

CUYAHOGA  
LAND  
BANK



## Demolition

# Demolition



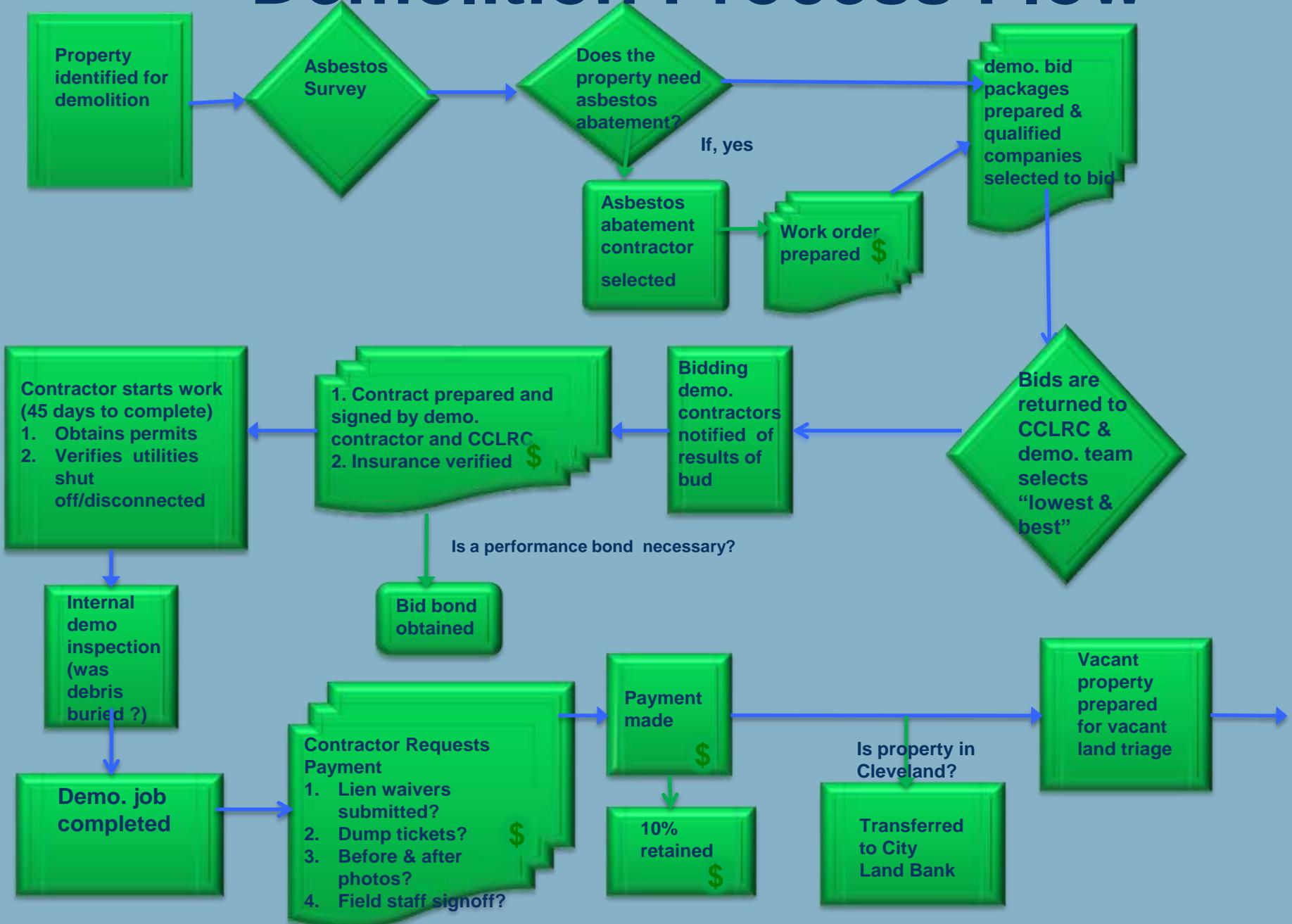
# Demolition

- **Total Demolitions to date:** **434**

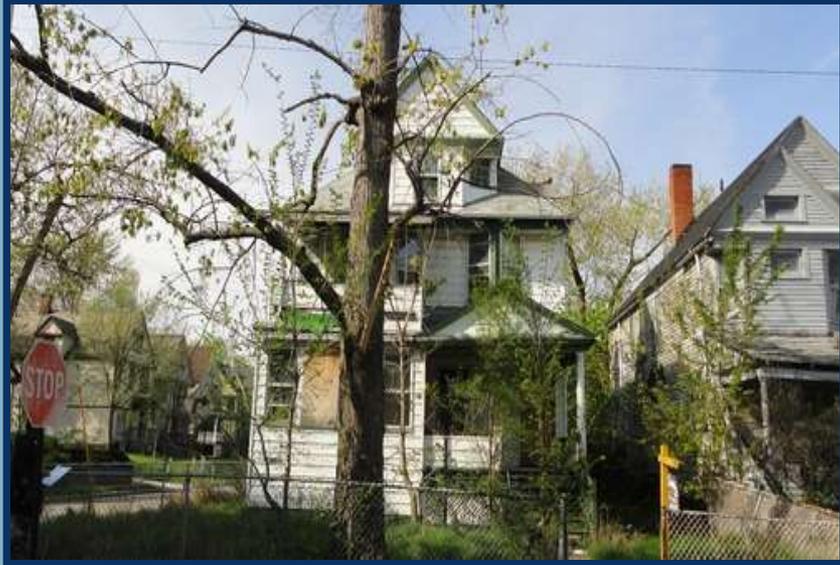
## **Sources**

- **BOR/Tax Foreclosure**
- **Fannie Mae**
- **Forfeiture**
- **HUD**
- **Municipality**
- **Other**
- **Private**
- **REO**

# Demolition Process Flow



# 1838 Wellesey St.





The City of East Cleveland  
*'Home of John D. Rockefeller - The World's First Billionaire'*



Date: June 23, 2011

VHB Properties  
4052 Eagles Nest Ln  
Danville, CA 94506

Re: NOTICE OF PUBLIC NUISANCE  
Address: 1838 Wellesley St EAST CLEVELAND, OH 44112  
Parcel: 672-20-029

You are hereby notified that The East Cleveland Building Inspector and Fire Chief find that a **PUBLIC NUISANCE** exists on the above referenced property, and that the nature thereof is such as require its **ABATEMENT** pursuant to The East Cleveland Codified Ordinance Section 1313.06

Please see enclosed attachment that details the extent of the public nuisance found on your property

UNLESS YOU, THE OWNER, CAUSE THE NUISANCE TO BE ABATED WITHIN **THIRTY (30) DAYS** OF THE SERVICE OF THIS NOTICE THE CITY OF EAST CLEVELAND WILL ABATE THE NUISANCE BY DEMOLITION AT YOUR EXPENSE.

IF YOU WISH TO APPEAL THIS FINDING, YOU MUST DO SO IN WRITING **WITHIN SEVEN (7) DAYS** AFTER RECEIPT OF THE THIS NOTICE REQUESTING A HEARING ON THE QUESTION OF WHETHER A PUBLIC NUISANCE EXISTS WITH THE.

Director of Community Development  
C/O Nuisance Abatement Board  
14340 Euclid Avenue, Room 222  
East Cleveland, Ohio 44112  
Phone (216) 681-2415 Fax (216) 681-2386

(Codified Ordinance 1313.07 (c) — (d))

**YOUR EARLIEST REPLY IS WARRANTED.**

  
\_\_\_\_\_  
Joe Mazzola, Director of  
Community Development

  
\_\_\_\_\_  
