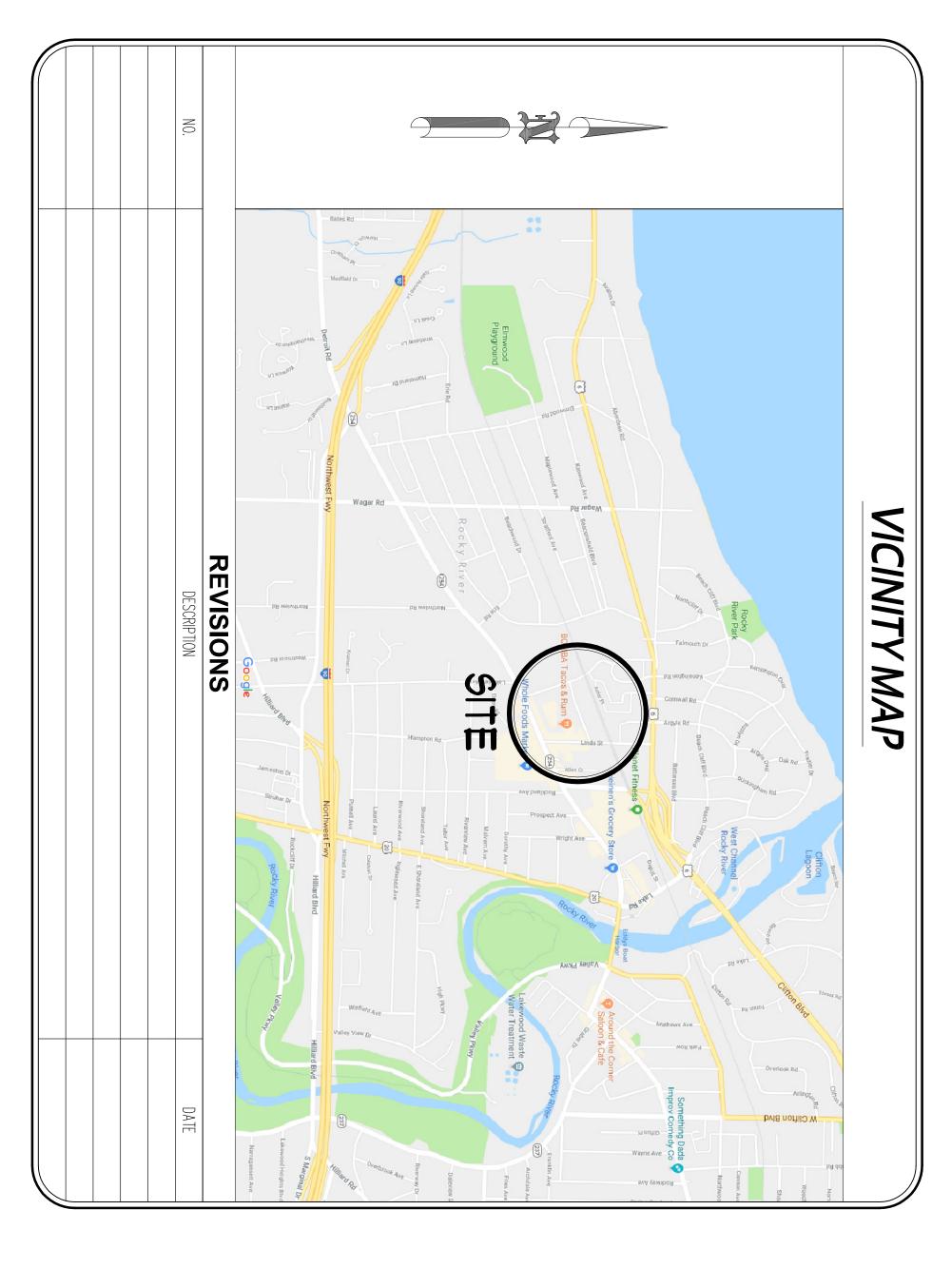
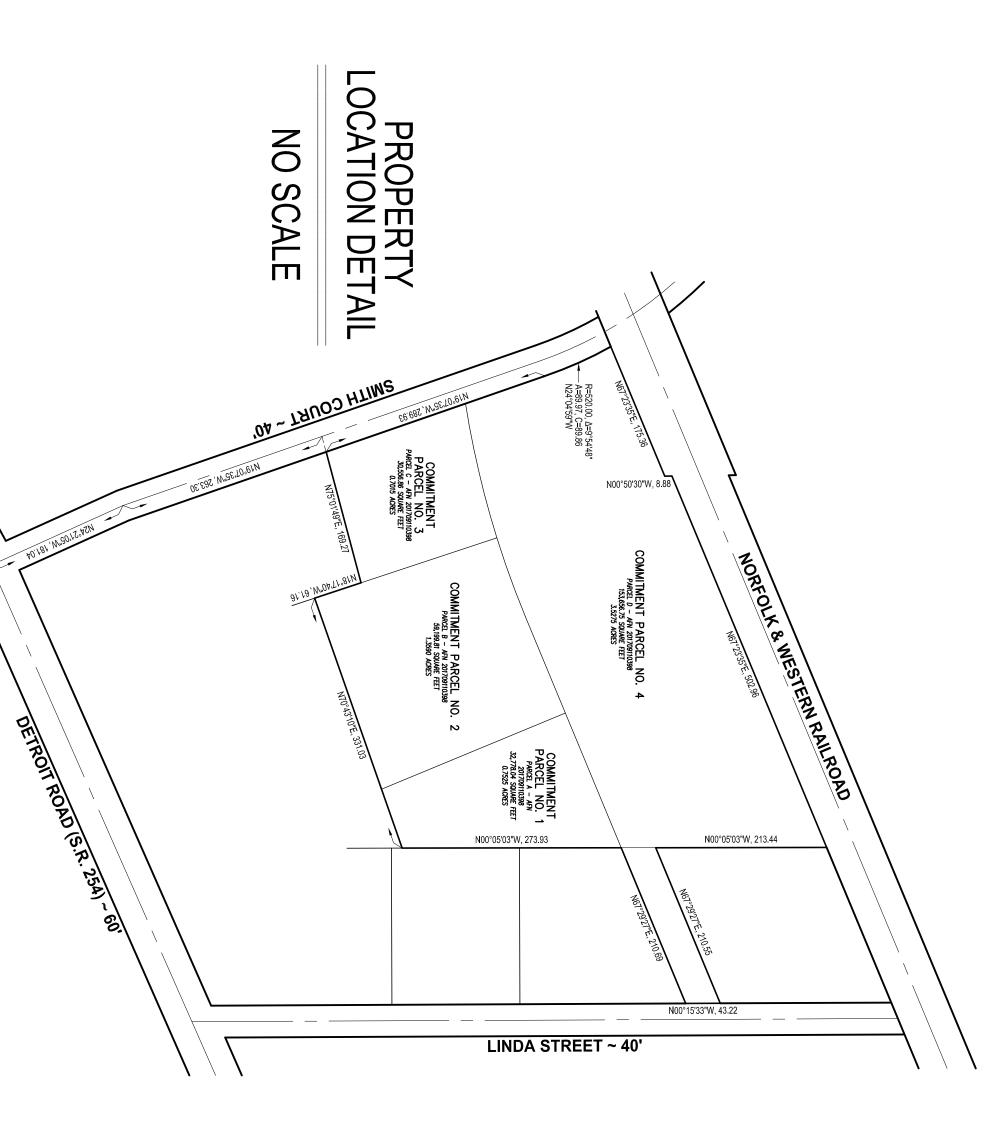
PPN 301-17-082, 301-17-083, 301-1 ROCKY RIVER, OHIO 15-048, and





