

PROJECT NARRATIVE
The Foundry at Rocky River

Developer: Jaguar Prop Assets LLC
Construction: Leopardo Construction
Architecture & Design: HEART Design Group

We are excited to introduce *The Foundry at Rocky River*, a transformative project aimed at revitalizing a near-blighted building within the Rocky River commercial district. This adaptive reuse initiative will breathe new life into the site, expanding upon the already established high-density multifamily development adjacent to the property while activating the street level to create a vibrant, pedestrian-friendly destination.

The Foundry at Rocky River will feature a mix of studio, one-bedroom, and two-bedroom luxury apartment units designed with a modern industrial loft aesthetic—incorporating high ceilings, exposed materials, and thoughtfully curated finishes. Residents will enjoy a suite of premium amenities and enhanced landscape elements, reinforcing the project's commitment to community engagement and aesthetic enhancement.

In keeping with the site's architectural heritage, the redevelopment will also preserve and reinterpret key elements of the existing brutalist-style façade, seamlessly blending historic character with contemporary design.

Project Overview

- **Zoning:** OB3
- **Property Area:** 1.83 Acres
- **Building Height:** 8 Floors
- **Total Units:** 103 Apartments
- **Parking Spaces:** 230 (including structured and surface parking)
- **Total Square Footage:** 189,067 GSF (including 89,150 SF of subsurface parking)

Honoring the Legacy of Rocky River

As part of our commitment to celebrating the heritage of Rocky River, *The Foundry at Rocky River* will incorporate a historical art installation throughout the building. Each floor's hallway will feature curated artwork and informational displays that chronicle the city's journey—from its early beginnings to modern-day achievements. By integrating this visual storytelling experience, we aim to foster a connection between residents and the community, ensuring that *The Foundry* not only provides a place to live but also a deeper appreciation of Rocky River's past, present, and future.

A Partnership for Progress

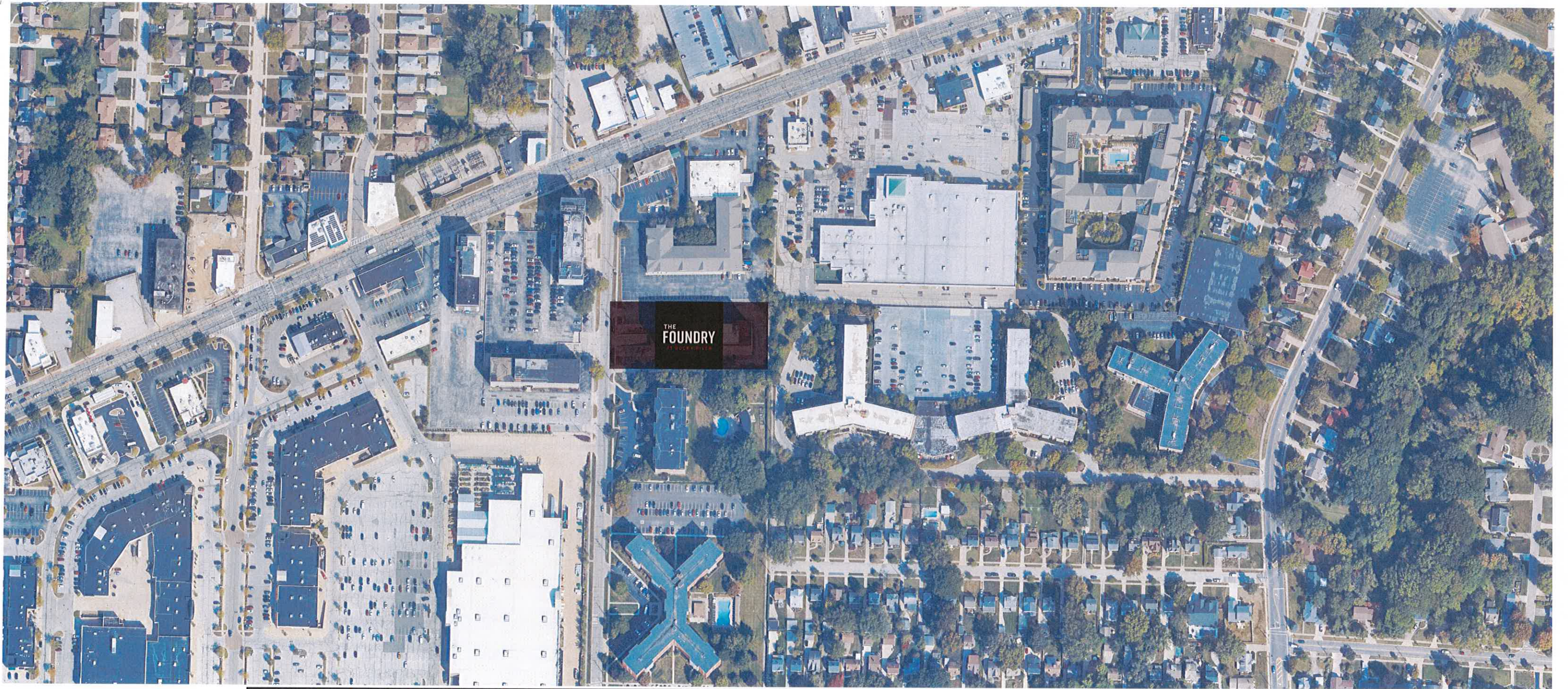
We believe *The Foundry at Rocky River* will serve as a catalyst for positive growth within the city, reinforcing Rocky River's reputation as a premier community for both residents and businesses. We look forward to sharing our vision and collaborating with the City to ensure this project is a success for all stakeholders involved.

THE FOUNDRY

AT ROCKY RIVER

20325 Center Ridge Rd
Rocky River, OH

May 20, 2025 - Planning Commission Submittal

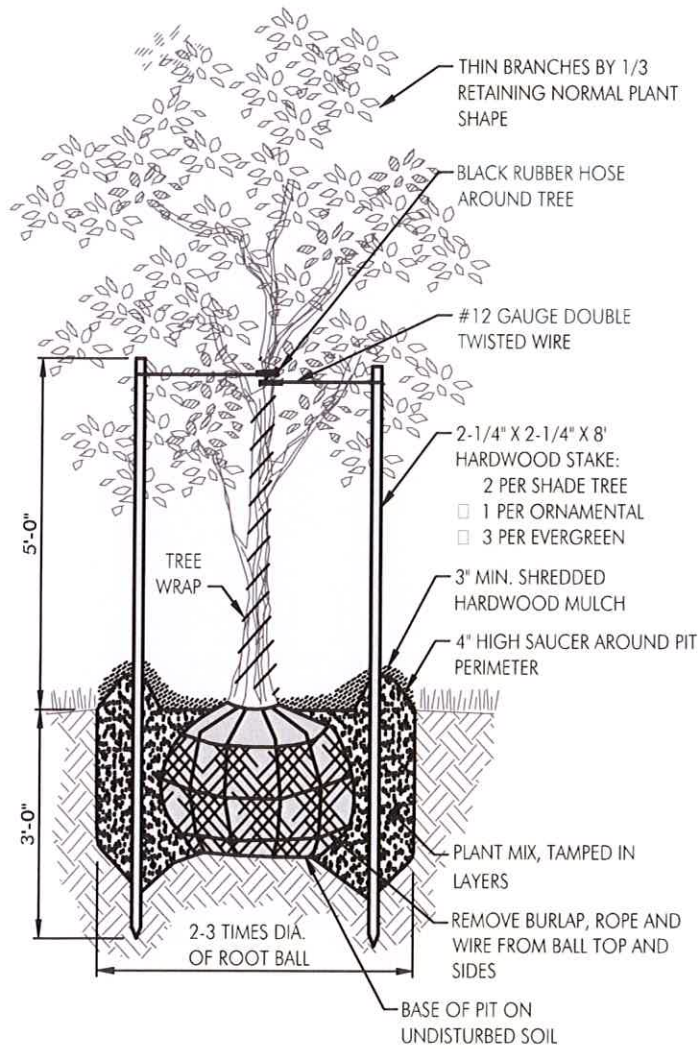


PROJECT DATA															
General Information			Unit Types & Quantities												
			24%				46%				30%				
Unit Count	102	Units	Two Bedroom Units	Area	Quantity	SF/Unit Type	One Bedroom Units	Area	Quantity	SF/Unit Type	Studio Units	Area	Quantity	SF/Unit Type	
Parking Spaces	230	Spoces	C-1	1,170	6	7,020	B-1	698	6	4,188	A-1	588	3	1,764	
Building Height	95'-3"		C-2	1,097	6	6,582	B-2	763	6	4,578	A-2	585	4	2,340	
			C-3	1,157	6	6,942	B-3	758	6	4,548	A-3	513	1	513	
General Areas			C-4	1,036	1	1,036	B-4	717	6	4,302	A-4	648	1	648	
Residential	80,177	SF	C-5	1,168	1	1,168	B-5	712	5	3,560	A-5	492	1	492	
Future Amenity - Ground Floor	6,175	SF	C-6	1,154	1	1,154	B-6	833	5	4,165	A-6	547	10	5,470	
Future Amenity/Storage - Garage Level	9,167	SF	C-7	1,095	1	1,095	B-7	781	6	4,686	A-7	557	11	6,127	
Circulation, Utility & Office	20,172	SF	C-8	1,179	1	1,179	B-8	742	5	3,710					
Subsurface Parking	75,125	SF	C-9	1,258	1	1,258	B-9	826	2	1,652					
Total	190,816	SF			24	27,434			47	35,389			31	17,354	



