



NOTE: ALL USABLE AREA VALUES TAKEN FROM CUYAHOGA COUNTY PROPERTY SEARCH

VERBAL PARKING AGREEMENTS (FROM THE OWNER):
"GREGG MYLET LETS US USE THE LOT AT CVS AND BOMBA. WE PAY JEFF WHITBACK FOR THE LOT ACROSS FROM TOMMYS/WINE BAR. WE PAY TO USE THE BIG LOT FOR MARKET (LOT FOR TALL OFFICE BUILDING)."

RADIANT BRIDE
PARCEL #: 30118027
LINDA HOLDINGS, LLC
USABLE AREA: 1,688 SF
ACCESS DRIVE OFF OF DETROIT
PARCEL #: 30118026
GOLDSTEIN HOLDINGS, LLC

TOMMY'S PLACE
PARCEL #: 30118024
LINDA HOLDINGS, LLC
INDOOR CUSTOMER SERVICE AREA: 724 SF

LATHER A SALON
PARCEL #: 30118023
LINDA HOLDINGS, LLC
USABLE AREA: 1,008 SF
CONCRETE PAD WITH EXTERIOR SEATING
(LOCATION FOR THE NEW PAVILION)
PARCEL #: 30118023
LINDA HOLDINGS, LLC
INDOOR CUSTOMER SERVICE AREA: 1,119 SF

