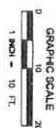


from the Captured "Democracy"
in Moscow, then I at U

from 19th-Century "Dandyism" in Men, Box 1 & 2

Lake Road 60'

Linda Street (40')



Marion V. Wang Property
Investments VI, LLC
AFN 202311050418 CCH

100.00%

Parcel 2
Deed AFN 201612

DESCRIPTORS: children; adolescents; parents; teachers; self-esteem

100.00 W 100.00

17820 ENGLEWOOD DRIVE MIDDLEBURG HEIGHTS, OHIO 44130
PHONE 440.333.1700 INFO@STRAUBSURVEYING.COM

Project No. 25-143

BS	BZVS	Chemical name	MS

Rocky River, Ohio

1195 Lake Road
Rocky River, Ohio 44116

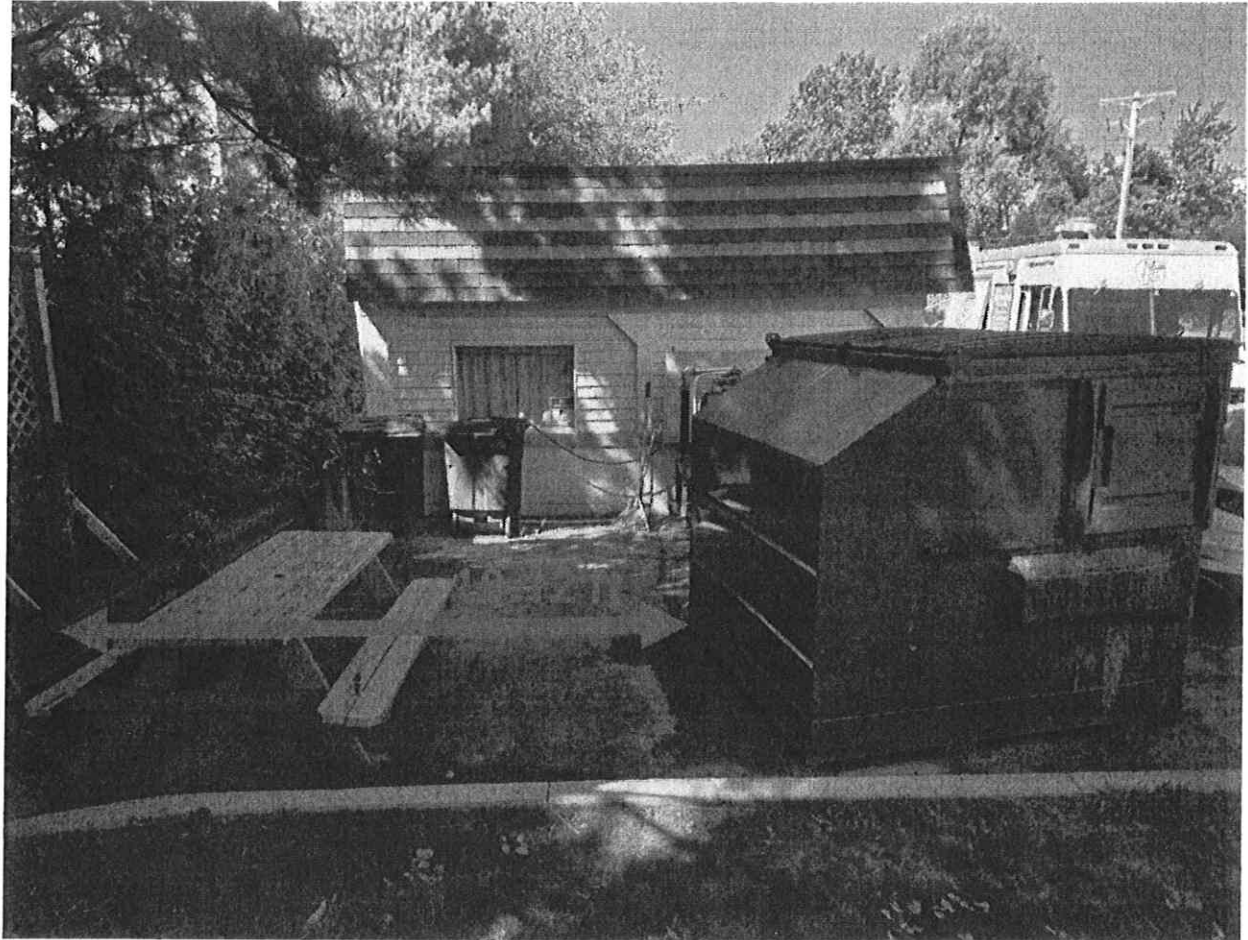
07

[illegible]