Site Location

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

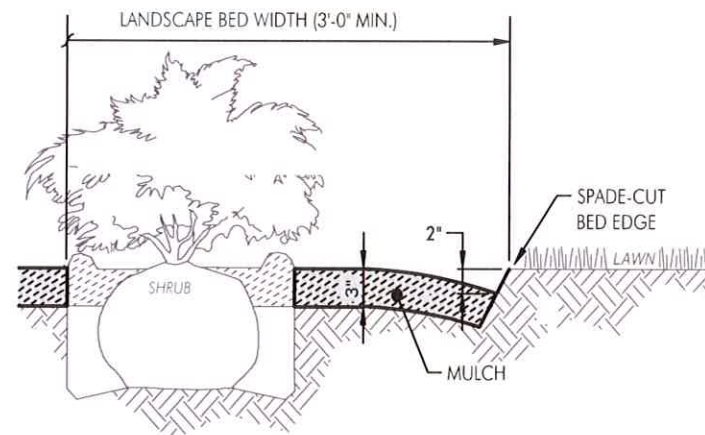


NOTES:

1. CROWN OF ROOT BALL TO BEAR THE SAME RELATION TO FINISH GRADE WHICH IT WAS GROWN AT THE NURSERY.
2. DO NOT DAMAGE ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
3. REMOVE TREE RINGS, TREE WRAP AND STAKES 1 YEAR AFTER INSTALLATION. NOTIFY OWNER PRIOR TO REMOVAL.

TREE PLANTING DETAIL

SCALE: NONE

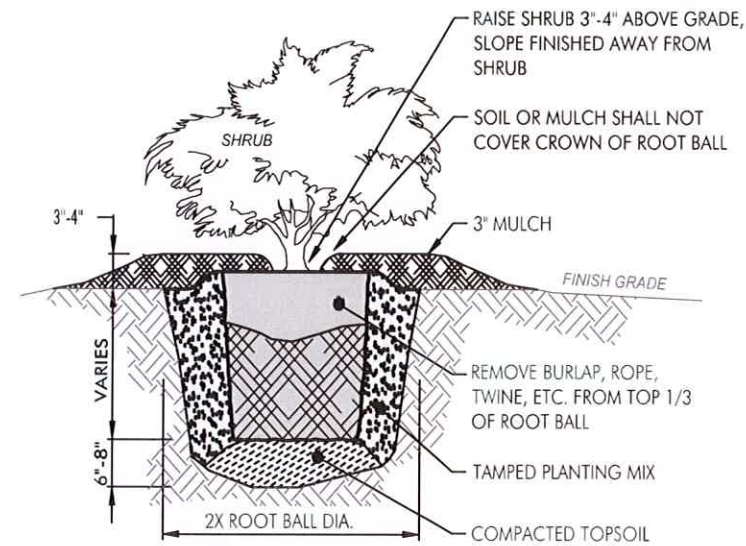


NOTES:

1. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD BARK MULCH, DARK BROWN OR BLACK COLOR PER OWNER CHOICE, EXTRA FINE WITH TEXTURE AT 1-1/2\"/>
- 2. MULCH SHALL BE PLACED IN ALL PLANTING AREAS SPREAD TO A SMOOTH, UNIFORM SURFACE PLANE WITH CRISP STRAIGHT AND SMOOTH CURVED MULCH BED EDGES. BED EDGES SHALL BE CUT IN \"V\" SHAPE WITH 60° ANGLE TO GROUND.
- 3. THIS DETAIL SHOWS A SHRUB FOR REFERENCE ONLY. SEE LANDSCAPE PLAN FOR ACTUAL PLANT TYPES AND LOCATIONS, AND CONFIGURATION OF BEDS.

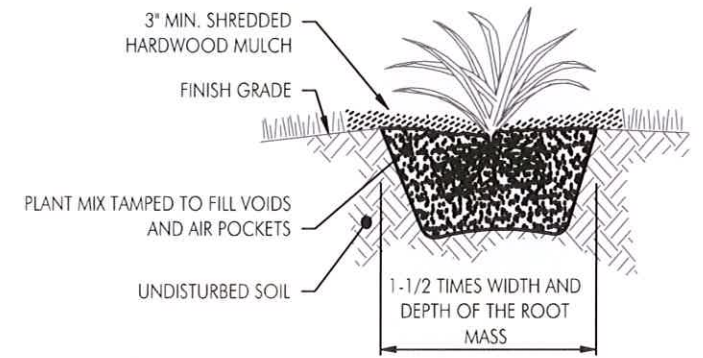
MULCH BED DETAIL

SCALE: NONE



SHRUB PLANTING DETAIL

SCALE: NONE



ANNUAL & PERENNIAL PLANTING DETAIL

SCALE: NONE

PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
10	A-B	ACER R. 'BRANDYWINE'	BRANDYWINE RED MAPLE	1-1/2" CAL.	#5 CONT.
6	M-S	MALUS SPRING SNOW	SPRING SNOW CRABAPPLE	1-1/2" CAL.	#5 CONT.
5	S-I	SYRINGA R. 'IVORY SILK'	IVORY SILK LILAC	1-1/2" CAL.	#5 CONT.
SHRUBS					
4	B-H	BUDDLEIA 'BUZZ HOT RASBERRY'	BUZZ HOT RASBERRY BUTTERFLY BUSH	18"	#5 CONT.
2	C-D	CHAMAECYPARIS O. 'VOKEL'S UPRIGHT'	VOKEL'S UPRIGHT HINOKI CYPRESS	18"	#5 CONT.
2	C-B	CHAMAECYPARIS P. 'BABY BLUE'	BABY BLUE FALSE CYPRESS	18"	#5 CONT.
6	H-M	HYDRANGEA Q. 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	18"	#3 CONT.
20	J-G	JUNIPERUS CH. 'OLD GOLD'	OLD GOLD JUNIPER	18"	#3 CONT.
4	P-O	PHYSCARPUS OPULIFOLIUS	TINY WINE NINEBARK	15"	#3 CONT.
12	R-A	RHUS AROMATICA	FRAGRANT SUMAC	15"	#3 CONT.
35	T-T	THUJA O. 'TECKNY'	MISSION ARBORVITAE	4	#5 CONT.
PERENNIALS					
54	C-F	CALAMAGROSTIS X AC 'KARL FOERSTER'	KARL FOERSTER REED GRASS	CLUMP	#2 CONT.
18	D-G	DIANTHUS GRATIANOPOLITANUS 'FW'	FIREWITCH DIANTHUS	CLUMP	#1 CONT.
15	H-H	HEMEROCALLIS 'HAPPY RETURN'	HAPPY RETURN DAYLILLY	CLUMP	#1 CONT.
37	H-R	HEMEROCALLIS 'PRIMAL SCREAM'	PRIMAL SCREAM DAYLILLY	CLUMP	#1 CONT.
17	I-M	IMPERATA CYLINDRICA 'RED BARON'	RED BARON JAPANESE BLOOD GRASS	CLUMP	#2 CONT.
12	L-M	LIRIOPE M. ROYAL PURPLE	ROYAL PURPLE LILY TURF	CLUMP	#1 CONT.
97	M-M	MISCANTHUS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	CLUMP	#2 CONT.
4	T-A	THYMUS CITRIODORUS AUREUS	VARIEGATED LEMON THYME	CLUMP	#1 CONT.