WINE BAR
PARCEL #: 30118023
LINDA HOLDINGS, LLC
USABLE AREA: 3,000 SF
EXTERIOR PATIO AREA: 1,964 SF

Site Aerial



AUGUST 2017



AUGUST 2021

Site Photos



AUGUST 2017



AUGUST 2021

Site Photos



AUGUST 2017



AUGUST 2021

Site Photos



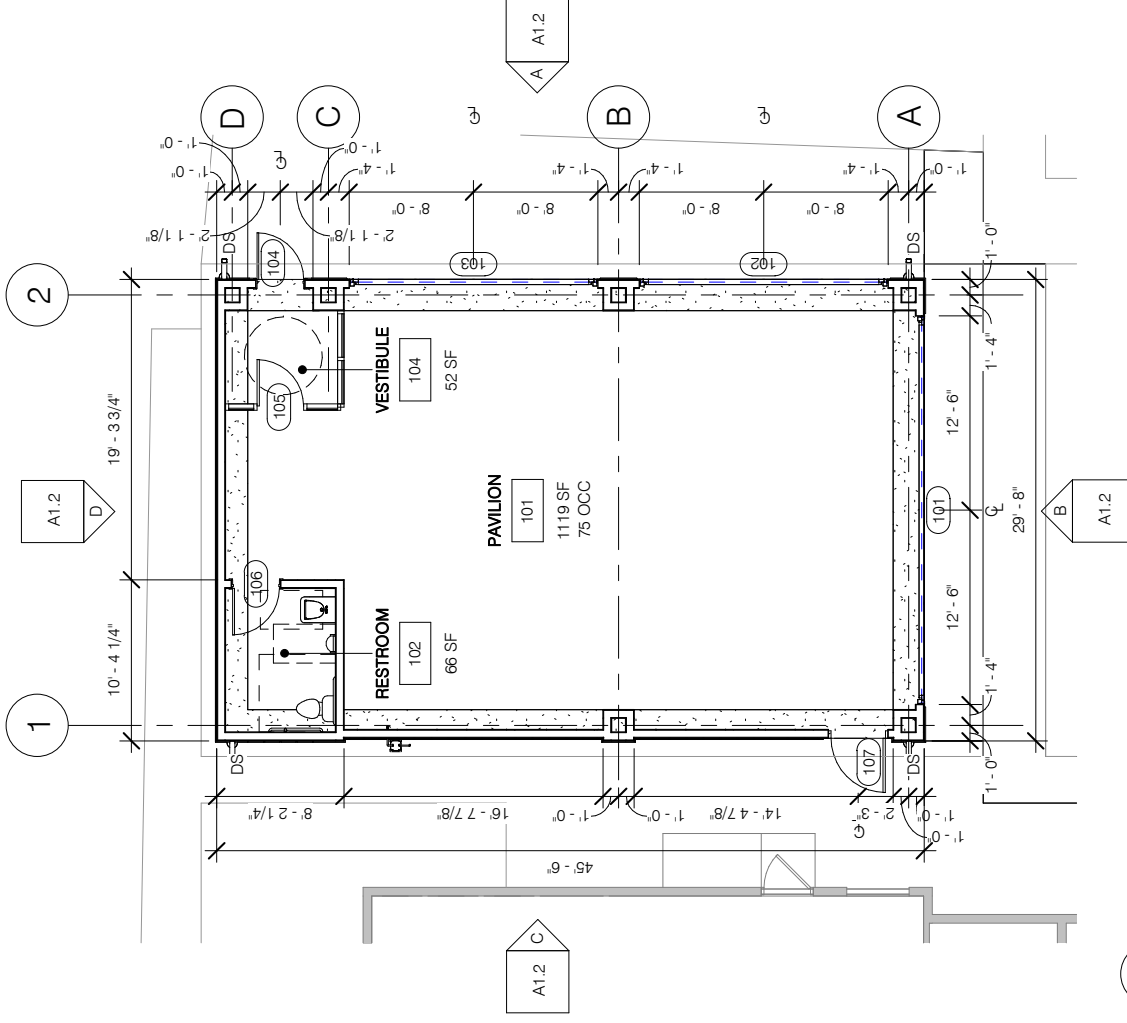
Existing Conditions

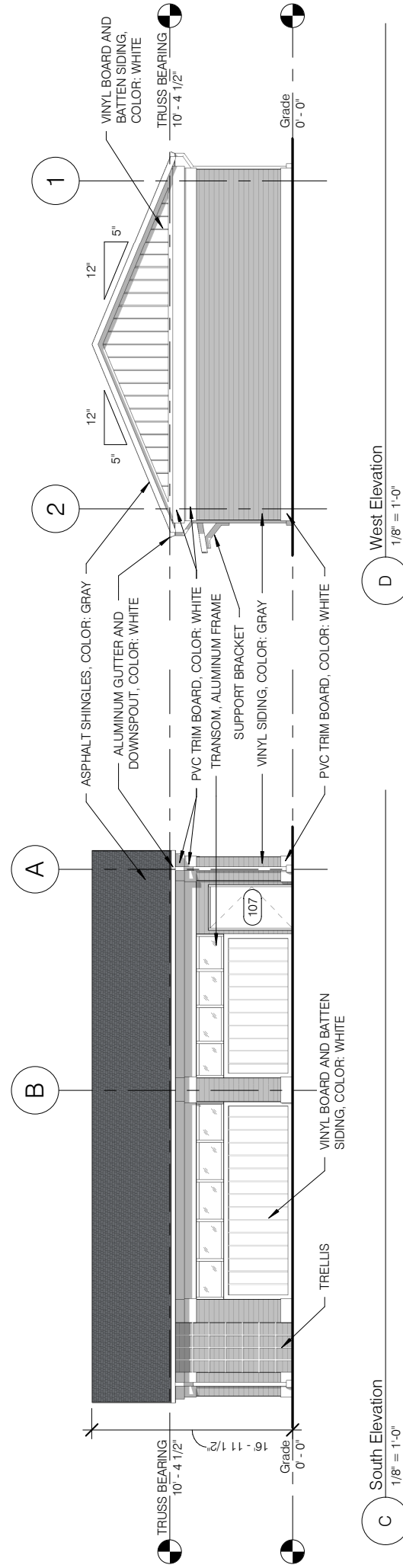
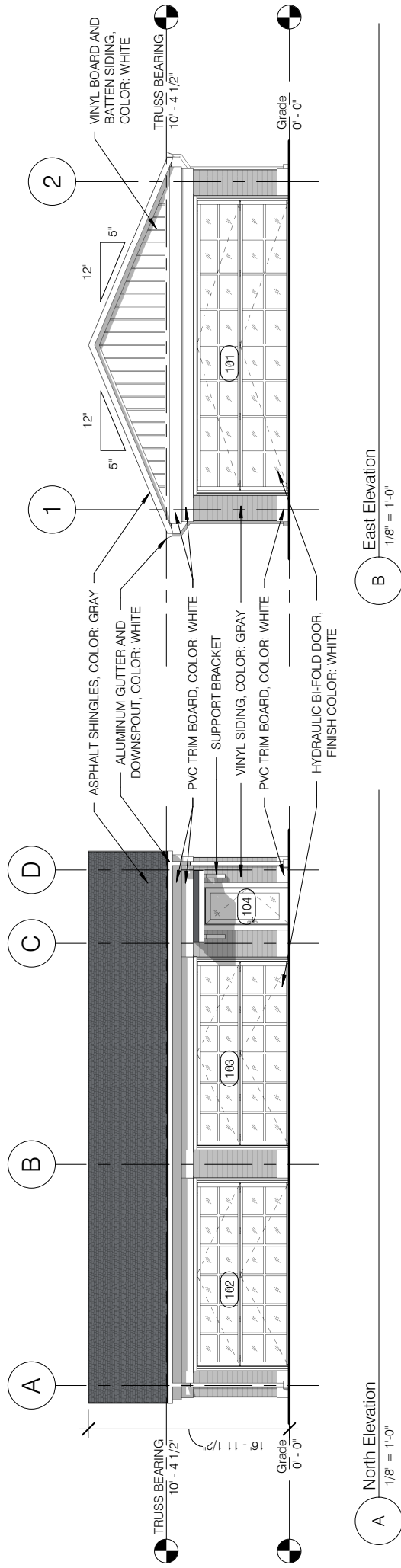
Additional Businesses (Parcels 30118023 and 30118027)		Tommy's Place and New Pavilion (Parcels 30118024 and 30118023)	
Occupancy		Occupancy	
Wine Bar		Tommy's Place	
Assembly without fixed seats (Interior) (Unconcentrated tables and chairs)	1967 SF @ 15 Net SF / Occupant 131	Assembly without fixed seats (Unconcentrated tables and chairs)	280 SF @ 15 Net SF / Occupant 19
Assembly without fixed seats (Exterior) (Unconcentrated tables and chairs)	1964 SF @ 15 Net SF / Occupant 131	Assembly without fixed seats (Unconcentrated tables and chairs)	444 SF @ 15 Net SF / Occupant 30
Lather A Salon		Pavilion	
Mercantile (Unconcentrated tables and chairs)	756 SF @ 60 Gross SF / Occupant 13	Assembly without fixed seats (Unconcentrated tables and chairs)	1119 SF @ 15 Net SF / Occupant 75
Radiant Bride		Total Indoor Customer	
Mercantile (Unconcentrated tables and chairs)	1266 SF @ 60 Gross SF / Occupant 22	Service Area Occupants	124
Total Indoor Customer	166		
Service Area Occupants			
Parking		Parking	
Per Zoning Code 1187.09: 1 space per 50 SF of indoor customer service area		Per Zoning Code 1187.09: 1 space per 50 SF of indoor customer service area	
1967 SF / 50 SF	40 parking spaces	1119 SF / 50 SF	23 parking spaces
		280 SF / 50 SF	6 parking spaces
		444 SF / 50 SF	9 parking spaces
Total Required Parking		Total Required Parking	
		38 parking spaces	
Per Zoning Code 1187.09: 2 spaces per beauty or barber chair		Total Required Parking for Tommy's Place, New Pavilion, Wine Bar, Lather A Salon, and Radiant Bride	
8 chairs	16 parking spaces		
Per Zoning Code 1187.09: 4 spaces per 1000 SF of floor area		38 parking spaces	
1266 SF / 1000 SF	6 parking spaces	62 parking spaces	
Total Required Parking		Total Required Parking Spaces	
		100 spaces	
		Total Provided Parking Spaces	
		47 spaces	

