

SITUATED IN THE CITY OF ROCKY RIVER,
COUNTY OF CUYAHOGA, STATE OF OHIO

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	018°14'51"	55.00'	17.52'	8.83'	17.44'	S08° 25' 26"E
C2	003°19'11"	5729.58'	331.97'	166.03'	331.93'	S72° 40' 19"W
C3	001°42'51"	5729.58'	171.42'	85.71'	171.41'	N73° 28' 29"E
C4	001°30'49"	5680.58'	150.07'	75.04'	150.07'	S71° 56' 23"W
C5	000°01'15"	5680.58'	16.94'	8.47'	16.94'	S71° 05' 51"W
C6	000°49'36"	15239.43'	219.87'	109.94'	219.87'	S70° 35' 55"W
C7	001°08'48"	5778.58'	115.64'	57.82'	115.63'	N73° 11' 27"E
C8	000°34'03"	5778.58'	57.24'	28.62'	57.24'	N74° 02' 52"E
C9	001°28'35"	5680.58'	146.37'	73.19'	146.36'	S73° 26' 05"W
C10	000°35'44"	15239.43'	158.42'	79.21'	158.42'	S69° 53' 15"W

SEGMENT	LENGTH	DIRECTION	
L2	50.27	S17° 22' 53"E	OBS & REC
L3	38.99	S00° 42' 01"W	OBS & REC 38.99'
L4	153.75	N17° 32' 51"W	OBS & REC
L5	79.53	N72° 37' 03"E	OBS & REC
L6	159.56	N74° 19' 54"E	OBS & REC 158.56'
L7	57.31	N74° 18' 36"E	
L8	96.67	N71° 00' 43"E	OBS & REC
L9	29.50	N71° 00' 43"E	OBS & REC

As provided in Title Commitment

Situated in the State of Ohio, County of Cuyahoga, City of Rocky River, Township 7 North, Range 14 West:

Being Parcel 1 of 1 that plat entitled Lot Split and Consolidation Map Rocky River Shopping Center, as the same is shown on the recorded plat thereof, of record in Plat Book 373, Page 89 and as Instrument Number 201307120020, Recorder's Office, Cuyahoga County, Ohio.

Parcel No. 2

Situated in the State of Ohio, County of Cuyahoga, City of Rocky River, Township 7 North, Range 14 West:

Being Parcel 2 of 2 that plat entitled Lot Split and Consolidation Map Rocky River Shopping Center, as the same is shown on the recorded plat thereof, of record in Plat Book 373, Page 89 and as Instrument Number 201307120020, Recorder's Office, Cuyahoga County, Ohio.

Parcel No. 3

Situated in the State of Ohio, County of Cuyahoga, City of Rocky River, Township 7 North, Range 14 West:

Being Parcel 3 of 3 that plat entitled Lot Split and Consolidation Map Rocky River Shopping Center, as the same is shown on the recorded plat thereof, of record in Plat Book 373, Page 89 and as Instrument Number 201307120020, Recorder's Office, Cuyahoga County, Ohio.

Parcel No. 4

Situated in the City of Rocky River, County of Cuyahoga and State of Ohio, and known as Consolidated Parcel A in the Lot Split and Consolidation Plat of Permanent Parcel Nos. 304-19-005 and 304-19-010 recorded in plot Volume 376 of Maps, Page 35 of Cuyahoga County Records.

Parcel No. 5

Situated in the City of Rocky River, County of Cuyahoga and State of Ohio, and known as Split Parcel B in the Lot Split and Consolidation Plat of Permanent Parcel Nos. 304-19-005 and 304-19-010 recorded in plot Volume 376 of Maps, Page 35 of Cuyahoga County Records.

Parcel No. 6

Situated in the City of Rocky River, County of Cuyahoga and State of Ohio, and known as Split Parcel C in the Lot Split and Consolidation Plat of Permanent Parcel Nos. 304-19-005 and 304-19-010 recorded in plot Volume 376 of Maps, Page 35 of Cuyahoga County Records.

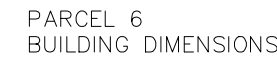
The above described property is the same property described in Old Republic National Title Insurance Company's Commitment for Title Insurance number 1660-COM, with an effective date of December 14, 2014.