Landscape Details & Plant List

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH



Pergola w/seating concept



Square Planter Boxes



Linear/Rectangular Planter Boxes



Baby Blue False Cypress



Vokel's Upright Hinoki Cypress



Ivory Silk Lilac



Red Maple



Spring Snow Crabapple



Morning Light Grass



Techny Arborvitae



Munchkin Oakleaf Hydrangea



Old Gold Juniper



Buzz Hot Raspberry Butterfly Bush



Karl Forester Reed Grass



Tiny Wine Ninebark



Gro Low Sumac



Firewitch Dianthus



Primal Scream Daylily



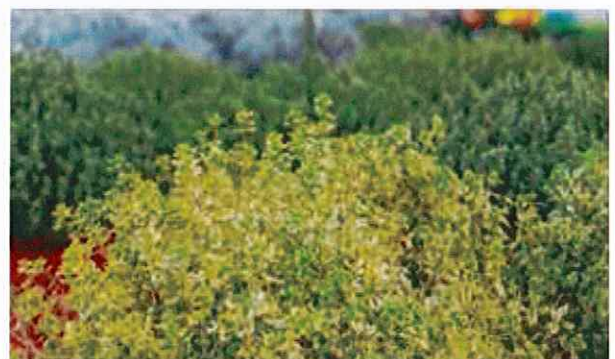
Red Baron Japanese Blood Grass



Happy Return Daylily



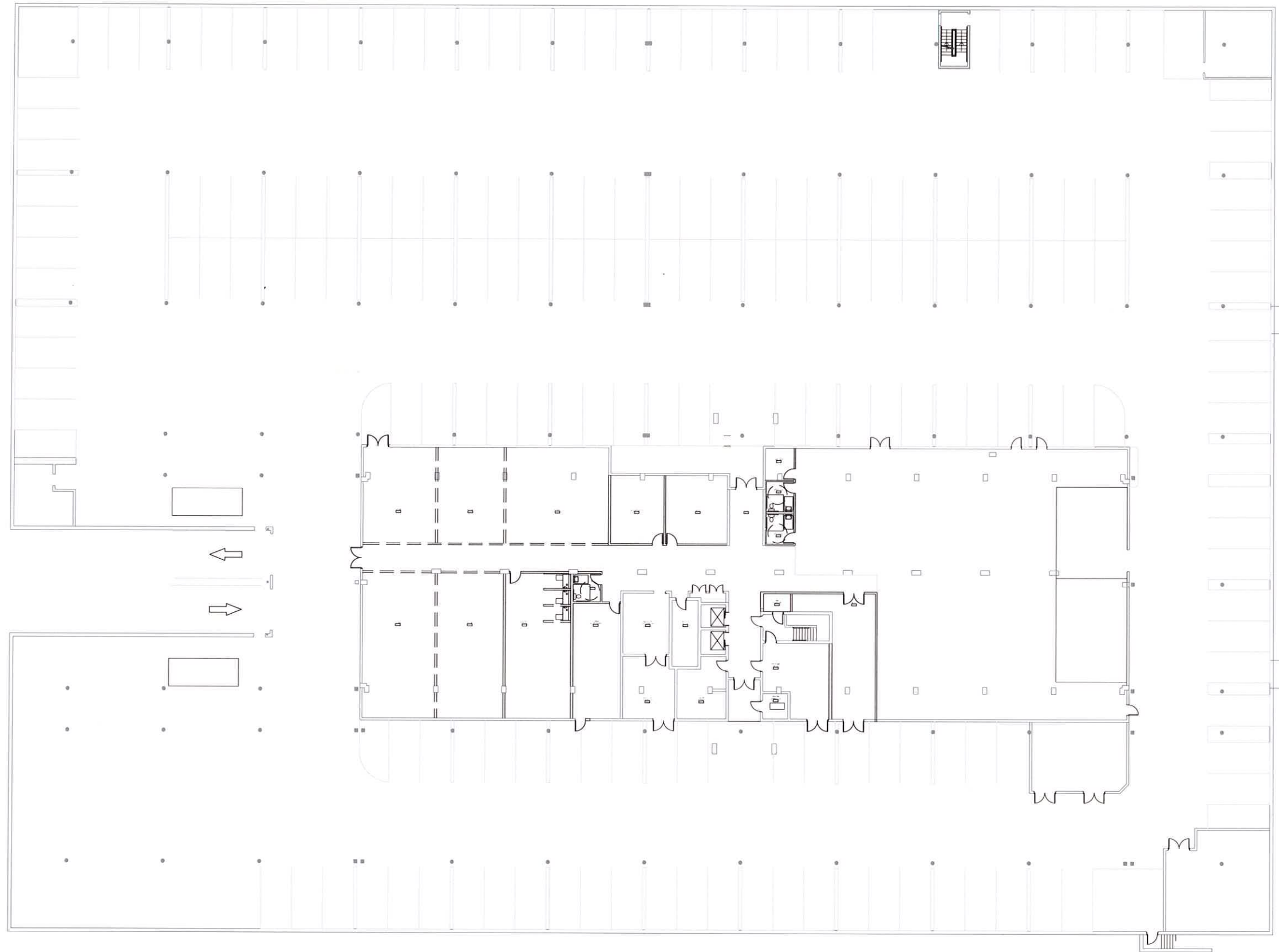
Royal Purple Lily Turf



Variegated Lemon Thyme

Exterior Furnishings & Landscaping Image References

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

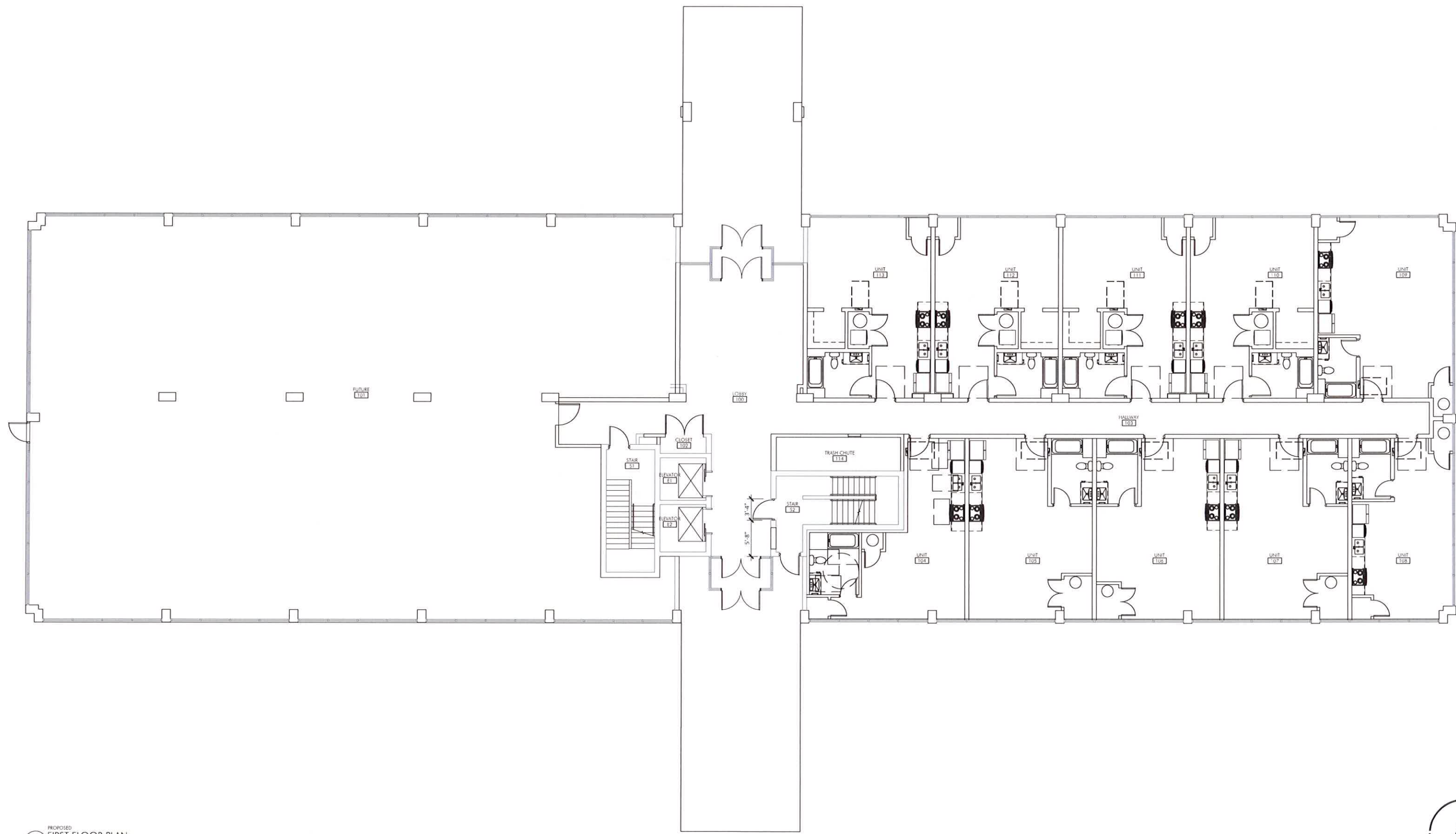


1 PROPOSED
BASEMENT PLAN
SCALE: 1/8" = 1'-0"