Michael Sarrub, PS
Ohio 7055

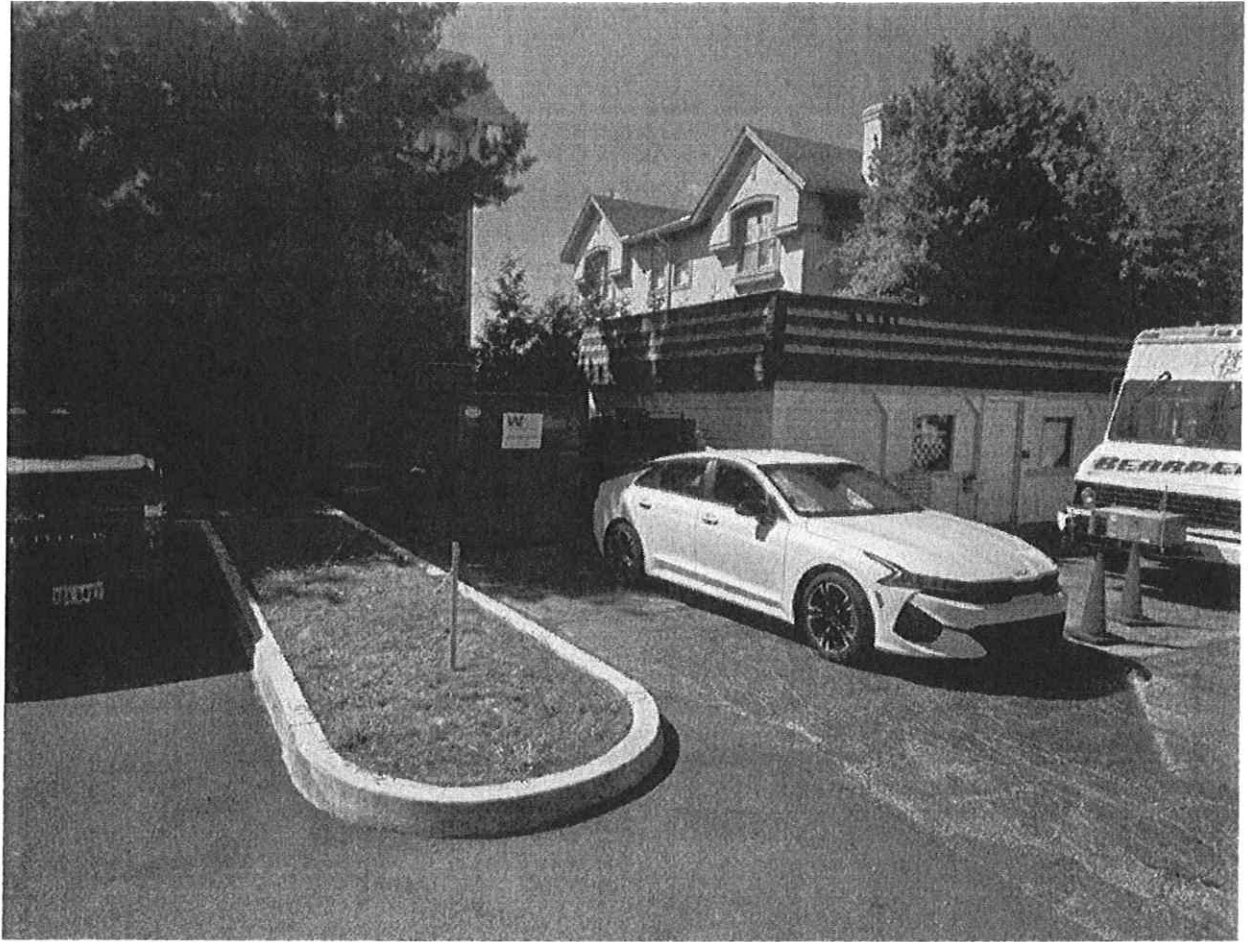




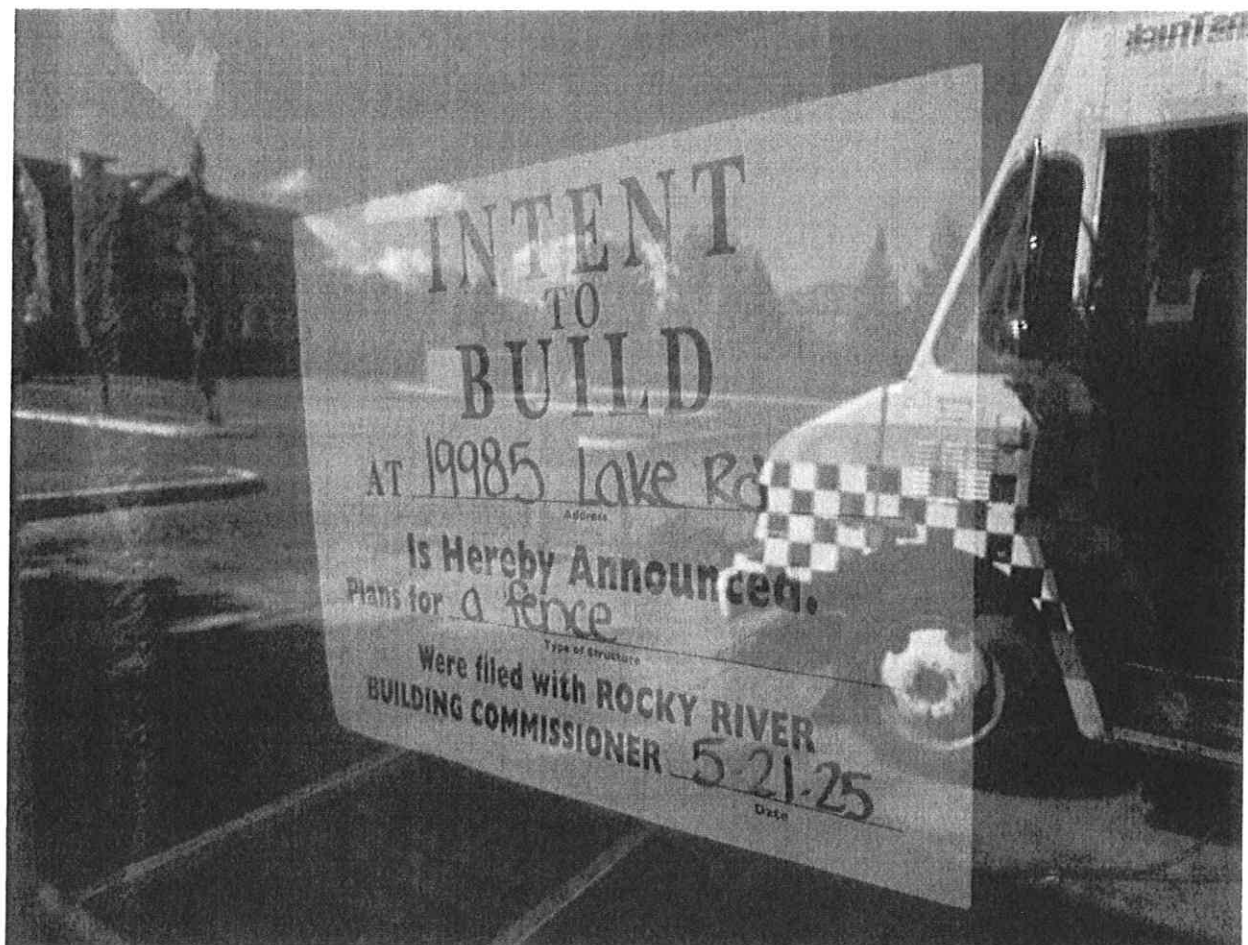


The dumpster currently sits 10-12 ft away from the neighboring property line.

The fence corral will additionally span this distance to properly enclose around the dumpster.