Douglas Zook, Fire Chief

xc: file



# ACQUISITION ASSESSMENT

Property Address: **1838 Wellesley St**  
**East Cleveland, OH 44112**  
 Permanent Parcel Number: **672-20-029**

Source: **Other**

Neighborhood: **East Cleveland**      NSP2 Area: **East Cleveland**

Bldg \_\_\_\_\_ of **1**

Reviewer's Name: **Marvin Stover**

Date of Site Visit: **May 6, 2011**

Is the property occupied?  Yes  No  
 (if yes, give information on the occupant)

Market Value: **\$80,300**      Zillow:

## Site Data

Structure  
 Type (Field Verify): **Two family**  
 Style: **Colonial**  
 Year Built: **1908**  
 Sq.Ft. (Structure): **2118, 2 units**  
 Sq.Ft. (Basement): **1152 S.F.**  
 Bedrooms/Baths/ 1/2 Baths: **5/2/0**  
 Lot Size: **40' X 130' (5,200 S.F.) - Rectangular**  
 Garage: **420 S.F. - Detached**

Describe Street Characteristics:

Property Status:  
 Secured or     Unsecured  
 No Access to Interior  
 Boarded  
 Winterized     Vandalized  
 Hazardous Conditions (list):  
**There is a tree that has fallen on the garage and needs to be removed.**



## Structural Evaluation

Exterior (Describe General Conditions)  
Roofing: **Three tab that needs replaced**  
 Multiple Roof Layers     Missing/Deteriorated Shingles  
 Missing/Deteriorated Fascia & Soffits

Siding (Condition): **Fair condition**  
 Aluminum     Vinyl     Wood     Transite  
 Brick     Other

Windows (Condition): **Needs replaced**  
 Original Dbl. Hung     Replacement Windows     Missing

Porches:  
 Deteriorated Deck     Deteriorated Columns     Bad Steps  
 2-Story Porches

Basement: **Basement walls need some repairs and then repainted.**  
 Cracks     Water in Basement     Mold on walls  
 Structural Defects:

Mechanicals:  
 HVAC: **Needs new furnace**  
 Furnace Missing     Newer Furnace  
 Outdated System     A.C.