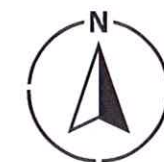


Lower Level-Garage Floor Plan

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

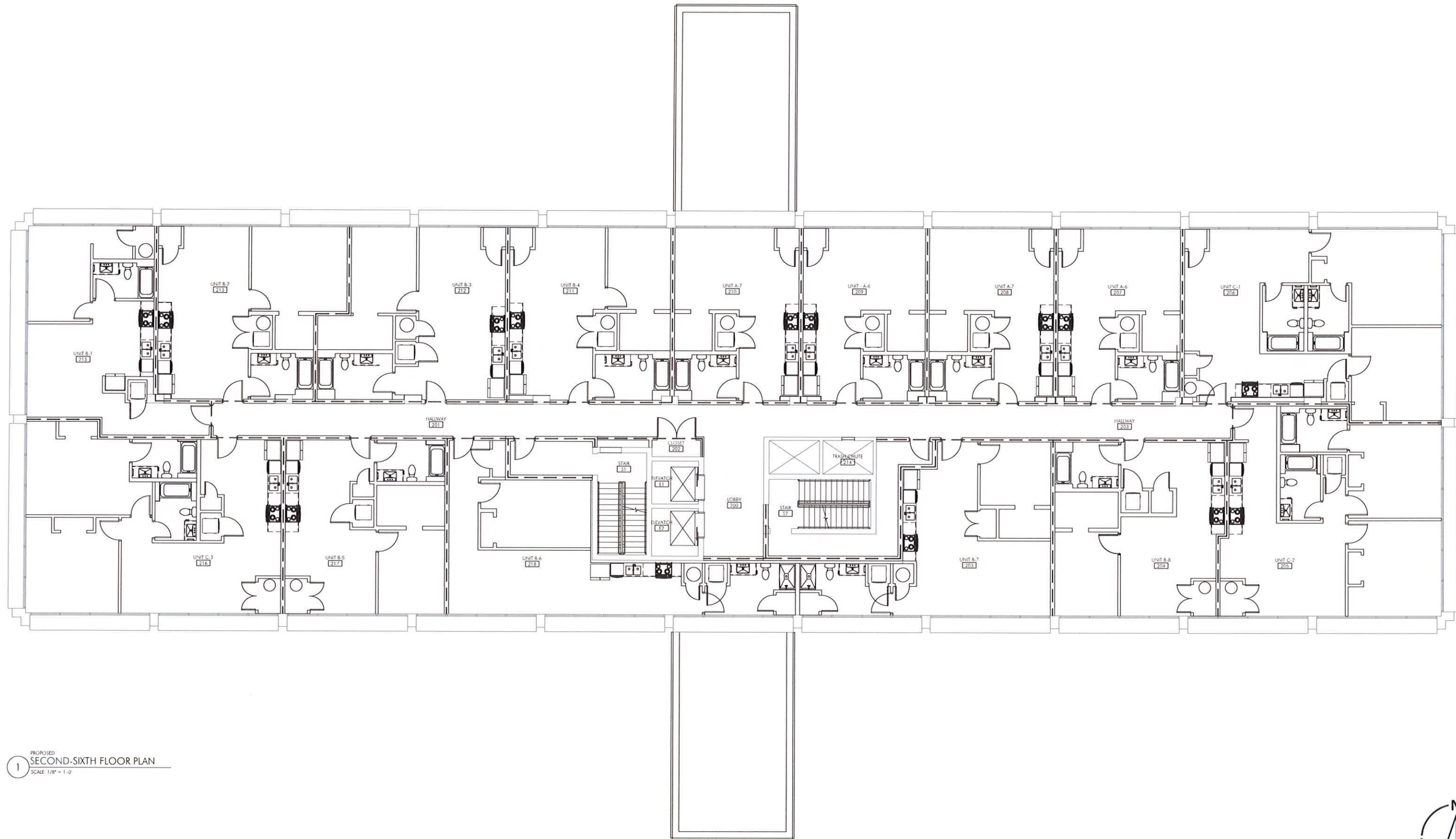


1 PROPOSED
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



Ground Floor Plan

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

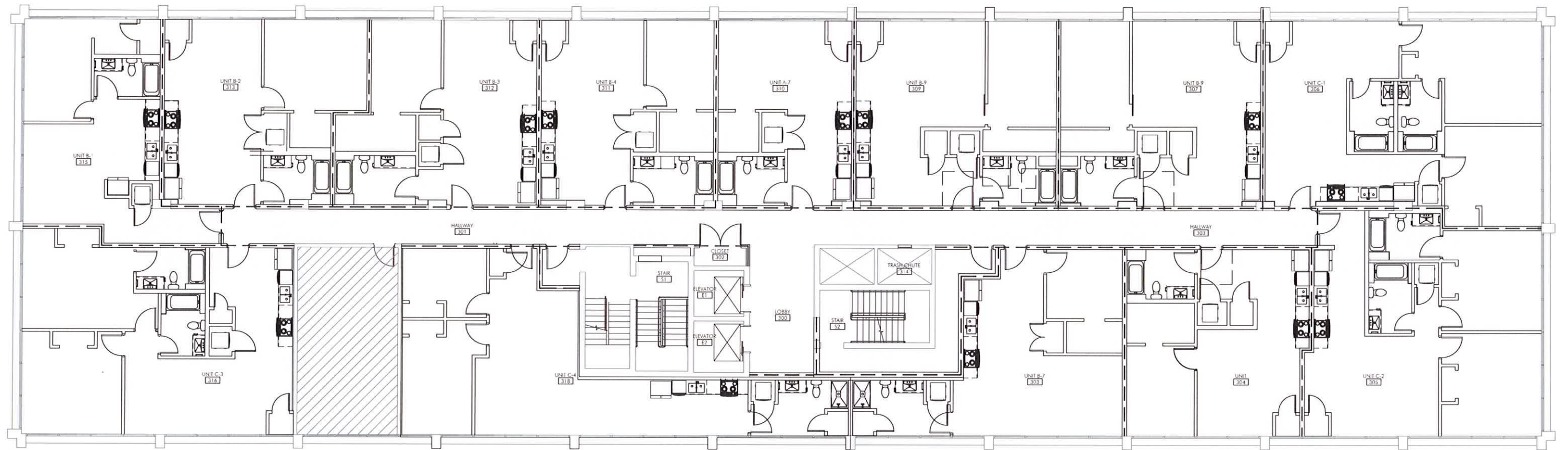


1 PROPOSED
SECOND-SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



2nd-6th Floor Plan

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

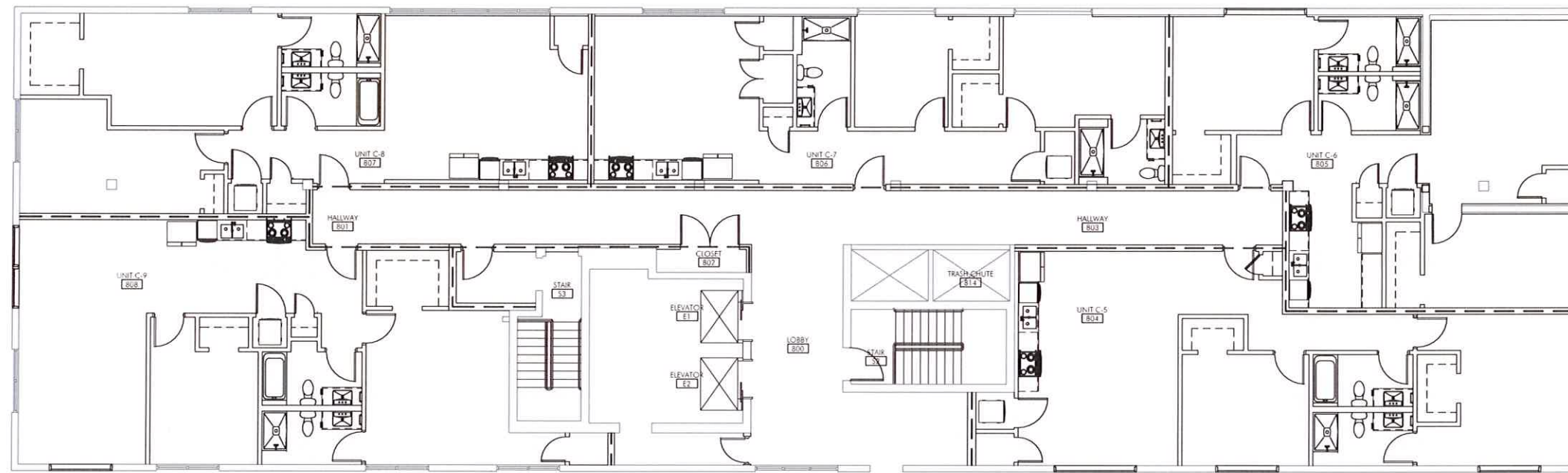


1 PROPOSED
SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



7th Floor Plan

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

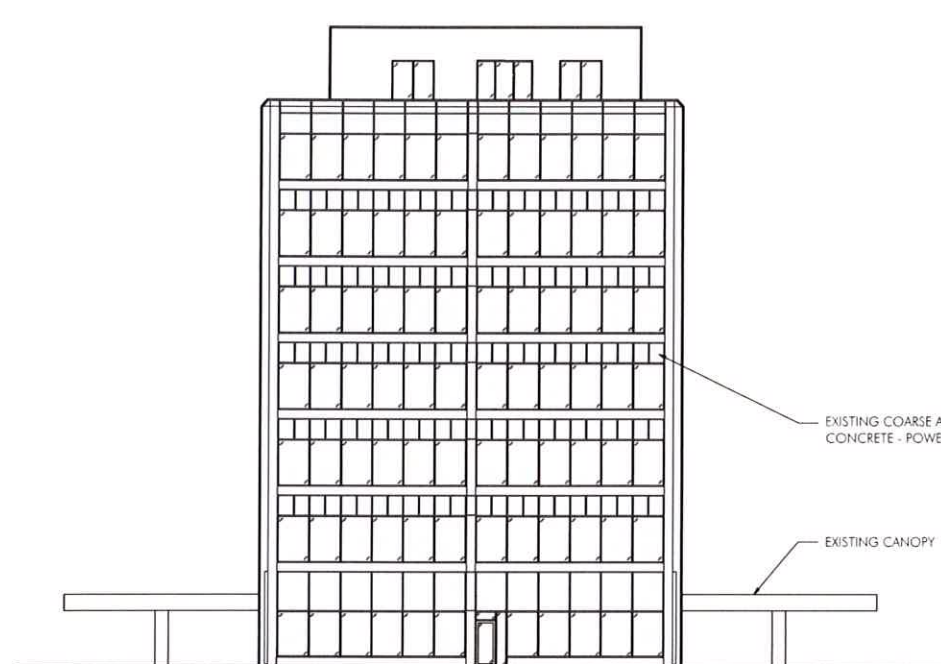


1 PROPOSED
PENTHOUSE PLAN
SCALE: 1/8" = 1'-0"

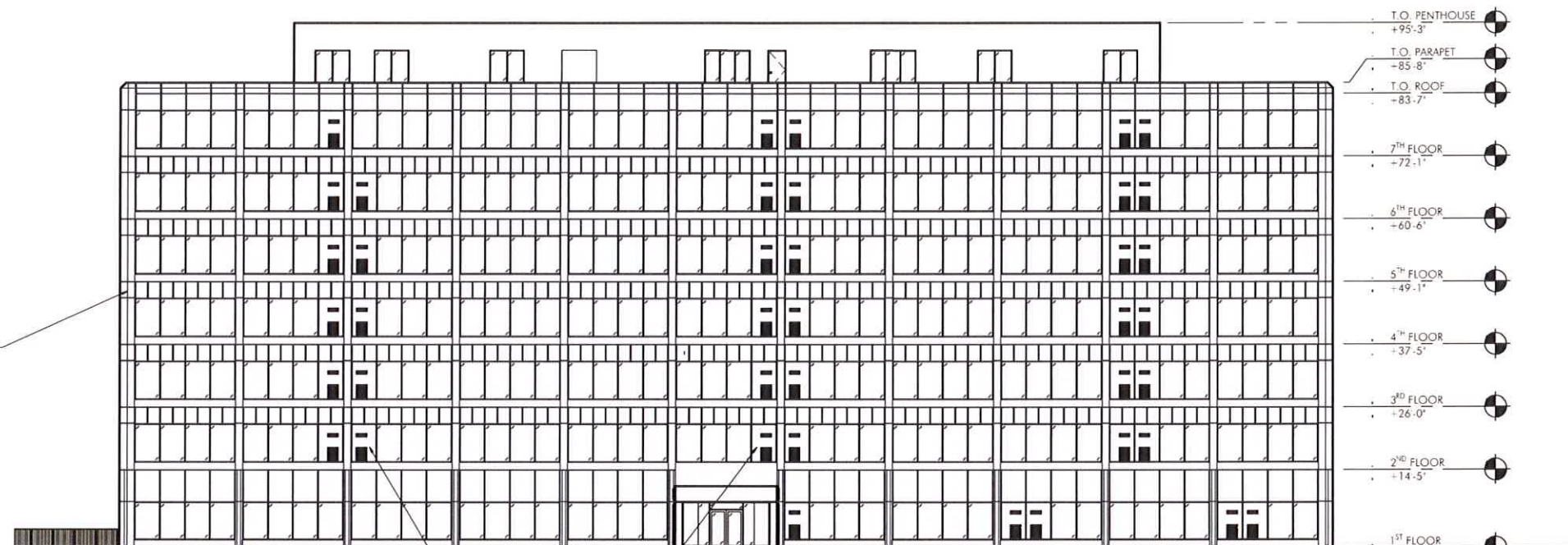


Penthouse Plan

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

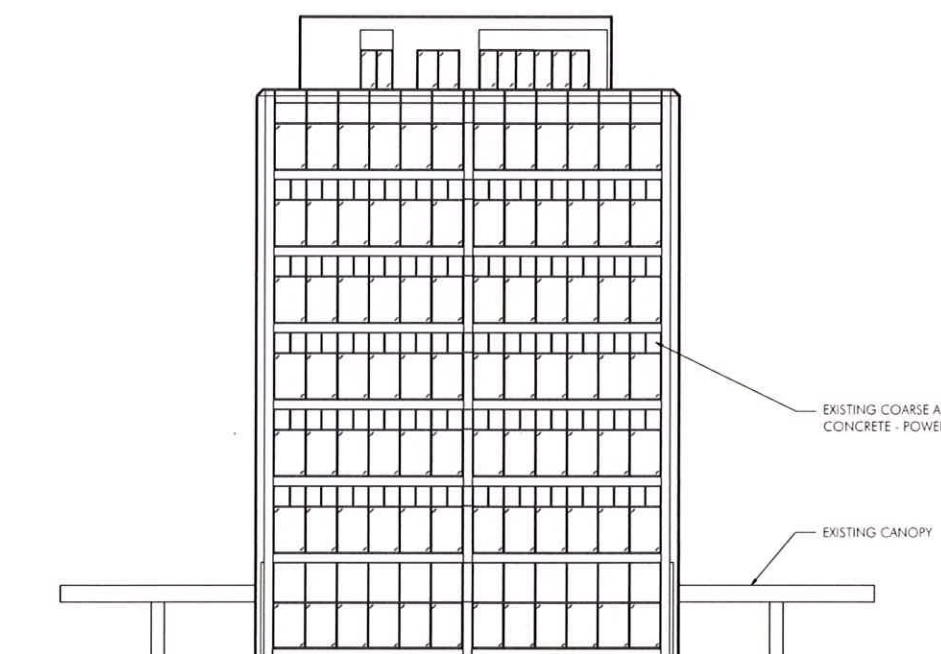


1 WEST ELEVATION
