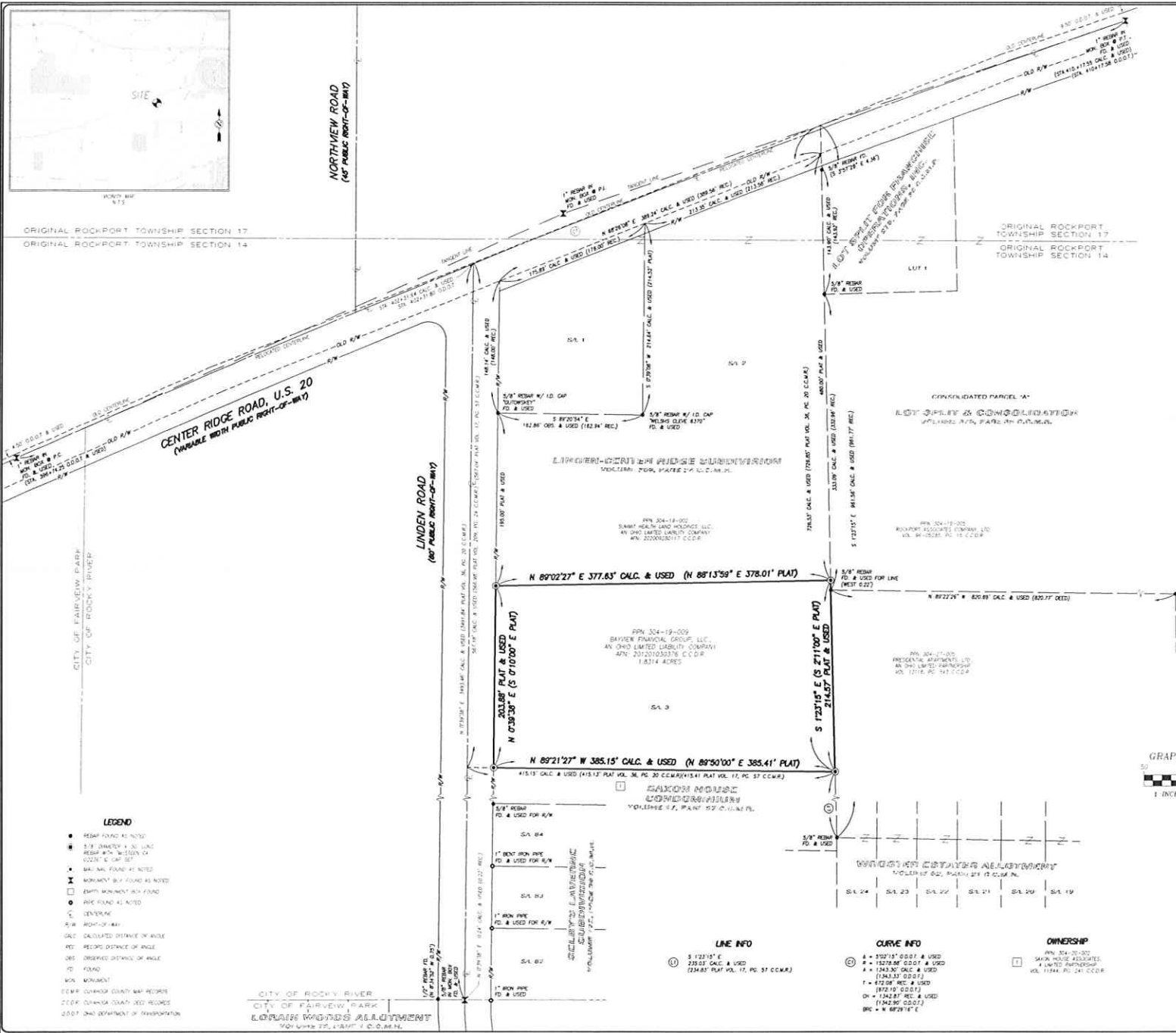




ALTA/NSPS LAND TITLE SURVEY
FOR
20325 CENTER RIDGE ROAD
KNOWN AS BEING PART OF TOWNSHIP 7 RANGE 14 OF THE CONNECTICUT
WESTERN RESERVE SURVEY, PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO.
14, AND BEING ALL OF SUBLOT NO. 3 IN LINDEN-CENTER RIDGE SUBDIVISION AS
RECORDED IN PLAT VOLUME 209, PAGE 24 OF CUYAHOGA COUNTY MAP RECORDS,
NOW SITUATED IN THE
CITY OF ROCKY RIVER
COUNTY OF CUYAHOGA - STATE OF OHIO

TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
HEALTH DYNAMICS EQUITY PARTNERS, LLC, AN OHIO LIMITED LIABILITY COMPANY
BAYVIEW FINANCIAL GROUP, LLC, AN OHIO LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1),
7(C), 8, 9, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON
JUNE 20, 2022.

