 will be diverted to the St. Clair/Superior Downtown Transit Zone via north-south streets, instead of continuing along Euclid Avenue to Public Square.

**What is the ECTP Timeline?**

1997-2000 – Systems Planning and Conceptual Engineering  
2000-2001 – Preliminary Engineering and Environmental Review  
2002-2005 - Final Design  
2005-2008 – Construction  
Mid 2008 – Daily Rapid Transit Service

**What is being done to protect historic structures along the Euclid Corridor?**

As part of the environmental planning process, over 500 buildings along Euclid Avenue from Public Square to East Cleveland have been surveyed. RTA has worked with the Ohio Historic Preservation Office (OHPO) to ensure that all historic structures were properly identified and evaluated.

**Are there any archaeological sites within the Euclid Corridor?**

GCRTA is working with the Ohio Historic Preservation Office to develop a predictive model that will be used to identify, test and evaluate archaeological resources that may be affected by the project.
Euclid Corridor Transportation Project - Current Funding Allocation

$82.2 million from the Federal Transit Administration

$50 million from the State of Ohio

$17.6 million from GCRTA

$8 million from the City of Cleveland

$10 million from NOACA

$0.6 million from FTA Rail Mode

Total: $168.4 million project