Another view of proposed fence enclosure location



Intent to build sign for fence enclosure currently displayed at the restaurant



"Ohio's Fence Company"

Columbus / Central:
Mae Fence Headquarters
109 E Main St.
Fulton, OH 43321

Cleveland / Akron:
13210 Enterprise Ave.
Cleveland, OH 44135

Cincinnati / Dayton
11863 Solzman Rd.
Cincinnati, OH 45249

Proposal Date: 5/14/25	Expiration Date:	Installation Date:
Name: Stephen Storch		
Address: 19985 Lake Rd.		
City, State, Zip: Rocky River OH 44116		
Phone: 216-632-1974		
Email: stephen.washko@jaghealthcare.com		

Customer Responsibilities: ☐ Obtain Permit / Variance ☐ HOA Approval ☐ Provide Legal Survey ☒ Clear Fence Line ☐ Contain Animals ☐ Locate Private Utilities

	Total Footage: 49
	T D Ftg: <input checked="" type="checkbox"/>
	Haul Ftg: <input checked="" type="checkbox"/>
	<input type="checkbox"/> Wood <input type="checkbox"/> Link <input type="checkbox"/> Other:
	Leave Dirt by Posts or Haul Dirt Away
	# Breaks: 6
# Transition Slopes	
# Removable Panels	
Permits / Approvals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
City and Association Fees are Included	
PLAT OF SURVEY MUST BE PROVIDED	

<p>Please Review:</p> <ul style="list-style-type: none"> Dirt removal is not included unless otherwise specified. COST TO REMOVE \$ 200 The fence will follow the natural contour of the property unless otherwise specified. Under no circumstances is Mae Fence responsible for damages to private lines and/or items not professionally located by utility companies, including sprinkler lines, drain tiles, electric fence, and sump pump. A small degree of construction activity and refuse may occur. 	<p>Payment Terms</p> <p><input checked="" type="checkbox"/> 50 % Deposit Balance to be paid to installation crew chief or office upon completion</p> <p><input type="checkbox"/> _____ % Deposit</p>						
<p>Payment</p> <p>\$1300 5/14</p> <p>V M D A - <u>Check</u></p> <p># _____</p> <p>Exp _____ Sec _____</p>	<table border="1"> <tr> <td>GRAND TOTAL</td> <td>\$2600</td> </tr> <tr> <td>DEPOSIT</td> <td>\$1300</td> </tr> <tr> <td>BALANCE DUE</td> <td>\$1300</td> </tr> </table>	GRAND TOTAL	\$2600	DEPOSIT	\$1300	BALANCE DUE	\$1300
GRAND TOTAL	\$2600						
DEPOSIT	\$1300						
BALANCE DUE	\$1300						

ACCEPTANCE OF PROPOSAL:

YOU, THE CONSUMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION

The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined in this contract. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra charges will be executed only upon written orders and will become an extra cost over and above the sale price. Cancellation of this contract after three business days will result in a 20% restocking fee. In the event of a default payment, Mae Fence may place the account with an agency and/or attorney for collection. Mae Fence may record and enforce a mechanic's lien against the property on which the project was installed in accordance with the Mechanic's Lien Act. Customer agrees to pay all fees and costs associated with default payments. Our employees are fully covered by workman's compensation insurance. Mae Fence reserves the right to refuse service, without liability, to anyone, for any reason.

Payment is due immediately following installation.

Company Representative Julian	Customer Signature	Date:
----------------------------------	--------------------	-------

(866)MAE-7770 - A Family Tradition Since 1927 - MaeFence.com



Manufactured
by
MAE FENCE
in
Fulton Ohio

Last Name:

Storch

Height:

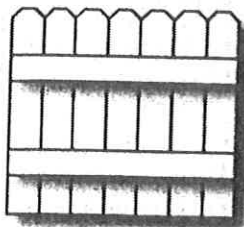
6'

Total Footage:

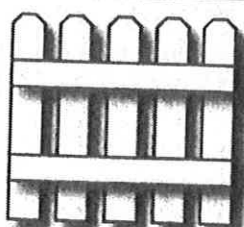
49

Installation Date:

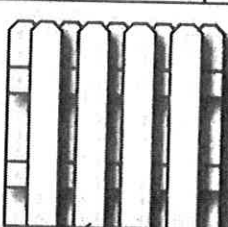
☒ Vertical Style ☐ Horizontal Style ☐ Other:



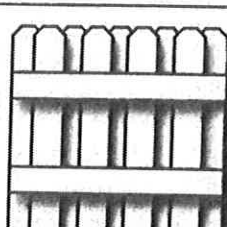
☐ Privacy



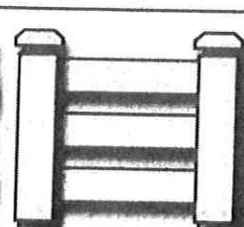
☐ Picket



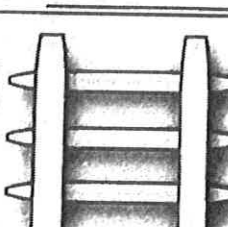
☒ Shadow



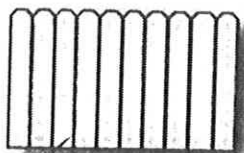
☐ Batton



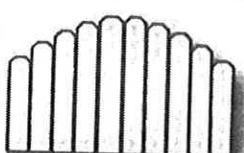
☐ Ranch Rail



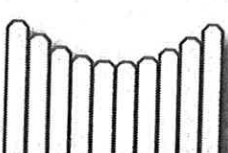
☐ Split Rail



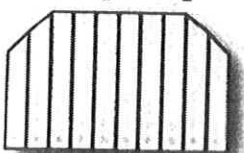
☒ Straight Top



☐ Rolling Arch



☐ Dec. Scallop



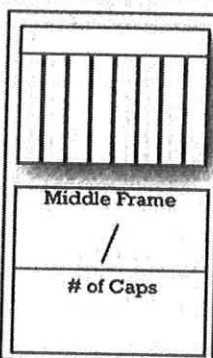
☐ V - Out



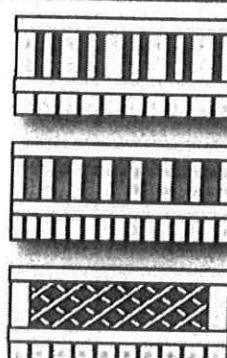
☐ Cut Arch



☐ Cut Scallop



☐ Cap & Trim



☐ Decorative Top

Rails

☐ 2 ☐ 3 ☐ 4 ☐ 5

Other:

Wire Options

☐ Black Welded

☐ Galvanized

☐ Pull Wire

☐ Agriculture:

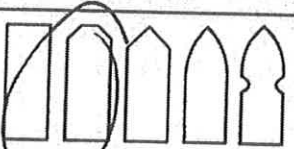
☒ 100% Cedar ☐ Treated Poplar Rail ☐ Treated Framing - Cedar Pickets ☐ Other:

Spacing

2"

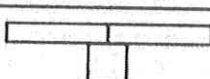
Board Size

4"

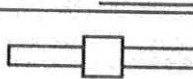


of Frames

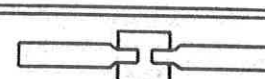
3



☒ Face Nail



☐ Toe Nail



☐ Mortice & Tennon

Post Set

☒ Dry Set Concrete

☐ Wet Set Concrete

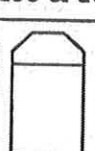
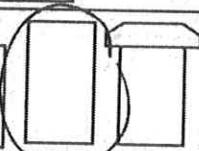
☐ Other

Post Size

4"