DATE OF PLAT OR MAP: OCTOBER 11, 2022

Matthew A. McSteen
MATTHEW A. MCSTEEN, P.E., S.D., S.T.
REGISTERED PROFESSIONAL SURVEYOR
NO. 58817

JOB NO. 22-118
FIELD DATE: JUNE 20, 2022
SURVEY DATE: JUNE 27, 2022
REVISED: OCTOBER 11, 2022
DRAWN BY: HWS

NOTE: THE TERM "CERTIFY" AS USED IN THE ABOVE STATEMENT IS UNDERSTOOD
TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON
HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT
CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
FURTHERMORE, THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT
BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION
FURNISHED BY THE OWNER, LENDER, OWNER'S CONTRACTOR OR OTHERS, WHICH IS
USED AS A BASIS TO FORMULATE THE SURVEYOR'S OPINION.

SCHEDULE A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CUYAHOGA, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:
SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA, STATE OF OHIO, AND KNOWN AS BEING SUBLOT 3 IN
LINDEN-CENTER RIDGE SUBDIVISION, OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION 14 AS SHOWN BY THE RECORDED PLAT IN
VOLUME 209 OF MAPS, PAGE 24 OF CUYAHOGA COUNTY RECORDS AS APPEARS BY SAID PLAT.
TOGETHER WITH THE 89 HUNDRED AND SIXTY-ONE (89) ACRES AND FIFTY-FOUR (54) SQUARE FEET MORE OR LESS AND RECORDED AS
VOLUME 278, PAGE 811 OF CUYAHOGA COUNTY RECORDS AND IS HEREBY CERTIFIED, MONUMENTED AND MARKED BY POSTERIOR
FIELD RECORD OCTOBER 11, 2022 IN VOLUME 83-1274, PAGE 42 OF CUYAHOGA COUNTY RECORDS.
THE SURVEY SHOWN ON THIS CHARTER CERTIFY THE SAID LAND AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S
COMMITMENT NO. WEST-1235555-0000 DATED APRIL 11, 2022 AT 10:10 A.M.

INDEX OF SHEETS

SHEET 1: ALTA/NSPS SURVEY, CORPORATION, SCHEDULE A LEGAL
DESCRIPTION, AREA OF SURVEYED PREMISES, SURVEY
REFERENCE, AND MONUMENT MAP

SHEET 2: EXISTING CONVEYING SURVEY, SCHEDULE B: EXEMPTION
STANDARD OPERATIONAL PLOTTED ZONE, DESCRIPTION,
BARRING INDICATION, NOTE REGARDING CONVEYING, AND
MODIFIED NOTES

BASIS OF BEARING

BEARINGS ARE BASED ON THE 2011 STATE PLANE COORDINATES SYSTEM,
NORTH ZONE 17N11, NAD83 (2011), ZONE 17N11, ZONE 17N11, AS DERIVED FROM
UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT,
NORTH ZONE 17N11, NAD83 (2011), ZONE 17N11, ZONE 17N11.

GRAPHIC SCALE

1 INCH = 50 FEET

SURVEY REFERENCES

- PLAT VOLUME 17, PAGE 57 C.C.W.R.
- PLAT VOLUME 36, PAGE 20 C.C.W.R.
- PLAT VOLUME 75, PAGE 1 C.C.W.R.
- PLAT VOLUME 82, PAGE 21 C.C.W.R.
- PLAT VOLUME 172, PAGE 30 C.C.W.R.
- PLAT VOLUME 205, PAGE 22 C.C.W.R.
- PLAT VOLUME 278, PAGE 811 C.C.W.R.
- PLAT VOLUME 281, PAGE 22 C.C.W.R.
- PLAT VOLUME 346, PAGE 10 C.C.W.R.
- PLAT VOLUME 376, PAGE 20 C.C.W.R.
- CUYAHOGA COUNTY DEED OF RECORD
NO. 83-1274, PAGE 42 OF CUYAHOGA COUNTY RECORDS

OWNERSHIP

PPN, 304-20-002
SAVAN, HOUSE ASSOCIATES,
A LIMITED PARTNERSHIP
VOL. 11944, PG. 241 C.C.W.R.

