



INSURANCE CONSULTANTS GROUP, LLC

20180 Center Ridge Road ■ Rocky River, OH 44116 ■ Tel: (440) 356-2055 ■ Fax: (440) 331-1482 ■ (800) 566-8780

31 January 2019

RE: Parking Lot behind 20160 – 20180 Center Ridge Road

To Whom it May Concern:

I am a partner of MAM River Properties, LLC which owns the commercial building at 20180 Center Ridge Road.

I have agreed with Rezso Molna, partner of 20160 LLC which will purchase the property 20160 Center Ridge Road, to designate ten additional parking spaces in the rear lot behind our buildings.

We will have this area re-stripped as soon as the purchase of 20160 LLC is finalized.

If you have any questions about this, please contact me. Thank you.

Regards,

A handwritten signature in cursive script, appearing to read 'A. Yeckel'.

Albert J. Yeckel

Partner – MAM River Properties LLC

EASEMENT AGREEMENT

WHEREAS, Eggleston Development Company owns the following described premises hereinafter known as Parcel Number 1:

Situated in the City of Rocky River, County of Cuyahoga and State of Ohio: and known as being part of Parcel No. 4 in the Mary Jane Pease Subdivision of part of Original Rockport Township Section No. 17, as shown by the recorded plat in Volume 39 of Maps, Page 2 of Cuyahoga County Records and bounded and described as follows:

Beginning on the Northwestern line of Center Ridge Road (60 feet wide), at its intersection with the Westerly line of said Parcel No. 4; thence Northeasterly along the Northwestern line of Center Ridge Road, 123 feet to the Southeasterly corner of land conveyed to Blanche R. Sanders by deed dated August 25, 1943 and recorded in Volume 5632, Page 321 of Cuyahoga County Records; thence Northerly along the Easterly line of land so conveyed, 200.04 feet to its intersection with the Easterly prolongation of the Southerly line of land conveyed to Ethel Rippon by deed dated July 30, 1959 and recorded in Volume 9745, Page 176 of Cuyahoga County Records; thence Westerly along said Easterly prolongation and along the Southerly line of land so conveyed to Ethel Rippon, 114.61 feet to the Westerly line of said Parcel No. 4; thence Southerly along the Westerly line of said Parcel No. 4, 235.56 feet to the place of beginning, be the same more or less, but subject to all legal highways.

AND WHEREAS, The Wilton Investment Co. owns the following described premises hereafter known as Parcel Number 2:

Situated in the City of Rocky River, County of Cuyahoga and known as being part of Original Rockport Township Section No. 17 and bounded and described as follows:

Beginning on the center line of Center Ridge Road, 60 feet wide, at its intersection with the Southerly prolongation of the Westerly line of the Mary Jane Pease Subdivision as shown by the recorded plat in Volume 39 of Maps, Page 2 of Cuyahoga County Records; thence South 67° 50' 20" West along the center line of Center Ridge Road, 60.68 feet to a point; thence North 10° 47' 54" West, 292.75 feet to the Southerly line of Herbert Mathews Subdivision as shown by the recorded plat in Volume 51 of Maps, Page 6 of Cuyahoga County Records; thence South 89° 36' East, along the Southerly line of said Herbert Mathews Subdivision, 86.59 feet to the Westerly line of said Mary Jane Pease Subdivision; thence South 5° 16' 35" East, along the Westerly line of said Mary Jane Pease Subdivision, 266.41 feet to the place of beginning according to a survey by West Side Surveying Company, dated January 23, 1956, be the same more or less, but subject to all legal highways.

Excepting from the above described premises, that part conveyed to the State of Ohio by deed dated July 9, 1968 and recorded in Volume 12337, Page 101 of Cuyahoga County Records.

AND WHEREAS, said parcels are adjacent and contiguous, and having a common boundary line. This common boundary line is approximately the center

line of a driveway affording ingress and egress to parking lot areas at the rear of buildings located on Parcels No. 1 and Parcel No. 2.

IT IS THE DESIRE of the above named owners to convey each to the other a permanent easement over the Easterly eight feet from front to rear of Parcel No. 2 and the Westerly eight feet from front to rear of Parcel No. 1, or actually that portion now being used for driveway purposes.

THIS EASEMENT shall benefit the above named owners, their successors and assigns.

NEITHER OF THE ABOVE name owners shall interfere with the desired intent of this easement and each shall share equally in the maintenance of said driveway.

IN WITNESS WHEREOF, said corporations hereunto sets its hands and corporate seals, this second day of July in the year of our Lord One Thousand Nine Hundred and Sixty-nine.

EGGLESTON DEVELOPMENT CO.

Signed and acknowledged
in presence of

Carl F. Ferguson
Dorothy M. Mager

Warner Eggleston, President
Philip W. Eggleston, Secretary

WILTON INVESTMENT CO.

Carl F. Ferguson
Dorothy M. Mager

Warner Eggleston, President
Philip W. Eggleston, Secretary

THE STATE OF OHIO,)
Cuyahoga County, ss.) Before me a Notary Public
appeared the above name in and for said County and State, personally
Warner Eggleston its President by
Philip W. Eggleston its Secretary who

acknowledged that they did sign the foregoing instrument, and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

In testimony whereof, I have hereunto set my hand and official seal, at Cleveland this 2nd day of July, A.D. 1969

Carl F. Ferguson
CARL F. FERGUSON, Notary Public
My commission expires Mar. 9, 1973