Post Top

none



Gates

1

Single

Double

1

Hardware

☐ Gravity Latch

☒ 2 - Way Latch

☒ # of Drop Rods: 1

Arbors

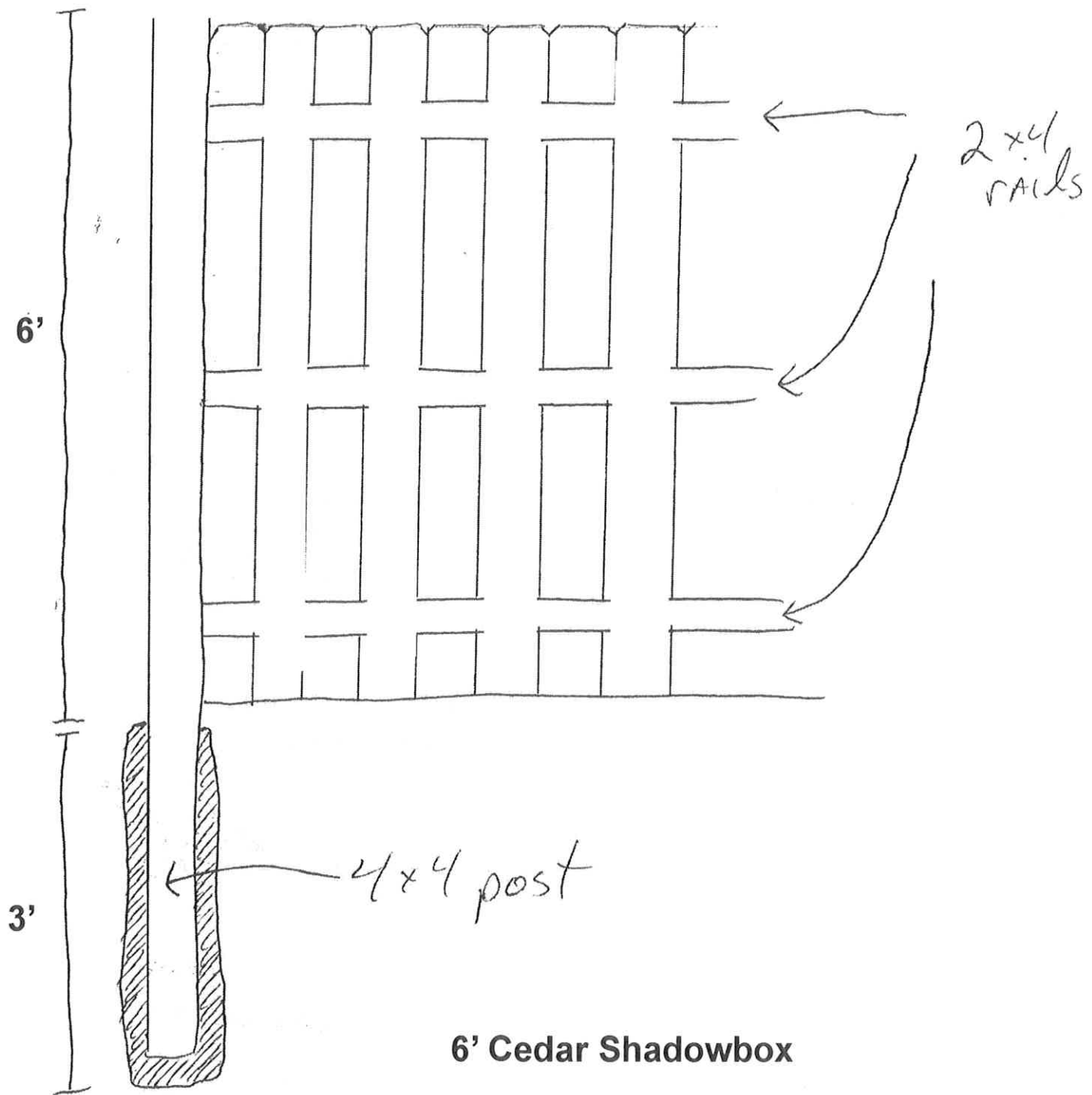
☐ 2 - Post ☐ Crescent ☐ 4' Wide

☐ 4 - Post ☐ Traditional ☐ Other:

GRAND
TOTAL

\$ 2600

*3 - Year Warranty on Back of Contract





STRAUB SURVEYING, LLC

PROFESSIONAL LASER SCANNING AND SURVEYING SERVICES

August 11, 2025

Mr. Ben Harrison
Bearden's Steakburgers
11195 Lake Road
Rocky River, OH 44116

~ via email: Ben.Harrison@Beardens.com ~

Re: Professional Services Project P25-143
Bearden's Steakburgers, Rocky River, Ohio
Boundary Survey

Dear Mr. Harrison:

Find this pursuant to our conversation last week. You desire to build a fence at this commercial property and are in need of a boundary survey. We propose the following scope of services.

SCOPE OF SERVICES

1. Straub Surveying, LLC (Straub) will perform a boundary survey of the subject property lines per *Minimum Standards for Boundary Surveys*, Chapter 4733-37 of the Ohio Administrative Code, including setting monuments at the parcel corners,
2. Prepare a signed and stamped Survey Map in PDF format.

FEE

Our fee for the above-described Scope of Services is \$2,350.00 (Two Thousand Three Hundred Fifty Dollars). A deposit of \$1,000.00 is required to be placed upon our schedule. The balance is due upon our delivery of your completed map. This quote is based on our current insurance coverage including Errors and Omissions of \$1,000,000 per incident and \$2,000,000 aggregate. Additional limits, if required, shall be added to our fees. We accept cash, check, ACH, Zelle, and Venmo forms of payment.