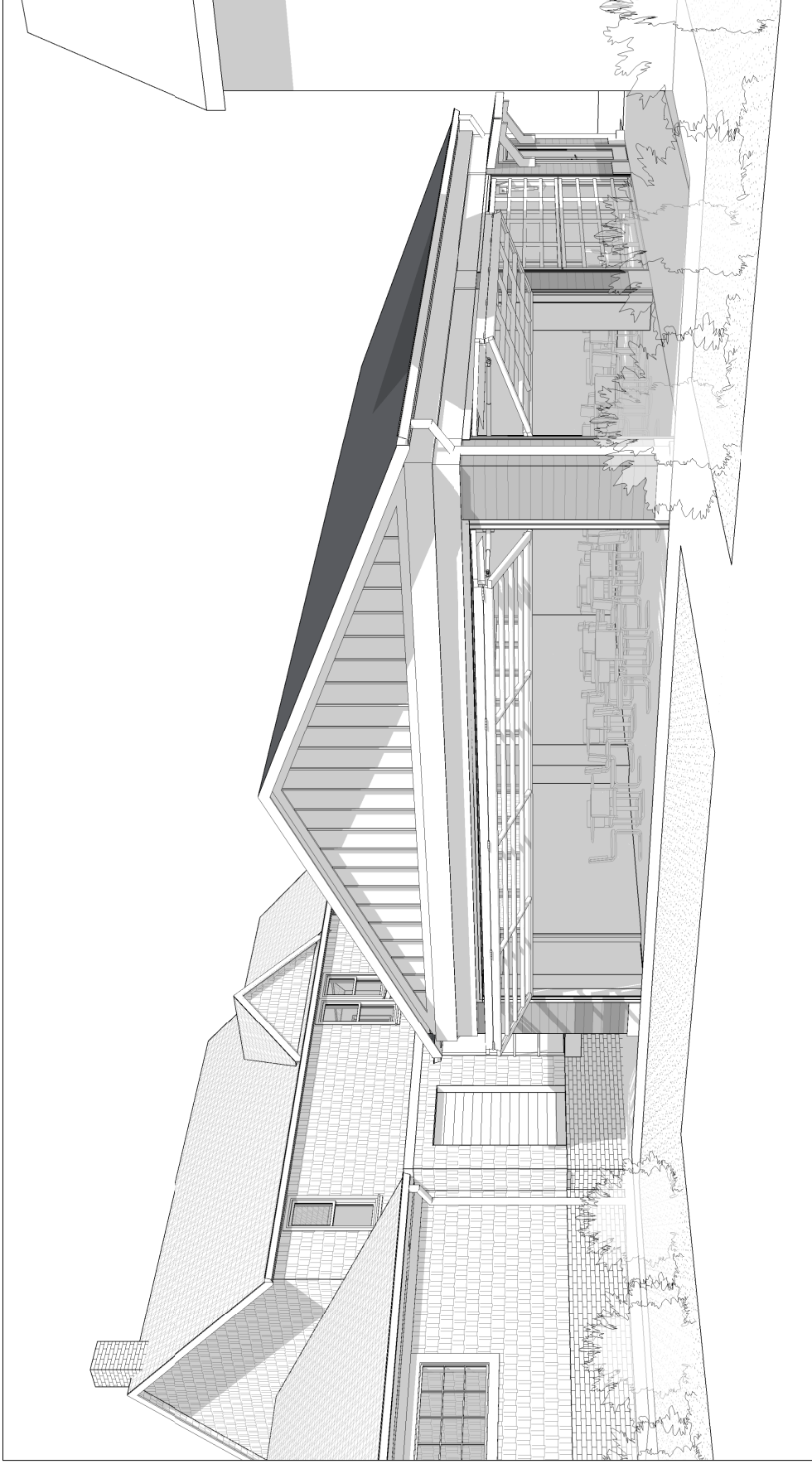
Parking Calculations



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Pavilion Exterior View