Electrical: *Panel has been damaged and is in need of replacement as some wires have been removed also.*  
 Newer Panel     Outdated System

Plumbing: **Water lines missing**  
 Missing Supply Lines     Updated Drain System

Driveway:  
**Concrete is in fair condition**

Interior Walls, Ceilings & Flooring:  
**Ceiling and walls are in poor condition with many placed to repair.**

Garage:  
**Two car garage and with no access.**  
 Secured     Unsecured     Insufficient room for garage

Kitchen/Baths:  
**Both kitchens and bath need replaced in both apartments.**

## Recommendation

Additional Review       Demolition

**Summary:**  
**With the amount of money for the kitchens and baths with all the mechanicals this house needs to be torn down.**



# Asbestos Survey Report

Prepared For  
Cuyahoga County Land Reutilization Corporation  
323 W. Lakeside Ave., Suite 160  
Cleveland, OH 44113  
Phone: 216-368-5658  
Fax: 216-698-8972



**Project Location:** 1838 Wellesley St, East Cleveland, OH 44112  
**Parcel Number:** 672-20-029  
**Building Description:** 2 1/2 Story, Frame, Two Family Home  
**Year Built:** 1908  
**Approximate SF:** 2118 S.F.  
**Date Assigned:** June 15, 2011 by Damian Borkowski

**Prepared By:** Eric Witherspoon  
**Title:**  
**Company Name:** Arick's Environmental Management Services  
**Address:** 19718 Kings Highway, Warrensville Hts, OH 44122  
**Phone, Fax:** 216-751-2118 Fax: 216-767-1460  
**E-mail:** Aemsinc19718@aol.com

### CCLRC Asbestos Survey Price Schedule

The price agreement will be in effect from the time of contract signing to, December 31, 20\_\_\_. Prices are as follows:

<u>Building Size</u>	<u>Price</u>
1-3 family	\$525 each
1-3 family (2 on one lot)	\$400 each
4-6 units	\$1000 each
Commercial/Mixed Use	\$ negotiated

### CCLRC Asbestos Abatement Price Schedule

#### **PROJECT PRICES:**

The prices for asbestos abatement work, which is the clearance, removal and disposal of the hazardous materials as prescribed herein and defined below: The price agreement will be in effect from the time of contract signing to, \_\_\_\_\_ 20\_\_.

Material	Measurement	Price
ACM Tape	If $\leq$ 30 SF	\$300.00
	31-40 SF	\$400.00
	41-50 SF	\$500.00
	51 - 100 SF	\$750.00
Air Cell TSI	If $\leq$ 20 LF	\$200.00
	21-30 LF	\$250.00
	> 31 LF	\$8.00/LF
Glazing Abatement	Per Window	\$35.00
	Per Board Up	\$25.00
Transite Shingle	Per SF-exposed	\$1.25
	Per SF-under siding	\$1.75



**OHIO ENVIRONMENTAL PROTECTION AGENCY  
NOTIFICATION OF DEMOLITION AND RENOVATION**

PPN:672-20-029

Page 1 of 2

Operator Project #	Postmark	Date Received	Notification #				
<b>I. Type of Notification</b> (check one): <input type="checkbox"/> Original <input type="checkbox"/> Revised <input type="checkbox"/> Canceled							
<b>II. Facility Description</b> (include building name, number, and floor or room number)							
Building Name: <u>Vacant Residential Property Two family</u>							
Address: <u>1838 Wellesley St</u>							
City: <u>East Cleveland</u>		State: <u>OHIO</u>	Zip Code: <u>44112</u> County: <u>CUYAHOGA</u>				
Site Location (specific): _____							
Building Size (square feet): <u>5,200</u>		# of Floors: <u>2</u>	Age in Years: <u>103</u>				
Present Use: <u>Vacant</u>		Prior Use: <u>Residence Two Family</u>					
<b>III. Type of Operation</b> (check one): <input checked="" type="checkbox"/> Demo <input type="checkbox"/> Ordered Demo <input type="checkbox"/> Renovation <input type="checkbox"/> Emergency Renovation <input type="checkbox"/> Fire Training							
<b>IV. Is Asbestos Present?</b> (check one): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
<b>V. Facility Information</b>							
Owner Name: <u>Cuyahoga County Land Reutilization Corporation (Owner / Agent)</u>							
Address: <u>323 W. Lakeside Ave, Suite 160</u>							
City: <u>Cleveland</u>		State: <u>Ohio</u>	Zip Code: <u>44113</u>				
Contact: <u>Jim Maher, Field Service Supervisor</u> Telephone: <u>(216) 698-8791</u> Fax: <u>(216) 698-8972</u>							
Removal Contractor Name: <u>A &amp; D Contracting, LTD.</u> License # <u>AC1865</u>							
Address: <u>3620 Pearl Rd</u>							
City: <u>Cleveland</u>		State: <u>OH</u>	Zip Code: <u>44109</u>				
Contact: <u>Jane A. Wolf</u> Telephone: <u>(216) 749-8600</u> Fax: <u>(216) 749-8610</u>							
Other Operator (demolition/general): <u>Lightning Demolition</u> License # _____							
Address: <u>3300 E 87 St.</u>							
City: <u>Cleveland</u>		State: <u>OH</u>	Zip Code: <u>44127</u>				
Contact: <u>Bob Deskins</u> Telephone: <u>(216) 883-0017</u> Fax: <u>(216) 883-0024</u>							
<b>VI. Procedure, including analytical methods, employed to detect the presence of and to estimate the quantity of RACM and Category I and Category II nonfriable ACM:</b>							
<u>Bulk sampling and testing by PLM EPA methods of analysis.</u>							
Ohio Asbestos Hazard Evaluation Specialist: _____							
Name		Certification #					
<b>VII. Approximate Amount of Asbestos Materials:</b>							
	RACM to be Removed	Nonfriable Asbestos Material to be Removed		Nonfriable Asbestos Material NOT to be Removed			
		Category I	Category II	Category I	Category II		
Pipes (linear feet)							
Surface Area (square feet)							
Facility Components (cubic feet)							
<b>VIII. Scheduled Dates Demolition or Renovation:</b> Start: _____ Complete: _____							
<b>IX. Dates for Asbestos Removal (MM/DD/YY)</b> Start: _____ Complete: _____							
Days of the Week:	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Hours of Operation:							
Complete all unshaded spaces, except demolitions which involve less than 260 linear feet, 160 square feet, or 35 cubic feet of RACM, need not complete spaces XI, XII, XIII, XIV, and XV. Notifications for Emergency Demolition or Emergency Renovation must supply attachments.							

