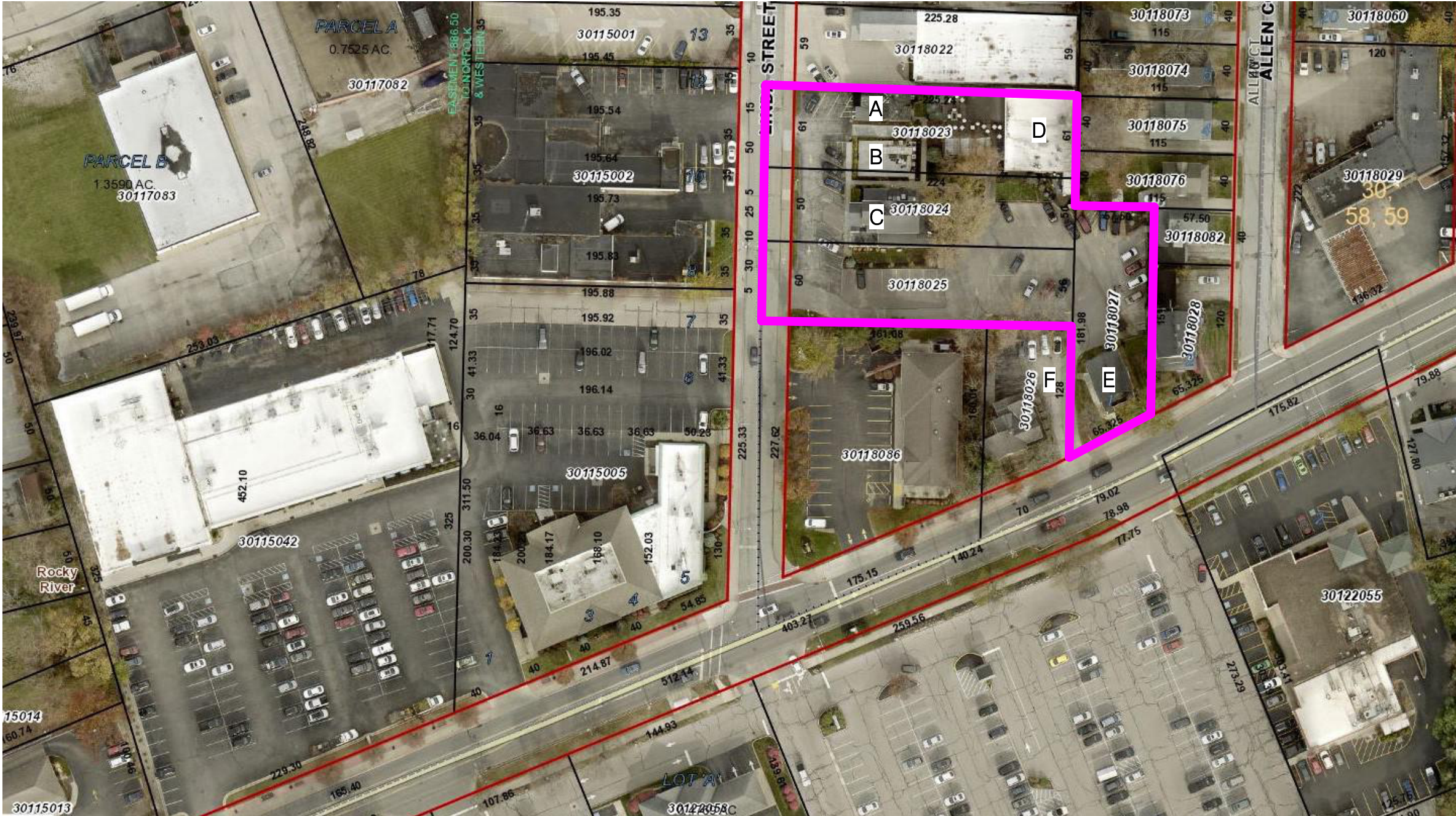




NOTE: ALL 'USABLE AREA' VALUES TAKEN FROM CUYAHOGA COUNTY PROPERTY SEARCH

- |    |                                                                                                                                                              |    |                                                                                                                 |    |                                                                                     |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----------------------------------------------------------------------------------------------------------------|----|-------------------------------------------------------------------------------------|
| A. | LATHER A SALON<br>PARCEL #: 30118023<br>LINDA HOLDINGS, LLC<br>USABLE AREA: 1,008 SF                                                                         | C. | TOMMY'S PLACE<br>PARCEL #: 30118024<br>LINDA HOLDINGS, LLC<br>INDOOR CUSTOMER SERVICE AREA: 724 SF              | E. | RADIANT BRIDE<br>PARCEL #: 30118027<br>LINDA HOLDINGS, LLC<br>USABLE AREA: 1,688 SF |
| B. | CONCRETE PAD WITH EXTERIOR SEATING<br>(LOCATION FOR THE NEW PAVILION)<br>PARCEL #: 30118023<br>LINDA HOLDINGS, LLC<br>INDOOR CUSTOMER SERVICE AREA: 1,119 SF | D. | WINE BAR<br>PARCEL #: 30118023<br>LINDA HOLDINGS, LLC<br>USABLE AREA: 3,000 SF<br>EXTERIOR PATIO AREA: 1,964 SF | F. | ACCESS DRIVE OFF OF DETROIT<br>PARCEL #: 30118026<br>GOLDSTEIN HOLDINGS, LLC        |

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)."