SCHEDULE

Your project has been scheduled to begin within five business days of receipt of this signed agreement returned to our office via email or in person. Completion will be approximately two weeks after commencement. Please note that our schedule is also dependent upon work requests from our regular construction and commercial clients, whose work will take precedence over this project. Those requests may cause a delay in completing your survey.

Thank you for the opportunity to collaborate with you on this important project.

Acknowledged and Accepted:



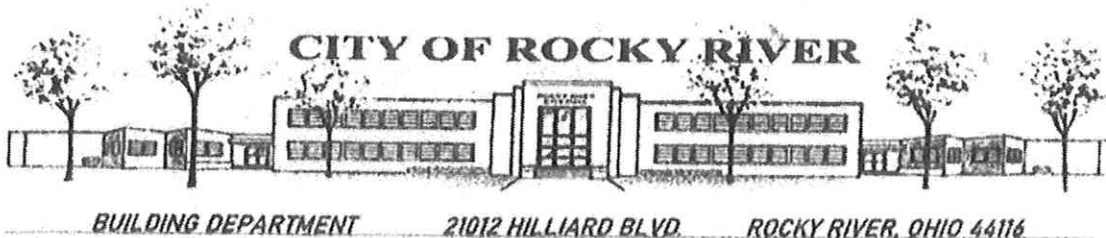
Straub Surveying, LLC
By: Michael Straub, P.S., Owner

Acknowledged and Accepted:



Mr. Ben Harrison
Bearden's Steakburgers

Please sign this Agreement and email to MikeS@StraubSurveying.com. Please make arrangements for delivery of the deposit.



Owner Acknowledgment of Property Lines

Date: 5/20/25

I hereby acknowledge that the property line location is the sole responsibility of the property owner. The location of the fence on the plan will be measured from a point that the property owner deems as the property line. The City of Rocky River assumes no responsibility for errors related to property line location. If there is a question regarding a property line a professional land surveyor should be consulted to obtain a boundary survey.

The City of Rocky River does not determine property lines.

Property owner's Name (Print): James Griffiths

Property Address: 19985 Lake Rd.

Property owner's phone: 216-632-1974

Property owner's email: rwashko@jaghealthcare.com

Property owner's Name (signature): 



CUYAHOGA COUNTY, Ohio MyPlace

An official website of the Cuyahoga County government. Here's how you know.

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City Entire County

Search By ☐ Owner ☐ Parcel ☐ Address

30117081 | LAKE ROAD RE LLC | 19985 LAKE RD |

PROPERTY DATA

General Information

Transfers

Values

Land

Building Information

Building Sketch

Other Improvements

Permits

Property Summary Report

TAXES

Tax By Year

Pay Your Taxes Online

LEGAL RECORDINGS

Get a Document List

ACTIVITY

Informal Reviews

Board of Revisions Cases

Updated 03/14/2025 03:43:11 AM

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WATER DEPARTMENT OFFICIALS: AS OF JANUARY 1, 2021 PLEASE UTILIZE THE TRANSFER TAB ON THE MYPLACE SITE TO DETERMINE OWNERSHIP FOR CREATING OR CLOSING ACCOUNTS. PARCEL DATA ON PROPERTY TRANSFERS ARE UPDATED DAILY. THEREFORE, YOU CAN NOW RELY ON THIS SITE FOR ACCURATE REAL PROPERTY OWNERSHIP. YOU ARE ALSO WELCOME TO ACCEPT COPIES OF RECORDED DEEDS FROM OUR OFFICE.

THANK YOU

301-17-081
LAKE ROAD RE LLC
19985 LAKE RD
ROCKY RIVER, OH, 44116

General Information

Description		Tax District Description	Rocky River
School District	VOL 386 PG 29 REMAINDER FF 89.00 D 132050		
Land Use	0.2685 ACRES 2017 SR		
Abt Land Use	ROCKY RIVER CSD		
Neighborhood Code	4300 - CAFETERIA		
Total Buildings	80289		
Road Type	PAVED		
Sewer	SANITARY & STORM		
Forest Land	N		
Zoning Use	LOCAL RETAIL		