**EXHIBIT B: DEMOLITION SPECIFICATIONS****DEMO SET 1108B-EC-10**

1838 Wellesley St  
 East Cleveland, OH 44112  
 PPN: 672-20-029

Property Type: **Two Family Dwelling**

Lot Dimensions: **40' X 130'**

Building Size: **2118 S.F.**

Basement Size: **1162 S.F.**

Garage Size: **420 S.F. - Detached**

Please fill in a price below where dollar signs are included. Provide all necessary labor and material to complete the following scope of work. Notify CCLRC if any unique site conditions require immediate discussion.



1. Demolish house and all ancillary structures on property such as garages, and sheds, and all paved surfaces including driveways, service walks and patios, unless otherwise noted. Haul debris to an appropriate landfill. All structural elements, including basement walls and floor, are to be removed unless otherwise noted.

\$ \_\_\_\_\_

2. Foundation: Remove all unless portions of foundation are needed to support neighbor's driveway, sidewalk, or adjacent structure. If portions of the foundation are left to support an adjacent structure, the foundation should be removed to at least 18 below finished grade.

3. Existing Pavement Conditions: Remove apron and install lawn per Item 6 below. Curbs at this site WILL NOT be replaced under this contract. Retain City sidewalk in its current condition unless a repair is specified. Damage to public sidewalks, curbs and streets must be corrected or repaired pursuant to the City's regulations.

4. Remove foundation plantings. Tree notes: Remove all foliage in yard areas.

5. After the removal of the building, asphalt/concrete slabs, etc., all removed items shall be undercut to suitable material and then backfilled with approved clean fill material and compacted in lifts sufficient to prevent uneven settlement.

6. Provide a finished site that is level and free of debris, including along lot lines. Contractor shall seed the site (6 lbs. per 1000 sq. ft.) and provide a cover of straw. The contractor is responsible for insuring that grass is growing on site and that site can be safely mowed.

7. Fence Notes: Remove chain link fence and wood fence in yard area.

8. Asbestos Survey Findings: RACM identified **10 SF Caulk (44 Windows to be removed)**

Abatement will be accomplished under separate contract. A copy of the asbestos survey will be forwarded to the winning bidder.

9. Timbers: Install 6"x6"x6" of new non-croosoted, hardwood timbers along the property line facing any public right-of-way, said timbers shall extend 3 feet above grade, and be spaced 5 feet on center. Contractor may substitute square posts with a reference: ODOT 710.12 round guard rail post minimum 6" diameter of southern yellow pine treated with ACQ.40.