AUGUST 2017



AUGUST 2021





AUGUST 2017



AUGUST 2021





AUGUST 2017



AUGUST 2021

# Site Photos

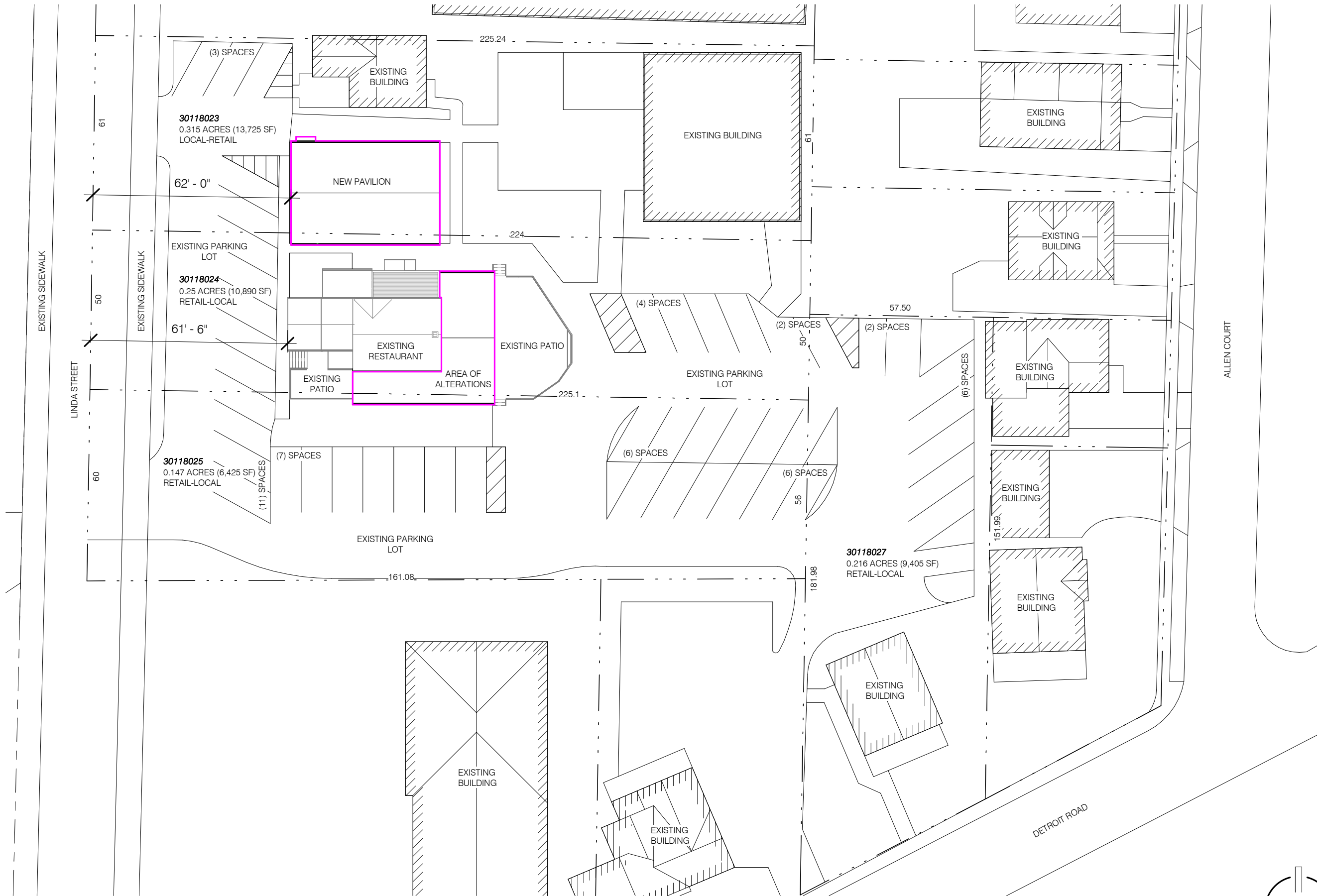






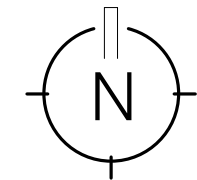
| Additional Businesses (Parcels 30118023 and 30118027)                