SURVEYOR'S NOTES

ine of Smith Court (North 19° 07' 35" West) as shown by the Lot Split No. 201709110398 of Cuyahoga County Map Records.

County Deed I

in First American Title Insurance Company Com ent #22-05137NTA, effective e July 25, 2022.

is 54. See map for configu

xicated public right-of-way, and Linda Street, a dedicated public right-of

recorded by AFN 201709110398 affect the subject property and are shown. Page 191 do not affect the subject property and are not shown. , Page 166 does not affect the subject property and is not shown (lies entirely within railroad

Volume 3434, Page 392 affects the subject property but is not plottable.
Volume 3743, Page 282 may affect the subject property but is not plottable due to missing and ambigue description.
Volume 3933, Page 225 may affect the subject property but is not plottable due to missing and ambigue description

Page 3/3 affect the subject property but are not plottable. Page 3/5 affect the subject property but are not plottable (lies entirely within Smith Road

317, Page 43 does not affect the subject property and is not shown.
3, Page 241 does not affect the subject property and is not shown.
)344, Page 383 affects the subject property and its approximate location is partially shown. Documen nostly illegible.
in Volume 15216, Page 937 affects the subject property and is shown.
5409, Page 127 affects the subject property and is shown.
No. 201308070652 affects the subject property but is not shown.

nt No. 201711080221 affects the subject property and is shown.

of Parcel No. 1 may affect subject property — not enough infor nt No. 200505091332 affects the subject property but is not shown.

ROPERTY LINE BY 0.68 FEET± (SEE DRAWING)
ROPERTY LINE BY 0.35 FEET± (SEE DRAWING)
ROPERTY LINE BY 2.3 FEET± (SEE DRAWING)
ROPERTY LINE BY 3.3 FEET± (SEE DRAWING)
ROPERTY LINE BY 3.7 FEET± (SEE DRAWING)
ROPERTY LINE BY 1.7 FEET± (SEE DRAWING)



per city of rocky river NG district = SM — service manufacturing **ZONING DATA**

MINIMUM YARD REQUIREMENTS:
FRONT: 75 FT. FROM RIGHT-OF-WAY

SIDE: 15 FT. (ABUTTING NON-RESIDENTIAL DISTRICT)
REAR: 35 FT. (ABUTTING NON-RESIDENTIAL DISTRICT)
MAXIMUM BUILDING COVERAGE: 35% (CURRENT BUILDING COVERAGE IS 32.81%)
AAXIMUM BUILDING HEIGHT: 35 FT. (CURRENT BUILDING HEIGHT AT HIGHEST PEAK IS 22.3 FT.)

PARKING REQUIREMENTS [per 1711.11]

MIN. SETBACK FROM STREET RIGHT-OF-WAY: 10 FT.

SIDE AND REAR LOT LINE 10 FT. (ABUTTING NON-RESIDENTIAL DISTRICT)

OM SIDE AND REAR LOT LINE 15 FT. (ABUTTING RESIDENTIAL DISTRICT)

EMPLOYEES ON THE LARGEST WORKING SHIFT OR ONE (1) SPACE PER EVERY

30. FT. OF FLOOR AREA WHICHEVER IS GREATER, PLUS 1 SPACE FOR EVERY

Y OWNED CAR, TRUCK OR OTHER VEHICLE [per 1187.09(g)(4)]

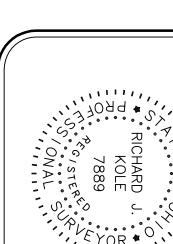
ZONE DESIGNATION: ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN)
MAP NO. 39035C0152E; EFFECTIVE DATE DECEMBER 3, 2010

SURVEYOR'S CERTIFICATE

nt Group LLC, an Ohio limited liability co and First

map or plat and the survey on which it is based were made in accordance with the 2011 Minimum ts for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes (7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, 14, 16, 18, 20(b) and 21 of Table A thereof. The field work was

C. Sub-



TITLE COMMITMENT NUMBER 22-05137NTA ASSOC CORP. s. consultants. planners. utilities. osp dge Road - Cleveland, Ohio 44129 00 P \odot • POWER POLE LIGHT POLE CATCH BASIN CATCH BASINS SEWER MANHOLE Survey point set IRON PIN FOUND SURVEY MONUMENT

LEGEND AC \otimes \triangleright WATER VALVE GAS METER GAS VALVE BOLLARD HYDRANT AC UNIT TRAFFIC SIGN

thence North 0° 50° 30" West, continuing along the northerly line of said land so conveyed and the southerly line of said Norfolk & Western Railroad, 8.88 feet to a 5/8" capped iron pin set (cap ID Kole & Assoc S-7889) at an angle point therein;

thence South 0° 05' 03" East along an easterly line of said land so conveyed, 213.44 feet to a 5/8" capped iron pin set (cap ID Kole & Assoc S-7889) at an interior corner thereof;

thence southwesterly by a curve to the right, an arc distance of 278.27 feet, said arc having a radius of 1,175.00 feet, a central of 1.3° 34° 09°, and a chord which bears South 74° 16° 31° West, 277.62 feet to the Principal Place of Beginning and containing 153,656.75 square feet (3.5275 acres) of land, as described on June 22, 2017 by Richard J. Kole, Ohio Surveyor # 7889, of R.M. Kole & Assoc., Corp., Professional Land Surveyors.