\$ \_\_\_\_\_

**TOTAL BID: \$ \_\_\_\_\_**

## GENERAL SPECIFICATIONS

1. **Notify Cuyahoga County Land Reutilization Corp. (CCLRC) and adjacent neighbors of the date and time of the demolition at least 24 hours prior to commencing work.**
2. Contractor shall have competent Superintendent on site @ all times when work is taking place. Perform demolition during normal work hours Monday through Friday between 8:00 AM and 6:00 PM. The contractor may not start a demolition that cannot be completed in one day on a Friday. The CCLRC does not want a partially demolished site left unattended over the weekend.
3. Secure all necessary permits including, but not limited to, Building Permit to Demolish, Sewer Permit, and Hydrant Permit. If necessary, applicable sidewalk repair permits shall be secured.
4. Coordinate work performed to have utilities shut off for project location. Ensure there is no loss of utilities to surrounding properties.
5. Begin and complete contract work within the contract dates. CCLRC reserves the right to cancel the contract if not completed within the time limitations of this contract without making substitutions or payments for work not completed.
6. Locate and bulkhead all sewers as close to the public sidewalk as practicable. The bulkhead will be inspected by the permitting authority.
7. Notify Ohio Utility Protection Service (OUPS) in a timely manner.
8. Provide protection, warning signs, barricades, fall protection, and take all necessary precautions to protect workers and bystanders. Eliminate unnecessary hazards before leaving the jobsite at the end of each day. Hazards such as missing sidewalks and debris must be barricaded with yellow caution tape.
9. Reinstall fall protection and safety precautions at the end of each workday if removed during that day.
10. The contractor shall provide to CCLRC prior to, and as an additional condition of payment for work performed, with **verified original receipts from an approved land fill or dump site**, evidencing that all waste material from the job site contracted herein was disposed of in a proper manner. Receipts shall bear the job address, location of land fill, or dump site, cubic yardage dumped, and bear the signature of the contractor's driver. In the event such land fill receipts are not provided, CCLRC shall withhold payment until received and approved thereof.
11. Minimize noise, dust and inconvenience to neighbors.
12. Note: Costs for **removal of personal property**, if any, will either be contracted separately or treated as a contract addendum.
13. **Property dimensions and quantities are obtained from Cuyahoga County Auditor's records and although deemed reliable, must be field verified.**



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION  
323 W. Lakeside Ave. Suite 160  
Cleveland, OH 44113

## Request for Demolition Bids

August 10, 2011

Mr. Bob Deskins  
Lightning Demolition  
3300 E. 87th Street  
Cleveland, Ohio 44127-1843  
demolish@windstream.net

Dear Mr. Deskins:

Notice is hereby given that Cuyahoga County Land Reutilization Corporation (CCLRC), 323 W. Lakeside Avenue, Suite 160, Cleveland, OH 44113, will receive separately sealed bids until 3:00 P.M., **Tuesday, August 16, 2011 for the demolition of CCLRC and/or municipally owned properties (listed below)** in said County in accordance with specifications and requirements now on file.

### Set 1108B-EC-4

671-09-051	1614 Holyoke Ave	Two Family
671-09-059	1648 Holyoke Ave	Single Family
671-09-060	1652 Holyoke Ave	Single Family

### Set 1108B-EC-8

671-09-098	1620 Pontiac Ave	Two Family
671-09-099	1626 Pontiac Ave	Two Family

### Set 1108B-EC-10

671-08-035	1505 Pontiac Ave	Single Family
672-20-025	1922 Wallesey Ave	Single Family
672-20-029	1836 Wallesey Ave	Two Family

Bidders are asked to submit pricing on the demolition of **sets of houses, each with two to three houses per set. Please note: Bids on partial sets will be disqualified.** Bids must be accompanied by: 1) a business check; or 2) a Bid Bond, specifying the address of the project, in an amount equal to ten (10%) percent of the bid, said check or bond shall be payable to the CCLRC as a guarantee that if said bid is accepted a contract will be entered into. If required, a performance bond satisfactory to CCLRC in the amount equal to one hundred (100%) percent of the total bid will be furnished.

Proposals must be submitted on forms (one per set) included with the bid documents and in strict accordance with specifications, standards and requirements. Each proposal must state the full name of each person, firm or corporation submitting the bid and making the proposal. Each bid must be signed. **The properties for which the CCLRC has issued specifications are part of a set of two or more properties.** Three to four companies received each set of specifications. In that way no one company can bid on or receive a majority of the CCLRC's demolition work. The envelope containing the bid shall be marked 'CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION'.

# Demo Batch 1108B-EC-2

DATE RECEIVED  
TIME RECEIVED  
SPECS  
CHECK/BOND

A&D	AMJ	Barker	Bradley	Broadway	C&J	Cherokee	HEZ	Johnson	Lightning	Miles	Obon
8/16/2011		8/16/2011	8/16/2011	8/16/2011	8/16/2011	8/15/2011	8/16/2011	8/16/2011	8/16/2011	8/16/2011	8/16/2011
2:52PM	NA	11:03AM	10:34AM	11:04AM	1:42PM	12:14PM	1:09PM	2:33PM	1:17PM	3:00PM	10:58AM
YES		YES									
YES/NO		YES									

## Set 1108B-EC-1

No RACM	672-22-069	1834 Beersford Ave	Single Family
No RACM	672-23-001	1866 Beersford Ave	Single Family
No RACM	672-23-007	1888 Beersford Ave	Single Family

12,865		10,145		15,700							
13,648		14,600		18,000							
14,754		12,178		19,190							
41,267		36,923		52,890							