SCALE: N.T.S.

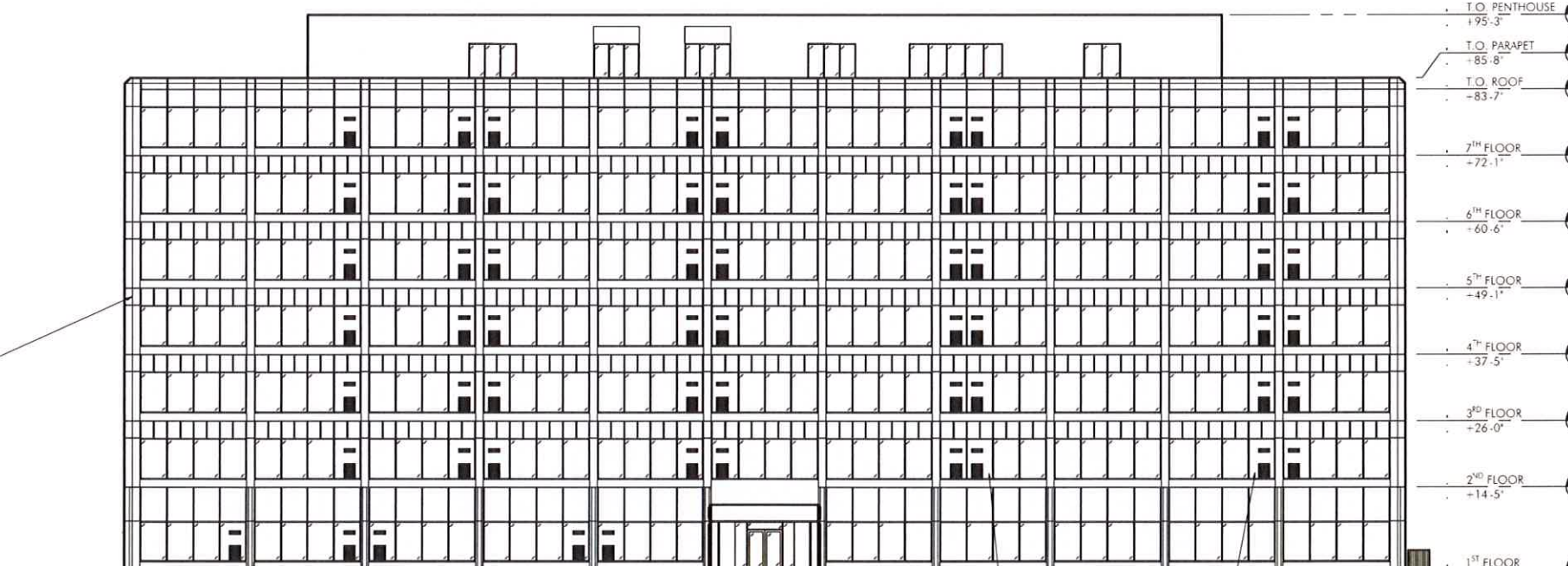


2 SOUTH ELEVATION
SCALE: N.T.S.

T.O. PENTHOUSE
+95'-3"
T.O. PARAPET
+85'-8"
T.O. ROOF
+83'-7"
7TH FLOOR
+72'-1"
6TH FLOOR
+60'-6"
5TH FLOOR
+49'-1"
4TH FLOOR
+37'-5"
3RD FLOOR
+26'-0"
2ND FLOOR
+14'-5"
1ST FLOOR
+0'-0"



3 EAST ELEVATION
SCALE: N.T.S.



4 NORTH ELEVATION
SCALE: N.T.S.

T.O. PENTHOUSE
+95'-3"
T.O. PARAPET
+85'-8"
T.O. ROOF
+83'-7"
7TH FLOOR
+72'-1"
6TH FLOOR
+60'-6"
5TH FLOOR
+49'-1"
4TH FLOOR
+37'-5"
3RD FLOOR
+26'-0"
2ND FLOOR
+14'-5"
1ST FLOOR
+0'-0"

NEW SPANDREL PANEL W/LOUVERS
FOR HVAC & EXHAUST, TYP.



Exterior Rendering

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH












Exterior Rendering

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

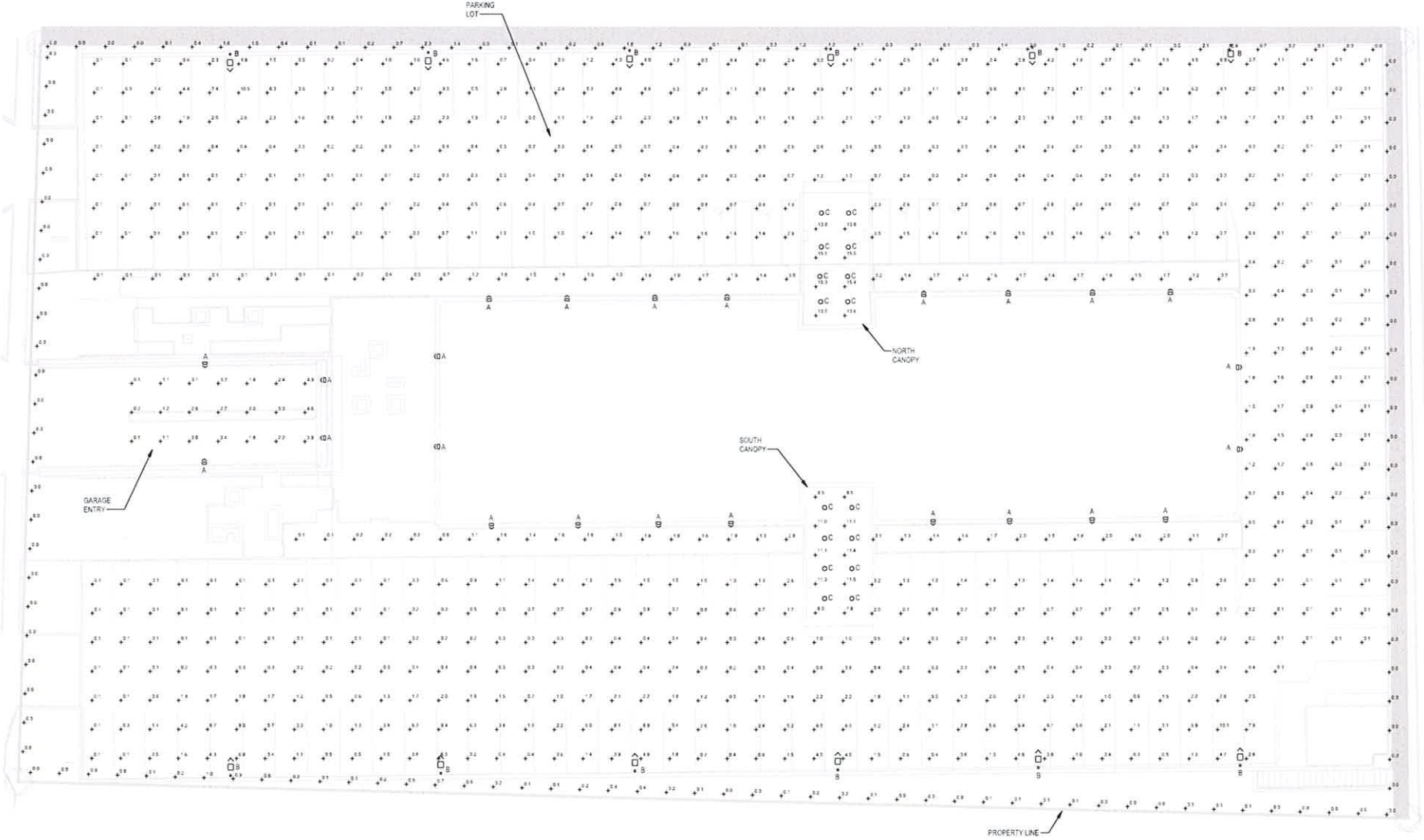


Exterior Rendering

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

FIXTURE SCHEDULE										