as Parcel "D" as shown

ı by the Plat

 \Rightarrow

NUMBER OF PARK

TRAFFIC FLOW

Basis of bearings: The bearing for the centerline line of Smith Court (North 19° 07' 35" West), as shown by the deed from Reichel and et. al. to Franchar Incorporated, an Ohio corporation, as recorded in Volume 87-1150, Page 16 of Cuyahoga County Deed Records, is ence meridian for this survey.

LEGAL DESCRIPTION

Situated in the City of Rocky River, County of Cuyahoga and State of Ohio and known as being part of the Franchar Inc. Ass of Original Rockport Township Section No. 24, as shown by the Plat recorded in Volume 241, Page 23 of Cuyahoga County Map Recor

Starting at the intersection of the centerlines of Smith Court, 40.00 feet wide, and Detroit Road (a.k.a. Starte Route 254), 60.00 feet wide; thence North 24° 21′ 05″ West along the said centerline of Smith Court, 181.04 feet to a 5/8″ iron pin in a monument box found at an angle point therein; thence North 19° 07′ 35″ West, continuing along the said centerline of Smith Court, 408.58 feet; thence North 89° 28′ 25″ East, 21.10 feet to a point in the easterly line of Smith Court; thence North 19° 07′ 35″ West along the said easterly line of Smith Court, 44.48 feet; thence northeasterly by a curve to the left, an arc distance of 278.27 feet, said arc having a radius of 1,175.00 feet, a central angle of 13° 34′ 09″, and a chord which bears North 74° 16′ 31″ East, 277.62 feet; thence North 67′ 29′ 27″ East, 129.37 feet to a 5/8″ capped iron pin set (cap ID Kole & Assoc S-7889) set at the Principal Place of Beginning;

thence continuing North 67[°] 29[°] 27" East, 182.37 feet to a point in an easterly line of land conveyed to Franchar Incorporated, an Ohio corporation in deed dated February 25, 1987 and recorded in Volume 87-1150, Page 16 of Cuyahoga County Deed Records (a 5/8" iron pin – cap ID "Hocevar" – was found 0.21 feet northeast of this point);

thence South 0° 05' 03" East along an easterly line of said land so conveyed, 273.93 feet to a 5/8" capped iron pin set (cap ID Kole & Assoc S-7889) at a southeasterly corner thereof (a 1-1/2" iron pipe was found South 79° 34° 57" West, 3.74 feet from this point); thence South 70° 43' 10" West along a southerly line of said land so conveyed, 78.00 feet to a 5/8" capped iron pin set (cap ID Kole & Assoc 7889);

thence North 22°30′33″ West, 248.82 feet to the Principal Place of Beginning and containing 32,778.04 square feet (0.7525 acres) of land, as ibed on March 16, 2017 by Richard J. Kole, Ohio Surveyor # 7889, of R.M. Kole & Assoc., Corp., Professional Land Surveyors. ver, to all legal rights--way of pr

Basis of bearings: The bearing for the centerline line of Smith Court (North 19° 07° 35" West), as shown by the deed from Reichel and Hoffman al. to Franchar Incorporated, an Ohio corporation, as recorded in Volume 87—1150, Page 16 of Cuyahoga County Deed Records, is the reference meridian for this survey. COMMITMENT PARCEL 2

Situated in the City of Rocky River, County of Cuyahoga and State of Ohio and known as being part of Original Rockport Township No. 24.