## Set 1108B-EC-2

4 if tape paper-duct in	672-07-100	1757 Carlyon Ave	Single Family
No RACM	672-07-094	1781 Carlyon Ave	Single Family

				11,700							9,900
				11,700							8,900
				23,400							18,800

## Set 1108B-EC-3

No RACM	672-07-073	1768 Elberon Ave	Two Family
No RACM	672-11-091	1718 Elsinore Ave	Single Family

						9,850	8,399			8,000	
						9,850	7,649			8,000	
						19,700	16,048			16,000	

## Set 1108B-EC-4

20 SF tape paper insula	671-09-051	1614 Holyoke Ave	Two Family
No RACM	671-09-059	1648 Holyoke Ave	Single Family
4 if tape paper-duct be	671-09-060	1652 Holyoke Ave	Single Family

				10,700			8,149		7,100		
				9,700			7,149		6,890		
				9,700			7,149		6,890		
				30,100			22,447		20,880		

## Set 1108B-EC-5

8 SF ACM tape paper-	672-22-046	1844 Knowles St	Single
1 SF duct insul in barn	671-09-074	1610 Lakefront Ave	Two Family

						8,699	9,850				
						8,177	9,850				
						16,876	19,700				

## Set 1108B-EC-6

1 SF duct insul in barn	671-09-078	1626 Lakefront Ave	Two Family
70 LF pipe insul in barn	671-09-079	1630 Lakefront Ave	Single Family
240 LF pipe insul in barn	671-09-128	1643 Lakefront Ave	Single Family
No RACM	671-08-046	1534 Lakefront Ave	Two Family

				15,500					10,800		
				9,700					10,800		
				10,733					10,800		
				10,733					10,800		
				12,972					12,900		
				46,279					45,300		
											47,980

## Set 1108B-EC-7

20 SF paper-ducts	671-08-028	1532 Pontiac Ave	Two Family
20 SF paper-ducts	671-09-091	1611 Pontiac Ave	Two Family
3400 SF transite, 20 SF	671-09-089	1617 Pontiac Ave	Two Family

				11,780		9,896			11,500		
				11,758		9,238			10,700		
				8,815		7,971			10,700		
				32,353		27,105			32,900		

## Set 1108B-EC-8

20 SF paper-ducts	671-09-098	1620 Pontiac Ave	Two Family
10 SF paper-ducts	671-09-099	1626 Pontiac Ave	Two Family

									6,890		8,900
									6,890		8,900
									13,780		17,800

## Set 1108B-EC-9

No RACM	671-09-101	1632 Pontiac Ave	Two Family
10 SF paper-ducts	671-09-102	1636 Pontiac Ave	Two Family

										8,500	9,900
										8,500	9,900
										17,000	19,800
										27,542	

## Set 1108B-EC-10

No RACM	671-08-035	1505 Pontiac Ave	Single Family
3100 SF transite, 15 SF	672-20-025	1822 Wellesley Ave	Single Family
10 SF window caulk	672-20-029	1838 Wellesley Ave	Two Family

				9,172		10,500				6,000	
				11,645		12,500				6,890	
				12,800		11,000				6,890	
				33,617		34,000				19,780	

## Set 1108B-EC-11

No RACM	672-10-042	1750 Wheeler Ave	Single Family
6 SF tape paper insul-	672-10-044	1764 Wheeler Ave	Two Family
No RACM	672-10-047	1778 Wheeler Ave	Single Family
No RACM	672-23-033	1900 Windermere Ave	Three Family

						8,819	9,850				8,500
						9,932	9,850				8,500
						8,637	17,850				9,100
						10,955	18,350				9,500
						38,343	55,900				35,600

**The City of East Cleveland**  
ANNEX BUILDING-14340 EUCLID AVENUE-EAST CLEVELAND, OHIO 44112-4280  
PHONE (216) 681-2415-FAX (216) 661-2386  
www.eastcleveland.org

DEMOLITION PERMIT

Permit Date: 09/15/2011 Permit #: 2011034 D  
Address: 1838 WELLESLEY ST  
Scope of Work: DEMOLITION - HOUSE

Owner: VHB

Contractor: LIGHTNING DEMOLITION KATANAS CORP.  
3300 EAST 87TH  
CLEVELAND, OH 44127  
216-883-0017

A permit to erect and/or modify a structure upon payment of a fee of \$101.00 is hereby granted.

REGULATIONS

1. THIS PERMIT, WHEN ISSUED, IS SUBJECT TO THE OBSERVANCE OF ALL ORDINANCES OF THE CITY OF EAST CLEVELAND AND THE LAWS OF THE STATE OF OHIO, AND IS SUBJECT TO REVOCATION IF THESE ARE NOT OBSERVED.
2. ALL PERMITS REQUIRE A 24 HOUR NOTICE FOR INSPECTION. PLEASE CONTACT THE SCHEDULING SECRETARY AT: (216) 681-2415.