SYMBOL	LABEL	IMAGE	QUANTITY	CATALOG NUMBER	DESCRIPTION	NUMBER LAMPS	LUMENS PER LAMP	LLF	WATTAGE	
	B		12	RSX1 LED P1 40K R4 HS	RSX1 LED AREA LUMINAIRE SIZE 1 P1 LUMEN PACKAGE 4000K CCT TYPE R4 DISTRIBUTION WITH HOUSE SIDE SHIELD	1	4725	0.95	51.3	 Max: 4072cd
	A		24	WDGE2 LED P1 40K 80CRI TFM	WDGE2 LED WITH P1- PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	1245	0.95	11.2	 Max: 856cd
	C		16	JSF 7N 10LM 40K 90CRI 120 FRFC WH	7" ROUND EDGE LIT (SLIMFORM) SURFACE MOUNT, 4000K, 90CRI	1	1135	0.95	12.8	 Max: 394cd

STATISTICS						
DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
BUILDING SIDEWALK	+	1.4 FC	3.2 FC	0.1 FC	32.0:1	14.0:1
GARAGE ENTRY	+	2.3 FC	4.9 FC	0.1 FC	49.0:1	23.0:1
NORTH CANOPY	+	14.6 FC	15.5 FC	13.5 FC	1:1	1:1
PARKING LOT	+	1.5 FC	19.5 FC	0.1 FC	195.0:1	15.0:1
PROPERTY LINE	+	0.3 FC	2.9 FC	0.0 FC	N/A	N/A
SOUTH CANOPY	+	10.2 FC	11.5 FC	7.8 FC	1:1	1:1



Photometric & Fixtures

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH



VICINITY MAP
N.T.S.