Starting at the intersection of the centerlines of Smith Court, 40.00 feet wide, and Detroit Road (a.k.a. State Route 254), 60.00 feet wide; thence North 24' 21' 05" West along the said centerline of Smith Court, 181.04 feet to a 5/8" iron pin in a monument box found at an angle point therein; thence North 19' 07' 35" West, continuing along the said centerline of Smith Court, 408.58 feet; thence North 89' 28' 25" East, 21.10 feet to a point in the easterly line of Smith Court; thence North 19' 07' 35" West along the said easterly line of Smith Court, 44.48 feet; thence northeasterly by a curve to the left, an arc distance of 172.51 feet, said arc having a radius of 1,175.00 feet, a central angle of 8' 24' 44", and a chord which bears North 76' 51' 14" East, 172.36 feet to a 5/8" capped iron pin set (cap ID Kole & Assoc S-7889) set at the Principal Place of Beginning;

thence continuing northeasterly by a curve to the left, an arc distance of 105.76 feet, said arc having a radius of 1,175.00 feet, a central angle of 5° 09° 26", and a chord which bears North 70° 04° 09" East, 105.73 feet to a 5/8" capped iron pin set (cap ID Kole & Assa S-7889) at a point of tangency,

thence South 22° 30° 33" East, 248.82 feet to a 5/8" capped iron pin set (cap ID Kale & Assoc S-7889) in a southerly line of land conveyed to Franchar Incorporated, an Ohio corporation, in deed dated February 25, 1987 and recorded in Volume 87-1150, Page 16 of Cuyahoga County Deed Records; thence North 67° 29′ 27″ East, 129.37 feet to a 5/8″ capped iron pin set (cap ID Kole & Assoc S-7889

thence North 18° 17' 40" West along a westerly line of said land so conveyed and its northerly prolongation, 239.97 feet to the Principal Place of Beginning and containing 59,199.81 square feet (1.3590 acres) of land, as described on June 22, 2017 by Richard J. Kole, Ohio Surveyor # 7889, of R.M. Kole & Assoc., Corp., Professional Land Surveyors. Subject, however, to all legal rights-of-way of previous

thence South 70° 43' 10" West along a southerly line of said land so con & Assoc S-7889) at a southwest corner thereof;

eyed, 253.03 feet to a 5/8 extstyle 8 extstyle r capped iron pin set (cap ID Kole

Basis of bearings: The bearing for the centerline line of Smith Court (North 19° 07' 35" West), as shown by the deed from Reichel and Hoffman et. al. to Franchar Incorporated, an Ohio corporation, as recorded in Volume 87—1150, Page 16 of Cuyahoga County Deed Records, is the reference meridian for this survey. above parcel is also known as Parcel "B" as shown by the Plat recorded as AFN 201709110398 of Cuyahoga County Records.

COMMITMENT PARCEL 3

Starting at the intersection of the centerlines of Smith Court, 40.00 feet wide, and Detroit Road (a.k.a. State Route 254), 60.00 feet wide; thence North 24° 21° 05" West along the said centerline of Smith Court, 181.04 feet to a 5/8" iron pin in a monument box found at an angle point therein; thence North 19° 07′ 35" West, continuing along the said centerline of Smith Court, 408.58 feet; thence North 89′ 28′ 25" East, 21.10 feet to a point in the easterly line of Smith Court, thence North 19° 07′ 35" West along the said easterly line of Smith Court, 44.48 feet to a 5/8" capped iron pin set (cap ID Kole & Assoc S-7889) set at the Principal Place of Beginning; Situated in the City of Rocky River, County of Cuychoga and State of Ohio and known as being all of the Franchar Inc. Assembly Plat of part of Original Rockport Township Section No. 24, as shown by the Plat recorded in Volume 241, Page 23 of Cuyahoga County Map Records, and known as being part of Original Rockport Township Section No. 24.

thence South 18° 17' 40" East, 178.82 feet to a 5/8" capped iron pin set (cap ID Kole & Assoc S-7889) in a westerly line of land conveyed to Franchar Incorporated, an Ohio corporation, in deed dated February 25, 1987 and recorded in Volume 87-1150, Page 16 of Cuyahoga County Deed Records, said point also being the southeast corner of land conveyed to Franchar Incorporated, an Ohio corporation in deed dated May 12, 2004 and recorded by AFN 200405120844 of Cuyahoga County Deed Records; thence northeasterly by a curve to the left, an arc distance of 172.51 feet, said arc having a radius of 1,175.00 feet, a central angle of 8° 24', and a chord which bears North 76° 51' 14" East, 172.36 feet to a 5/8" capped iron pin set (cap ID Kole & Assoc S-7889);