                                                                                                                                                                                                                                     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



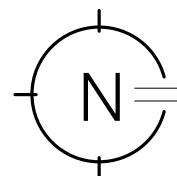
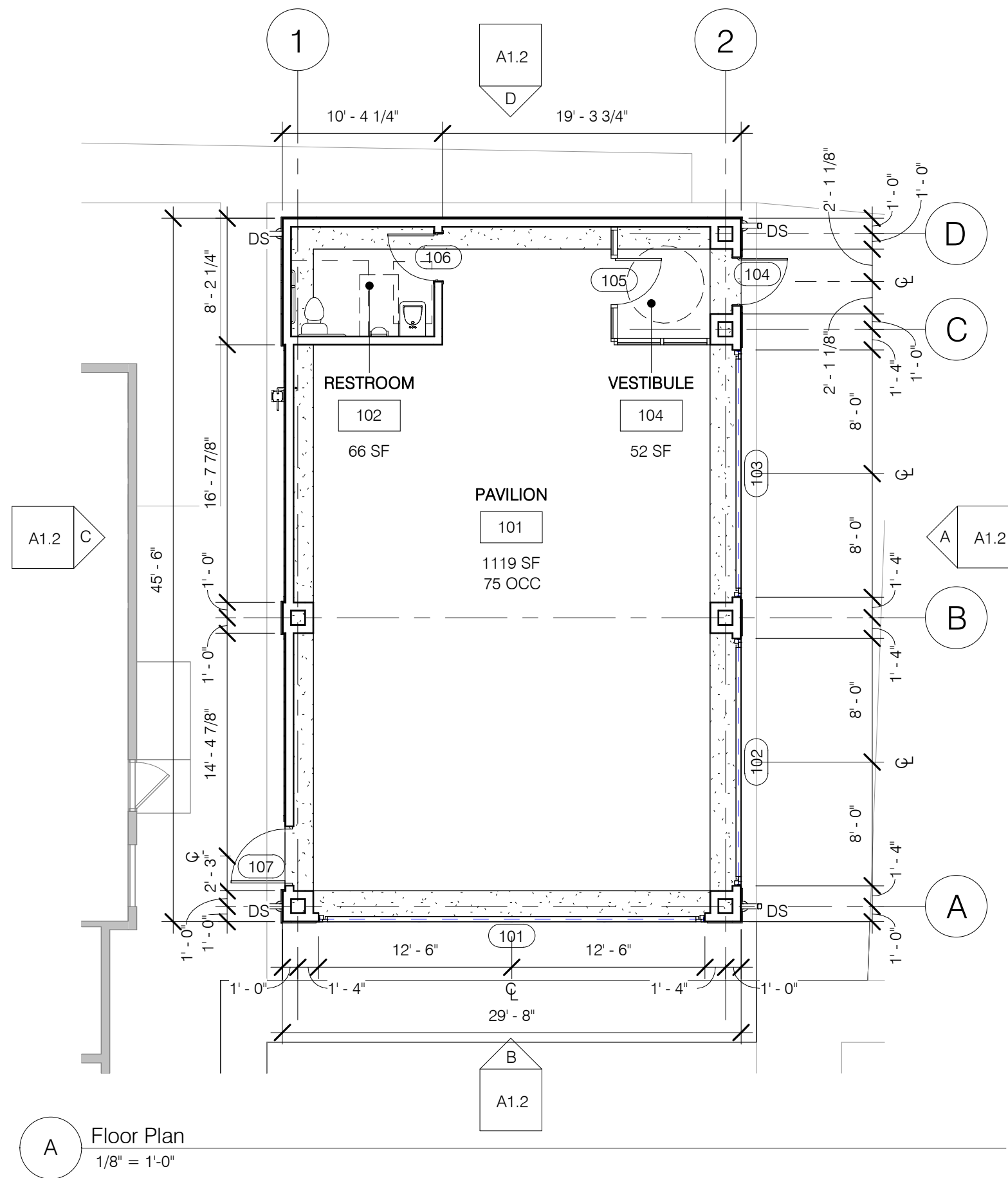