INSPECTIONS ARE PART OF THE PERMIT PROCESS. ALL WORK FOR WHICH A PERMIT IS REQUIRED MUST BE INSPECTED TO ENSURE IT MEETS CODE. ELECTRICAL, PLUMBING AND HEATING WORK MUST BE INSPECTED PRIOR TO ENCLOSURE IN WALLS, FLOORS OR CEILINGS.

1321.01 BUILDING WORK HOURS

NO PERSON SHALL CONSTRUCT, ERECT, ALTER, DEMOLISH, EXCAVATE OR REPAIR IN AND ABOUT BUILDINGS, STRUCTURES AND APPURTENANCES IN CITY ON LEGAL HOLIDAYS OR SUNDAYS NOR EXCEPT BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M. ON WEEKDAYS AND SATURDAYS OTHER THAN LEGAL HOLIDAYS, EXCEPT IN THE CASE OF URGENT NECESSITY IN THE INTEREST OF PUBLIC SAFETY, AND THEN ONLY AFTER OBTAINING A PERMIT THEREFOR FROM THE BUILDING INSPECTOR.

ISSUE BY: S. H. Allan  
CITY OF EAST CLEVELAND

DEMO HSG NOTICE TO PROCEED CCLR

Receipt #:	<u>PRECEIPT</u>	Amount Paid:	<u>\$101.00</u>
Permit #:	<u>2011034</u>	Payment Type:	<u>CHK-15733</u>
Fees:	R-DEMO 1 $\frac{1}{2}$ STATE ASSESS	100.00 1.00	

**DEMOLITION CONTRACT**

This Agreement ("Agreement") between the Cuyahoga County Land Reutilization Corporation, 323 W. Lakeside Ave. Suite 160, Cleveland, Ohio 44113 ("Owner") and **Lightning Demolition** ("Contractor") with mailing address of 3300 E. 87<sup>th</sup> Street, Cleveland, Ohio 44127 dated this **Twenty Fourth Day of August, 2011**.

WHEREAS, Contractor is licensed and certified in the State of Ohio and/or Cuyahoga County to conduct demolition and related activities, and Whereas all persons working on any demolition project on Contractor's behalf are also licensed and certified in the State of Ohio and Cuyahoga County to conduct demolition and related activities.

WHEREAS, Contractor proposes, and Owner hereby accepts Contractor's proposal to perform the following "Work" and "Scope of Work" (as hereinafter defined) for the price quoted below.

**SCOPE OF WORK, LOCATION AND PRICE**

**PROJECTED DATE(S):** Commencing on **8/29/2011**  
and completion not to exceed forty five (45) days from date of execution hereof.

**BUILDING LOCATIONS:** **East Cleveland**, Ohio, located at, (the "Site(s)") or the "Building(s)", to wit:

671-09-051	1614 HOLYOKE AVE	EAST CLEVELAND
671-09-059	1648 HOLYOKE AVE	EAST CLEVELAND
671-09-060	1652 HOLYOKE AVE	EAST CLEVELAND
671-09-098	1620 PONTIAC AVE	EAST CLEVELAND
671-09-099	1626 PONTIAC AVE	EAST CLEVELAND
671-08-035	1505 PONTIAC AVE	EAST CLEVELAND
672-20-025	1822 WELLESLEY AVE	EAST CLEVELAND
672-20-029	1838 WELLESLEY AVE	EAST CLEVELAND

**Building(s) to be Demolished**

a.) **Multiple Buildings**. If the Contractor is performing work on multiple Sites pursuant to a bid package awarded by the Owner, the parties agree that this Contract shall be deemed to be a separate Contract for each individual Building and Site, and individually governed by the terms, conditions and provisions herein.

2. Scope of Work shall consist of:

a.) Contractor will demolish and haul away the Building(s) to a legally pre-approved site;



CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION

DEMOLITION OF PROPERTY DETERMINED TO BE A PUBLIC NUISANCE

**Notice to Proceed**

Lightning Demolition; a registered demolition contractor is hereby authorized and ordered to demolish the structure(s)

**Property Information:**

Address: 1838 Wellesley St

East Cleveland, OH 44112

PPN: 672-20-029

Structure Type: Two family

**Contract Information:**

Contract Price: \$6890.00

\_\_\_\_\_  
Contractor's Signature and Title (Date)

\_\_\_\_\_  
Print Name

**Agent:** \_\_\_\_\_ Cuyahoga County Land Reutilization Corporation  
323 W. Lakeside Avenue, Suite 160, Cleveland, OH 44113

Notice to Proceed Date: August 29, 2011

Demolition to be completed by: October 7, 2011

\_\_\_\_\_  
Cheryl Stephens, Director of Acquisition and Disposition  
Cuyahoga County Land Reutilization Corporation  
323 W. Lakeside Avenue, Suite 160  
Cleveland, OH 44113



**Exhibit C-1  
PAYMENT REQUEST FORM**

\_\_\_\_\_  
Date

**FROM:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Cuyahoga County Land Reutilization Corporation (CCLRC) requested that the following type of work be completed at a property located at

\_\_\_\_\_ in \_\_\_\_\_, Ohio, that has the  
Permanent Parcel Number of \_\_\_\_\_.