This survey does not constitute a title search by the surveyor or GPD Group. All information regarding record easements and other documents that might affect the quality of title to the property shown hereon was gained from a title commitment File no. 1660-COM prepared by Old Republic Title Insurance Company effective date December 14, 2014 at 7:59 a.m. The following comments correspond to the items numbered in the above referenced commitment.

Schedule B--II

Item No.	Comment
1-8.	Non survey items.
9.	The Plot of Lot Split and Consolidation Plot of PPN's 304-19-005 and 304-19-010 recorded in Plat Volume 376, Page 35 of Cuyahoga County Records, shows storm sewer easement and sanitary sewer easement. a. Affects subject property as shown and labeled Item 9.
10.	Agreement from Marie T. Munley and William J. Munley, et al to John Hoag, filed September 17, 1963 in Miscellaneous Volume 104, Page 639 also shown on Declaration of Covenants and Restrictions filed May 12, 1992 in Volume 92-3952, Page 52 of Cuyahoga County Records. a. Affects subject property as shown and labeled Item 10.
11.	Agreement by and between Ruth Ward, Lloyd Christensen and Edna Christensen, and the City of Rocky River, filed September 25, 1964 in Volume 11194, Page 333 of Cuyahoga County Records. a. Insufficient information provided to determine effect on subject properties.
12.	Declaration of Restrictions by Adelbert B. Kleine, filed May 20, 1965 in Volume 11613, Page 551 of Cuyahoga County Records. a. Affects all subject properties.
13.	Easement from Adelbert B. Klein to Saul Doppelt, Trustee, filed May 20, 1965 in Volume 11613, Page 557 of Cuyahoga County Records. a. Insufficient information provided to determine effect on subject properties.
14.	Easement Agreement from Saul Doppelt to The East Ohio Gas Company, filed February 2, 1966 and recorded in Volume 11690, Page 461 of Cuyahoga County Records. a. Affects subject property as shown and labeled Item 14.
15.	Easement contained in the Deed from Adelbert B. Kleine to Doris E. Kleine, filed September 30, 1966 in Volume 11862, Page 193 of Cuyahoga County Records. a. Insufficient information provided to determine effect on subject properties.
16.	Easement from Rockport Associates Company to The Ohio Bell Telephone Company, filed March 31, 1983 and recorded in Volume 83-0082, Page 789 of Cuyahoga County Records. a. Affects subject property as shown and labeled Item 16.
17.	Permanent and Temporary Easement from Rockport Associates Co. to City of Rocky River, filed April 7, 1993 and recorded in Volume 93-2983, Page 21 of Cuyahoga County Records. a. Affects subject property as shown and labeled Item 17.
18.	Easement from Rockport Associates Company to The Ohio Bell Telephone Company, filed August 21, 1995 in Volume 95-6865, Page 18 of Cuyahoga County Records. a. Affects subject property as shown and labeled Item 18. Item 21 terminates this item.
19.	Easement contained in the Deed from Aurelia Todoran, et al to Franchise Operations, Inc., filed January 5, 1996 in Volume 96-00107, Page 48 of Cuyahoga County Records. Also shown on Plat in Volume 279, Page 30 of Cuyahoga County Map Records. a. Easements as shown and labeled Item 20 (Easement No. 1 & Easement No. 2 across the adjoining PPN 304-19-004.
20.	Mutual Easement Agreement by and between Franchise Operations, Inc. and Dayton Hudson Corporation, filed July 1, 1997 in Volume 97-6382, Page 11 of Cuyahoga County Records. a. Affects all of PPN 304-19-010 and includes easements as shown and labeled Item 20 (Easement No. 1 & Easement No. 2 across the adjoining PPN 304-19-004.
21.	Ameritech General Easement from Rockport Associates Company, Ltd. to The Ohio Bell Telephone Company aka Ameritech Ohio, filed March 1, 1999 in Instrument No. 199903010104 of Cuyahoga County Records. a. Affects subject property as shown and labeled Item 21.
22 - 24.	Non survey items.
25.	Declaration of Restrictions by Rockport Associates Company, Ltd., filed June 13, 2008 and recorded in Instrument No. 200806130713 of Cuyahoga County Records. a. Affects subject parcel 4; not plottable
26 - 27.	Non survey items.
28.	Declaration of Common Access Drive, Easement and Maintenance Agreement by Rockport Associates Company, Ltd., filed August 7, 2013 in Instrument No. 201308070534 of Cuyahoga County Records. a. Affects Parcels 1, 2, 3, 4, and 6, as shown graphically hereon (as no dimensions were provided) and labeled Item 28.
29.	Restrictions contained in the Deed from Rockport Associates Company, Ltd to Rocky River Apartments, LLC, filed August 7, 2013 in Instrument No. 201308070536 of Cuyahoga County Records. a. Affects Parcels 2, and 3; not plottable
30.	Sanitary Sewer Easement by and between Rockport Associates Company, Ltd. and Rocky River Apartments, LLC, filed August 7, 2013 in Instrument No. 201308070537 of Cuyahoga County Records. a. Affects Parcel 4 as shown and labeled Item 30.
31.	Appurtenant Storm Sewer Easement by and between Rocky River Apartments, LLC and Rockport Associates Company, Ltd., filed August 7, 2013 in Instrument No. 201308070538 of Cuyahoga County Records. a. Affects Parcel 1 and 3 as shown and labeled Item 31.
32.	Deed of Easement from Rockport Associates Company, Ltd. to Rocky River Apartments, LLC, filed August 7, 2013 in Instrument No. 201308070540 of Cuyahoga County Records. a. Affects Parcel 2 as shown and labeled Item 32.
33.	Modified Easement for Water Meter Vault from Rockport Associates Company, Ltd. to City of Cleveland, filed December 17, 2013 in Instrument No. 201312170232 of Cuyahoga County Records. a. Affects Parcel 2 as shown and labeled Item 33.
34.	Non survey item