McSteen
REGISTERED PROFESSIONAL SURVEYOR
NO. 58817
14115 EAST 260TH STREET, MARIETTA, OH 44002
Phone: 440.545.5600
www.mcsteen.com

- ELECTRIC BULB
- GAS VALVE
- HANDLED PARKING SPACE
- HIGHWAY
- LIGHT POLE
- MARSHALL
- SAMESE CONNECTION
- SUN
- VENT PIPE
- WATER METER
- WATER VALVE
- WARD DRAIN
- CONTAINER
- RIGHT-OF-WAY
- CUMBER CUMBER COUNTY MAP RECORDS
- CUMBER CUMBER COUNTY DEED RECORDS
- CUMBER CUMBER COUNTY DEPARTMENT OF TRANSPORTATION

ACCORDING TO A JOINT REPORT DATED MAY 25, 2012 BY COMPREHENSIVE JOINT SERVICES, LLC, (REPORT #12-1114) THE SUPPLIED PROPERTY IS ZONED "OR GENERAL BUSINESS" AND IS SUBJECT TO THE FOLLOWING REQUIREMENTS:

MINIMUM LOT WIDTH	10 FEET
FRONT SETBACK	25-45 FEET
SIDE SETBACK	5 FEET ANTIPOD 25 FEET FROM RESIDENTIAL DISTRICT
REAR SETBACK	0 FEET OR 25 FEET IF ADJACENT RESIDENTIAL DISTRICT
MAX BUILDING HEIGHT	20 FEET
PARKING COUNT FORMULA	BETWEEN 3-5 SPACES PER 1,000 SF GROSS FLOOR AREA PERMITTED

15.3 REGULAR FARMING SPACES
& HANDICAP FARMING SPACES

CLASS TIME 1"
 WEEKS DEDUCTED TO BE OUTSIDE OF
 THE 0.2% ANNUAL CHANCE FLOODPLAIN
 COMPANY FILE NO. 1517075-001
 BUT NO DEDUCTIONS
 EFFECTIVE DATE OCTOBER 1, 2013

12. PAWING EXHIBENT'S EXHIBENT'S
VOL. 12736, P. 11 P. 11 C.C.D.P.

13. PAWING EXHIBENT'S EXHIBENT'S
VOL. 12736, P. 11 C.C.D.P.
VOL. 12736, P. 11 C.C.D.P.
VOL. 12736, P. 11 C.C.D.P.
VOL. 12736, P. 11 C.C.D.P.

14. VOL. EXHIBENT'S
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(PAGE 7)

15. VOL. EXHIBENT'S
VOL. 12736, P. 11 C.C.D.P.
(PAGE 7)

16. ADDRESS EXHIBENT'S EXHIBENT'S
VOL. 12736, P. 11 C.C.D.P.

1. SOME FEATURES SHOWN ON THIS PLAN MAY BE SHOWN OUT OF SCALE FOR CLARITY
2. DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. ALL OF THE ABOVE SURVEY MONUMENTS SHOWN ON THIS PLAN AS FOUND OR USED ARE IN GOOD CONDITION. ANTIPODALLY LOCATED SURVEY MONUMENTS OTHERWISE NOTED.
4. THE SURVEYOR DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF EASEMENTS AND/OR SIGNIFICANT OBSERVATIONS SHOWN HEREON.
5. THE SURVEYED PROPERTY IS CONTIGUOUS WITH ADJACENT LANDS AND THERE ARE NO GAPS, STRIPS, OR LOTS SEPARATING THE PARCELS.

SHEET 1: BOUNDARY SURVEY, CERTIFICATION, SCHEDULE 4 LEGAL DESCRIPTION, AREA OF SURVEYED PREMISES, SURVEY REFERENCES, AND ADJACENT MAP.

SHEET 2: EXISTING CONDITIONS SURVEY, SCHEDULE 4B EXISTING SIGNIFICANT OBSERVATIONS, FLOOD ZONE DESIGNATION, PARKING TABLETION, NOTE REGARDING ZONING, AND

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES (D11 NORTH 20N (7421), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM OBSERVATIONS FOR THE O.D.O.T. 4TH (REAL-TIME-NETWORK).

FIRST AMERICAN TITLE INSURANCE COMPANY

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT No. NCS-1125558-CLE
EFFECTIVE DATE APRIL 11, 2022 AT 7:30 A.M.

10. Matter 23 shown in Plat of Linden-Center Ridge Subdivision recorded in Volume 309 of Maps, Page 24 of Cassiopolis County Records.
 Platfiled with recording jurisdiction.

11 *Assignment of Lease by and between Florence L. Hawley, Lessor, and Mary D. Weiss, Lessee, dated August 29, 1966, as evidenced by a Short Form Lease Recording Agreement filed for record November 2, 1966. n/s/vs Volume 447, Page 297 at*

Short Form Lease Recording Agreement re-recorded February 18, 1998 in/its Volume 457, Page 505 of the Garretts County Records.