A Site Plan  
1" = 30'-0"

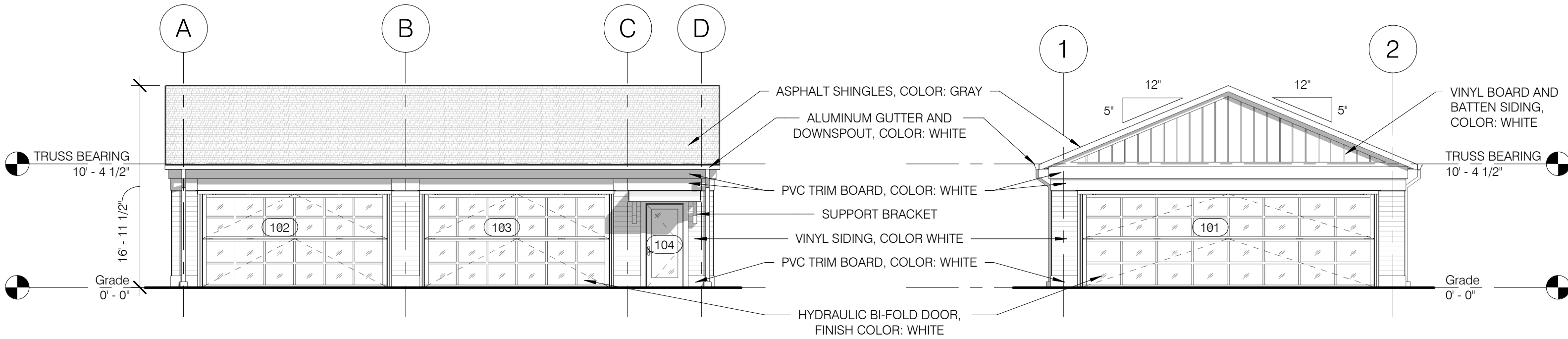
## Architectural Site Plan





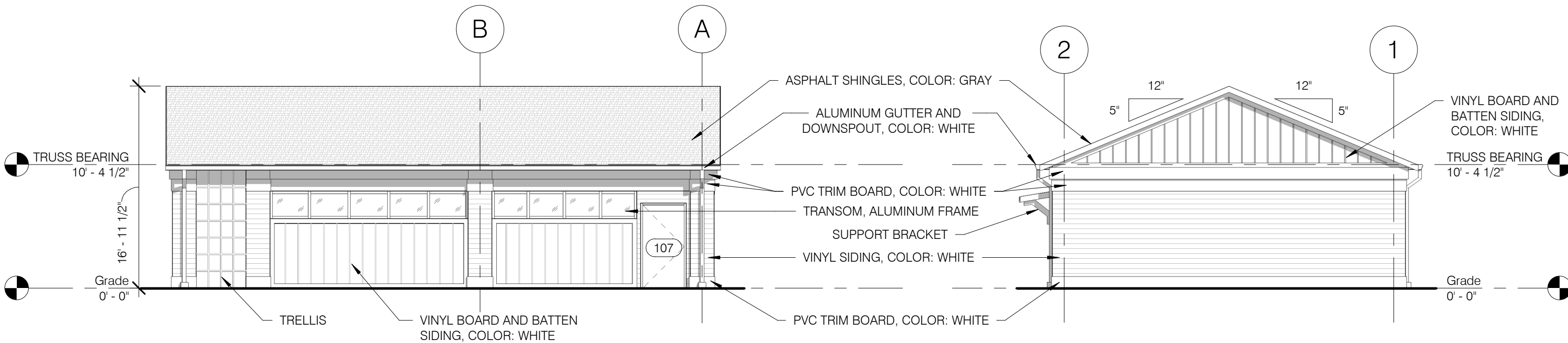






A North Elevation  
1/8" = 1'-0"

B East Elevation  
1/8" = 1'-0"



C South Elevation  
1/8" = 1'-0"

D West Elevation  
1/8" = 1'-0"