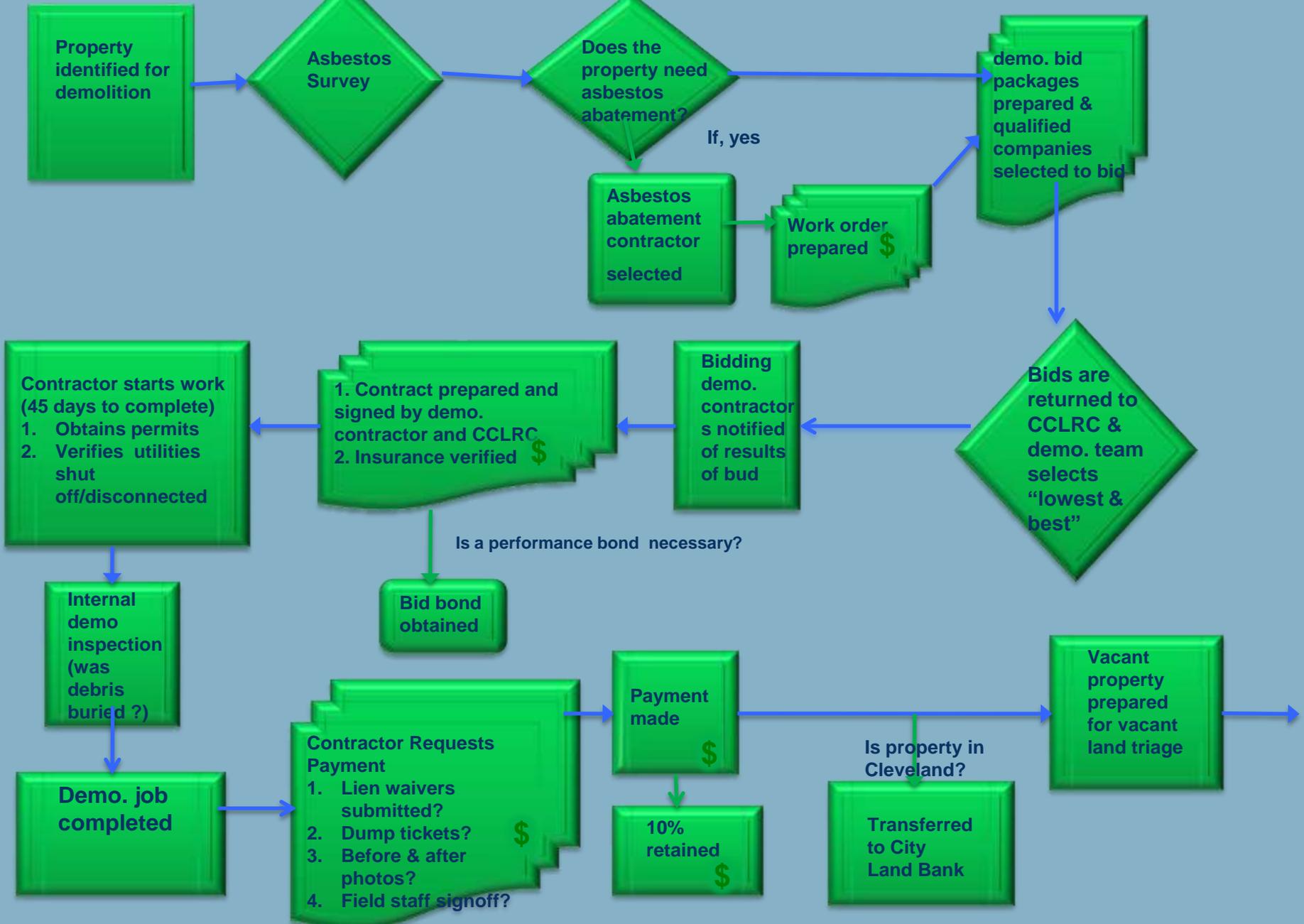
- |  |   |
|--|---|
| <input type="checkbox"/> Asbestos Survey | <input type="checkbox"/> Asbestos Abatement |
| <input type="checkbox"/> Demolition      | <input type="checkbox"/> Tree Removal       |
| <input type="checkbox"/> Rehabilitation  |   |
| <input type="checkbox"/> Other _____     |   |

Attached as documentation/evidence of completed work performed by our company are the following items.

- Copies of Permits (city, water, and sewer)
- Dump Tickets
- Site Photos (before and after)
- Other \_\_\_\_\_

\_\_\_\_\_  
Authorized Signature for payment request

# Demolition Process Flow



# CUYAHOGA LAND BANK



**Thank you!**

**Questions?**