Modification of Little recorded February 18, 1982 4/11 Volume 451, Page 509 of the Caspado County Records.
CONTAINS NO SURVEY RELATED ITEMS

Assignment of Lease recorded August 1, 1968 in its Volume #60, Page 712 of the Cuyahoga County Records
CONTAINS NO SURVEY RELATED ITEMS

Assignment of Lease (and Assumption Agreement) recorded May 22, 1996 in/as Volume 88-3066, Page 26 of the Cypress County Records
CONTAINS NO SURVEY RELATED ITEMS

Assignment of Lease (and Assumption Agreement) recorded MA, 22, 1956 in/as volume 86-3066, Page 23 of the Cuyahoga County Records
CONTAINS NO SURVEY RELATED ITEMS

Assignment of Lease recorded December 8, 1934 in/21 Volume 34-11552, Page 45 of the Custer County Records.

Assignment of Lease recorded May 15, 1995 in/de Volume 95-22635, Page 23 of the Goshute County Record
CONTAINS NO SUBJECT RELATED ITEMS

Assignment contained in Sheriff's Deed recorded August 30, 1992 in/ls Volume 95-07285, Page 32 of the Crystallog County Records

Assignment and Assumption Agreement of Ground Lease recorded December 20, 1996 in/as Volume 94-12504, Page 21 of the Cuyahoga County Records.
CONTAINS NO SURVEY RELATED ITEMS

Assignment and Assumption Agreement recorded January 3, 2012 in File #NY-20101030377 of the Cayuga County Records CONTAINS NO SURVEY RELATED ITEMS

Defects, liens, encumbrances or other matters affecting the WILSON estate, whether or not shown by the public record, are not shown herein.

12 Easement for Parking from Mary Bees to Rocky River Hotel Corporation recorded February 23, 1967 in Volume 119H Page 843 of Cuyahoga County Records
LOCATION OF AREA DESCRIBED IS A BLANKET EASEMENT OVER THE ENTIRETY OF THE SURVEYED PROPERTY

Amendment to Exemption 1 Parking received February 18, 1988 in 88 volume 12796, Page 833 of the Cook County
Records.
PARKING EXEMPTION PERTAINS TO THE UNDERGROUND PARKING DECK. EXEMPTION IS PLOTTED AND SHOWN.

13 Essement from Rocky Mountain Corporation to Harry D. Wells recorded February 22, 1956 in 25 volume 12 PL Page 371 of Cuyahoga County Records
EASEMENT IS PLOTTED AND SHOWN

Exempt from Public Access and Public Release as Co-Trustee to the Cleveland Clinic Foundation. Documents generated by

14. EASEMENTS ARE PLOTTED AND SHOWN.

DISCLAIMER: ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS DOCUMENT CONTAINS NO SURVEY RELATED ITEMS.

(15) Casefiles and closings - Company in Sheriff's List from 1980's - Metrol, Sheriff of Cuyahoga County to Met. Life Assurance Corporation, Successor in Interest to Mutual Benefit Life Insurance Company in Rehabilitation, Successor to the Mutual Benefit Life Insurance Company, Successor in Interest to New York Insurance Company recorded August 20, 1992 w/o Volume 95-07255, Page 15 of Cuyahoga County Records
Excluded from automatic sale notice

(16) Communications Re Lease Agreed by and between Raystyle Place (7), Lessor, and Northwest Communications LLC Lessee, dated March 10, 1992, as evidenced by a Memorandum of Lease filed for record June 20, 2000, in/s/ AN/ NNNNNN-104 of *Columbia County Records*.

Assignment and Bill of Sale dated April 24, 2001 w/att #769 200104240276 of Cuyahoga County Records

Assignment and Bill of Sale recorded April 24, 2001 in/as APN# 200124742272 of Contra Costa County Records
CONTAINS NO SURVEY RELATED ITEMS

Defects, liens, encumbrances or other matters affecting the leasedhold estate, whether or not shown by the public records are not shown herein.

CONTAINS NO SURVEY RELATED ITEMS

17 Open-End Mortgage and Security Agreement from Boylree Financial Group, LLC to Seaview Melach, to secure \$750,000.00 filed for record January 23, 2015 with A/R# 201501230873 of Cuyahoga County Records, covering premises described in Schedule A, together with any and all terms, conditions and restrictions contained therein. EXHIBIT IS PLATTED AND SIGNED.

20 Building and Ratchet Lease Agreement by and between Bova Financial Group, LLC, Lessor, and New Air, C/A/S Service
Kwest, Lessee, dated May 26, 2016, as evidenced by a Memorandum of Building and Ratchet Lease Agreement filed for
record July 21, 2016, under AUSA 707A02731105, of Cass County Court Records.

Defects, liens, encumbrances or other matters affecting the leasedhold estate, whether or not shown by the public records are not shown herein.

71 Wireless Communication Equipment and Assignment Agreement from Baycom Financial Group, LLC to Wireless Prods, LLC
recorded November 12, 2021 at 1:54 PM 202111150030 at Goshute County Records

LOCATION OF AREA DESCRIBED CANNOT BE DETERMINED FROM THE RECORD DOCUMENT

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www.mysteens.com

Job No. 22-118
B. Associates, Inc.