ORIGINAL ROCKPORT TOWNSHIP SECTION 17
ORIGINAL ROCKPORT TOWNSHIP SECTION 14

NORTHMEAD ROAD
(45' PUBLIC RIGHT-OF-WAY)

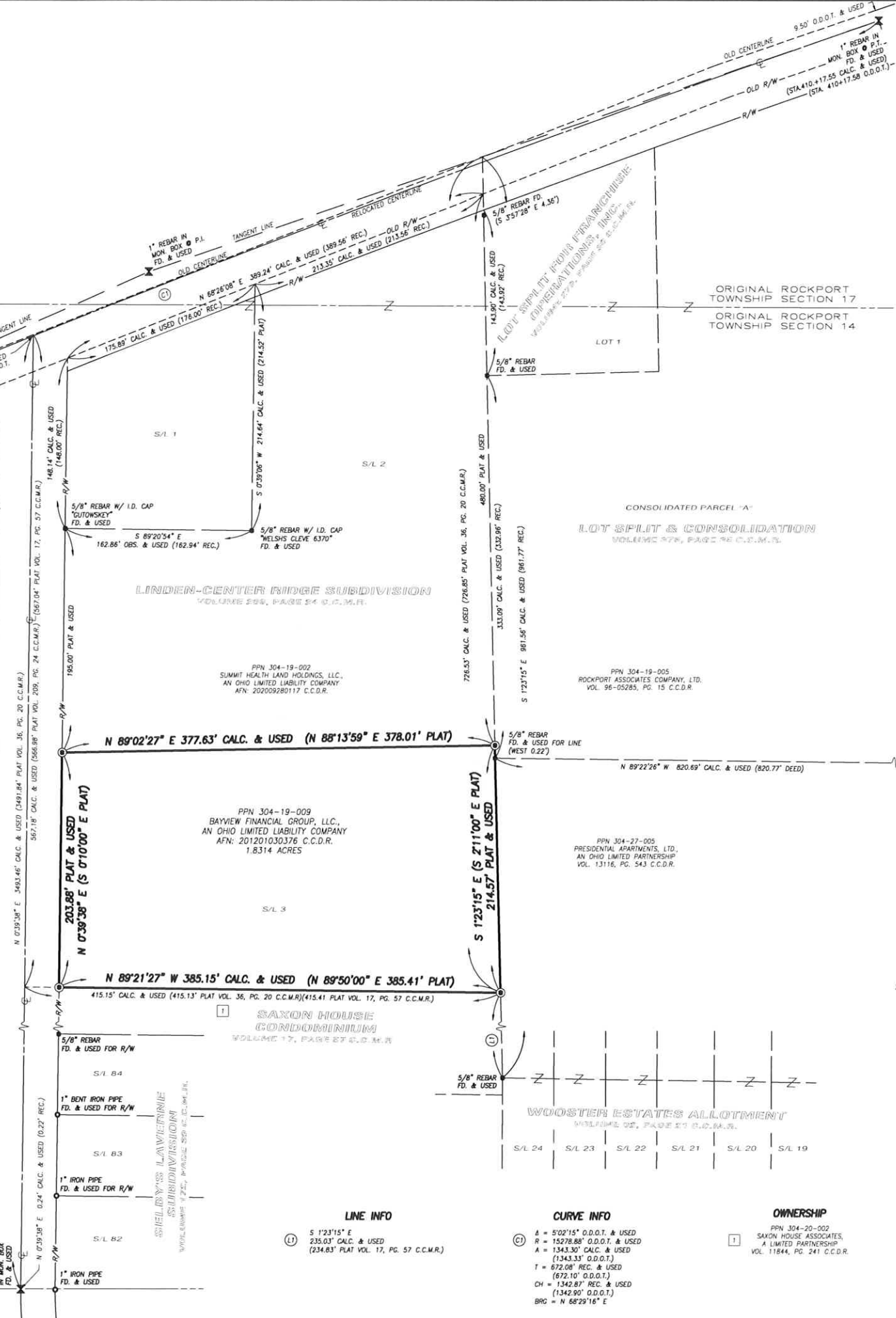
CENTER RIDGE ROAD, U.S. 20
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

LINDEN ROAD
(80' PUBLIC RIGHT-OF-WAY)

CITY OF FAIRVIEW PARK
CITY OF ROCKY RIVER

- LEGEND**
- REBAR FOUND AS NOTED
 - 3/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" @ CAP SET
 - MAG NAIL FOUND AS NOTED
 - MONUMENT BOX FOUND AS NOTED
 - EMPTY MONUMENT BOX FOUND
 - PIPE FOUND AS NOTED
 - CENTERLINE
 - R/W RIGHT-OF-WAY
 - CALC. CALCULATED DISTANCE OR ANGLE
 - REC. RECORD DISTANCE OR ANGLE
 - OBS. OBSERVED DISTANCE OR ANGLE
 - FD. FOUND
 - MON. MONUMENT
 - C.C.M.R. CUYAHOGA COUNTY MAP RECORDS
 - C.C.D.R. CUYAHOGA COUNTY DEED RECORDS
 - O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

CITY OF ROCKY RIVER
CITY OF FAIRVIEW PARK
LORAIN WOODS ALLOTMENT
VOLUME 75, PAGE 1 C.C.M.R.



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 SUBLT. 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
REALTY DYNAMICS EQUITY PARTNERS, L.L.C., AN OHIO LIMITED LIABILITY COMPANY
BAYVIEW FINANCIAL GROUP, L.L.C., 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

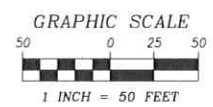
Matthew A. Hildebrandt
REGISTERED PROFESSIONAL SURVEYOR
STATE OF OHIO
JOB NO.: 22-118
FIELD DATE: JUNE 20, 2022
SURVEY DATE: JUNE 27, 2022
REVISED: OCTOBER 11, 2022
DRAWN BY: HKS

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, AND STATE OF OHIO, AND KNOWN AS BEING SUBLT. NO. 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 99 YEAR EASEMENT DATED JANUARY 22, 1968 AND FILED FOR RECORD FEBRUARY 16, 1968 AND RECORDED IN VOLUME 12196, PAGE 911 OF CUYAHOGA COUNTY RECORDS AND AS AMENDED, RESTATED, REAFFIRMED AND RATIFIED BY INSTRUMENT FILED FOR RECORD OCTOBER 6, 1998 IN VOLUME 98-12976, PAGE 42 OF CUYAHOGA COUNTY RECORDS.
THE SURVEY SHOWN ON THIS DRAWING DEPICTS THE SAME LAND AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NO. NCS-1125558-CLE, DATED APRIL 11, 2022 AT 7:30 A.M.

INDEX OF SHEETS
SHEET 1: BOUNDARY SURVEY, CERTIFICATION, SCHEDULE A LEGAL DESCRIPTION, AREA OF SURVEYED PREMISES, SURVEY REFERENCES, AND VICINITY MAP
SHEET 2: EXISTING CONDITIONS SURVEY, SCHEDULE B EXCEPTIONS, SIGNIFICANT OBSERVATIONS, FLOOD ZONE DESIGNATION, PARKING TABULATION, NOTE REGARDING ZONING, AND MISCELLANEOUS NOTES

BASIS OF BEARING
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).



- SURVEY REFERENCES**
- PLAT VOLUME 17, PAGE 57 C.C.M.R.
 - PLAT VOLUME 36, PAGE 20 C.C.M.R.
 - PLAT VOLUME 75, PAGE 1 C.C.M.R.
 - PLAT VOLUME 82, PAGE 21 C.C.M.R.
 - PLAT VOLUME 172, PAGE 39 C.C.M.R.
 - PLAT VOLUME 109, PAGE 24 C.C.M.R.
 - PLAT VOLUME 279, PAGE 30 C.C.M.R.
 - PLAT VOLUME 287, PAGE 32 C.C.M.R.
 - PLAT VOLUME 346, PAGE 64 C.C.M.R.
 - PLAT VOLUME 376, PAGE 35 C.C.M.R.
 - CUYAHOGA COUNTY DEEDS OF RECORD
 - CUYAHOGA COUNTY TAX MAP RECORDS
 - O.D.O.T. PROJECT CUY-20-7-23-8-03

OWNERSHIP
PPN 304-20-002
SAXON HOUSE ASSOCIATES, A LIMITED PARTNERSHIP
VOL. 11844, PG. 241 C.C.D.R.

CURVE INFO
1 = 5102'15" O.D.O.T. & USED
R = 15278.88' O.D.O.T. & USED
A = 1343.30' CALC. & USED
(1343.33' O.D.O.T.)
T = 672.08' REC. & USED
(672.10' O.D.O.T.)
CH = 1342.87' REC. & USED
(1342.90' O.D.O.T.)
BPG = N 68°29'16" E

LINE INFO
1 = S 1°23'15" E
235.03' CALC. & USED
(234.83' PLAT VOL. 17, PG. 57 C.C.M.R.)