thence South 75° 01' 49" West along the southerly line of said land so conveyed to Franchar Incorporated by AFN 200405120844, 169.27 feet to a 5/8" capped iron pin set (cap ID Kole & Assoc S-7889) at the southwest corner thereof, said point also being in the said easterly line of Smith Court;

thence North 19° 07' 35" West along the said easterly line of Smith Court, 184.48 feet to the Principal Place of Beginning and containing 30,556.86 square feet (0.7015 acres) of land, as described on May 9, 2017 by Richard J. Kole, Ohio Surveyor # 7889, of R.M. Kole & Assoc., Corp., Professional Land Surveyors.

Basis of bearings: The bearing for the centerline line of Smith Court (North 19°07' 35" West), as shown by the deed from Reichel and Hoffman et. al. to Franchar Incorporated, an Ohio corporation, as recorded in Volume 87—1150, Page 16 of Cuyahoga County Deed Records, is the reference meridian for this survey. Subject, however, to all legal rights-of-way of previous

Situated in the City of Rocky River, County of Cuyahoga and State of Ohio and known as being part of the Franchar Inc. Assembly Plat of Original Rockport Township Section No. 24, as shown by the Plat recorded in Volume 241, Page 23 of Cuyahoga County Map Records. COMMITMENT PARCEL 4

Starting at the intersection of the centerlines of Smith Court, 40.00 feet wide, and Detroit Road (a.k.a. State Route 254), 60.00 feet wide; thence North 24° 21° 05" West along the said centerline of Smith Court, 181.04 feet to a 5/8" iron pin in a monument box found at an angle point therein; thence North 19° 07' 35" West, continuing along the said centerline of Smith Court, 408.58 feet; thence North 89° 28' 25" East, 21.10 feet to a point in the easterly line of Smith Court; thence North 19° 07' 35" West along the said easterly line of Smith Court, 44.48 feet to a 5/8" capped iron pin set (cap ID Kole & Assoc S-7889) set at the Principal Place of Beginning;

thence continuing North 19°07' 35" West along the said easterly line of Smith Court, 105.45 feet to a 5/8" capped iron pin set (cap ID & Assoc S-7889) at a point of curvature therein;

thence northwesterly, continuing along the said easterly line of Smith Court by a curve to the left, an arc distance of 89.97 feet, said arc having a radius of 520.00 feet, a central angle of 9°.54°.48°, and a chord which bears North 24°.04°.59° West, 89.86 feet to a 5/8° capped iron pin set (cap ID Kole & Assoc S-7889) set at the northwest corner of the said Franchar Assembly Plat, said point also being the northwest corner of land conveyed to Franchar Incorporated, an Ohio corporation, in deed dated February 25, 1987 and recorded in Volume 87-1150, Page 16 of Cuyahoga County Deed Records, and in the southerly line of the Norfolk & Western Railroad;

thence North 67° 23′ 35″ East along the northerly line of said land so conveyed to Franchar and the southerly line of said Norfolk & Railroad, 175.36 feet to a 5/8″ capped iron pin set (cap ID Kole & Assoc S-7889) at an angle point therein;

thence North 67° 23′ 35″ East, continuing along the northerly line of said land so conveyed and the southerly line of said Norfolk & Railroad, 502.96 feet to a 5/8″ capped iron pin set (cap ID Kole & Assoc S-7889) at a northeast corner of said land so conveyed

thence South 67° 29° 27" West along a southerly line of said land so conveyed and its westerly prolongation, 522.44 feet to a 5/8" capped iron pin set (cap ID Kole & Assoc S-7889) at a point of curvature; thence North 67° 29′ 27" East along a northerly line of said land so conveyed, 210.55 feet to a 5/8" capped iron pin set (cap ID Kole. Assoc S-7889) at a northeast corner thereof, said point also being in the westerly line of Linda Street, 40.00 feet wide; thence South 0° 15' 33" East along the said westerly line of Linda Street, 43.22 feet to a 5/8" capped iron pin set (cap ID Kole & Assoc S-7889) at a southeasterly corner of said land so conveyed;

Subject, however, to all legal rights of—way of previous