McSteen
LAND SURVEYORS
1415 East 28th Street, Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

LEGEND

- ELECTRIC BOX
- GAS VALVE
- HANDICAP PARKING SPACE
- HYDRANT
- LIGHT POLE
- MANHOLE
- SEWER CONNECTION
- SIGN
- VENT PIPE
- WATER METER
- WATER VALVE
- YARD DRAIN
- CENTERLINE
- R/W RIGHT-OF-WAY
- C.C.M.R. CUYAHOGA COUNTY MAP RECORDS
- C.C.D.R. CUYAHOGA COUNTY DEED RECORDS
- D.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION
- CHAIN LINK FENCE
- GUARD RAIL
- OVERHEAD UTILITY WIRES



ZONING NOTE

ACCORDING TO A ZONING REPORT DATED MAY 25, 2022 BY COMPREHENSIVE ZONING SERVICES, LLC, (REPORT #22-1114) THE SURVEYED PROPERTY IS ZONED "GB: GENERAL BUSINESS", AND IS SUBJECT TO THE FOLLOWING REQUIREMENTS:

LOT REQUIREMENTS	
MINIMUM LOT WIDTH	0 FEET
FRONT SETBACK	25-65 FEET
SIDE SETBACK	5 FEET INTERIOR, 25 FEET FROM RESIDENTIAL DISTRICT
REAR SETBACK	0 FEET OR 25 FEET IF ABUTS RESIDENTIAL DISTRICT
MAX BUILDING HEIGHT	35 FEET
PARKING COUNT FORMULA	BETWEEN 3-5 SPACES PER 1000 S.F. GROSS FLOOR AREA PERMITTED

PARKING

SURFACE STRIPED PARKING ON SURVEYED PROPERTY
153 REGULAR PARKING SPACES
4 HANDICAP PARKING SPACES
157 TOTAL PARKING SPACES

UNDERGROUND PARKING GARAGE (SURVEYED PROPERTY AND ADJOINING EASEMENT AREA)
NO VISIBLE STRIPED PARKING SPACES

TOTAL STRIPED PARKING
153 REGULAR PARKING SPACES
4 HANDICAP PARKING SPACES
157 TOTAL PARKING SPACES

FLOOD ZONE

FLOOD ZONE "X"
"AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN"
COMMUNITY PANEL No. 395320153E
MAP No. 395320153E
EFFECTIVE DATE: DECEMBER 3, 2010

EASEMENT LEGEND

- PARKING EASEMENT AMENDMENT VOL. 12196, PG. 899 C.C.D.R.
- PARKING, UTILITY, & INGRESS/EGRESS EASEMENT VOL. 95-07255, PG. 33 C.C.D.R. VOL. 12196, PG. 911 C.C.D.R. AFN: 200006200108 C.C.D.R. AFN: 201501230573 C.C.D.R. AFN: 201607210105 C.C.D.R.
- UTILITY EASEMENT VOL. 13830, PG. 869 C.C.D.R. (PARCEL 1)
- UTILITY EASEMENT VOL. 13830, PG. 869 C.C.D.R. (PARCEL 2)
- INGRESS/EGRESS EASEMENT VOL. 95-07255, PG. 33 C.C.D.R.

MISCELLANEOUS NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- ALL OF THE VARIOUS SURVEY MONUMENTS SHOWN ON THIS PLAT AS FOUND OR USED ARE IN GOOD CONDITION, APPARENTLY UNDISTURBED, UNLESS OTHERWISE NOTED.
- THE SURVEYOR DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF EASEMENTS AND/OR SIGNIFICANT OBSERVATIONS SHOWN HEREON.
- THE SURVEYED PROPERTY IS CONTIGUOUS WITH ADJOINING LANDS AND THERE ARE NO GAPS, STRIPS, OR GORES SEPARATING THE PARCELS.

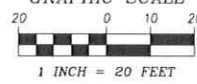
INDEX OF SHEETS

- SHEET 1: BOUNDARY SURVEY, CERTIFICATION, SCHEDULE A LEGAL DESCRIPTION, AREA OF SURVEYED PREMISES, SURVEY REFERENCES, AND VICINITY MAP
- SHEET 2: EXISTING CONDITIONS SURVEY, SCHEDULE BII EXCEPTIONS, SIGNIFICANT OBSERVATIONS, FLOOD ZONE DESIGNATION, PARKING TABULATION, NOTE REGARDING ZONING, AND MISCELLANEOUS NOTES

BASIS OF BEARING

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE G.D.O.T. RTN (REAL-TIME-NETWORK).

GRAPHIC SCALE



SCHEDULE BII EXCEPTIONS

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

- Matters as shown in Plat of Linden-Center Ridge Subdivision recorded in Volume 209 of Maps, Page 24 of Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Indenture of Lease by and between Florence L. Hawley, Lessor, and Harry D. Weiss, Lessee, dated August 29, 1966, as evidenced by a Short Form Lease Recording Agreement filed for record November 2, 1966, in/as Volume 447, Page 297 of Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Short Form Lease Recording Agreement re-recorded February 16, 1968 in/as Volume 457, Page 505 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Modification of Lease recorded February 16, 1968 in/as Volume 457, Page 509 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment of Lease recorded August 1, 1968 in/as Volume 460, Page 713 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment of Lease (and Assumption Agreement) recorded May 22, 1986 in/as Volume 86-3066, Page 20 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment of Lease (and Assumption Agreement) recorded May 22, 1986 in/as Volume 86-3066, Page 23 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Affidavit recorded December 7, 1994 in/as Volume 94-11530, Page 21 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment of Lease recorded December 8, 1994 in/as Volume 94-11582, Page 45 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment of Lease recorded May 15, 1995 in/as Volume 95-03635, Page 23 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment contained in Sheriff's Deed recorded August 30, 1995 in/as Volume 95-07255, Page 33 of the Cuyahoga County Records. EASEMENTS ARE PLOTTED AND SHOWN.
- Assignment and Assumption Agreement of Ground Lease recorded December 20, 1996 in/as Volume 96-12504, Page 35 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment and Assumption Agreement recorded January 3, 2012 in/as AFN# 201201030377 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein. CONTAINS NO SURVEY RELATED ITEMS.
- Easement for Parking from Harry Weiss to Rocky River Hotel Corporation recorded February 23, 1967 in/as Volume 11896, Page 845 of Cuyahoga County Records. LOCATION OF AREA DESCRIBED IS A BLANKET EASEMENT OVER THE ENTIRETY OF THE SURVEYED PROPERTY.
- Amendment to Easement for Parking recorded February 16, 1968 in/as Volume 12196, Page 899 of the Cuyahoga County Records. PARKING EASEMENT PERTAINS TO THE UNDERGROUND PARKING DECK. EASEMENT IS PLOTTED AND SHOWN.
- Easement from Rocky River Hotel Corporation to Harry D. Weiss recorded February 16, 1968 in/as Volume 12196, Page 911 of Cuyahoga County Records. EASEMENT IS PLOTTED AND SHOWN.
- Amendment, Restatement, Reaffirmation and Ratification of Easement recorded October 6, 1998 as Volume 98-12976, Page 42 of Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Easement from Paul Lipman and Harry D. Weiss, as Co-Trustees to The Cleveland Electric Illuminating Company recorded May 13, 1975 in/as Volume 13830, Page 869 of Cuyahoga County Records. EASEMENTS ARE PLOTTED AND SHOWN.
- Disclaimer of Interest in Real Property and Consent to Easement recorded August 25, 1976 in/as Volume 14283, Page 661 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Easements and conditions as contained in Sheriff's Deed from Gerald T. McFaul, Sheriff of Cuyahoga County to MBL 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 30, 1995 in/as Volume 95-07255, Page 33 of Cuyahoga County Records. EASEMENTS ARE PLOTTED AND SHOWN.
- Communications Site Lease Agreement by and between Westgate Plaza LTD, Lessor, and Northcoast Communications LLC, Lessee, dated March 10, 1998, as evidenced by a Memorandum of Lease filed for record June 20, 2000, in/as AFN# 200006200108 of Cuyahoga County Records. EASEMENT IS PLOTTED AND SHOWN.
- Assignment and Bill of Sale recorded April 24, 2001 in/as AFN# 200104240271 of Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment and Bill of Sale recorded April 24, 2001 in/as AFN# 200104240272 of Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein. CONTAINS NO SURVEY RELATED ITEMS.
- Open-End Mortgage and Security Agreement from Bayview Financial Group, LLC to Salvatore Mellich, to secure \$750,000.00, filed for record January 23, 2015 in/as AFN# 201501230573 of Cuyahoga County Records, covering premises described in Schedule A, together with any and all terms, conditions and restrictions contained therein. EASEMENT IS PLOTTED AND SHOWN.
- Building and Rollover Lease Agreement by and between Bayview Financial Group, LLC, Lessor, and New Por, d/b/a Verizon Wireless, Lessee, dated May 26, 2016, as evidenced by a Memorandum of Building and Rollover Lease Agreement filed for record July 21, 2016, in/as AFN# 201607210105 of Cuyahoga County Records. EASEMENT IS PLOTTED AND SHOWN.
- Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein. CONTAINS NO SURVEY RELATED ITEMS.
- Wireless Communication Easement and Assignment Agreement from Bayview Financial Group, LLC to Wireless Prospa, LLC recorded November 13, 2021 in/as AFN# 202111130030 of Cuyahoga County Records. LOCATION OF AREA DESCRIBED CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.



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