THE OHIO STATE PLANE COORDINATE SYSTEM
GRID NORTH, NORTH ZONE, U.S. FOOT, NAD 83



1. Monuments placed on all major corners of the boundary of the property, unless shown as located or referenced by existing monuments or witnesses, as shown in drawing.
2. No address was observed or provided.
3. Property is located in flood zone x as depicted on F.I.R.M. community map numbers 39035C0154E and 39035C0153E, panels 153 and 154 of 375, dated December 3, 2010.
4. Gross land area as shown in drawing.
5. B) Zoning information shown herein as provided by the City of Rocky River via a 31 page letter dated Feb. 23, 2015 to the Huntington National Bank.
Parcels are classified as General Business (GB)
Min Front Setback 25' - Max Front Setback 65'
Side Setback abutting nonresidential 5' -
Side and Rear Setback abutting residential 25'
Rear Setback abutting nonresidential 0'
Max. building height not to exceed 35'
Max. lot coverage by buildings is 40%
6. All exterior dimensions and square footage are as shown in the drawing.
7. C) Building heights are as shown herein; parcel 2 & 3 are under construction and no height measured.
8. All substantial features observed in the process of conducting the survey are as shown in the drawing.
9. Striping, number and type of parking spots as shown on sheet 2 under parcel data.
10. No division or party walls were observed.
11. The locations of underground utilities as shown herein are based on above ground structures and/or record information provided to GPD Group. Locations of underground utilities/structures may vary from locations shown herein. Additional buried utilities/structures may be encountered. No attempt has been made as a part of this survey to obtain or show data concerning existence or location of utilities.
12. Names of adjoining owners are of current owners and shown in drawing.
13. Distance to nearest intersecting street as shown in drawing.
14. Parcels two and three have earth moving work, building construction work ongoing and noted as shown in drawing.
15. No changes in street right of way lines, street or sidewalk construction were observed at time of survey.
16. No observed evidence as to use as a solid waste dump, sump or sanitary landfill at time of survey.
17. Improvements within any offsite easements or servitudes benefiting the surveyed property that are shown on the record drawings and/or shown or observed on the drawing.
18. At the time of survey Parcel 2 and Parcel 3 were under construction. Along with the southerly area of Parcel 4 was being used for construction equipment storage. Access and location of items were limited in these areas.
19. No encroachments were observed at the time of the survey.

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No encroachments were observed at the time of the survey

ROCKPORT ALTA
20090 CENTER RIDGE RD
ROCKY RIVER, OH 44116

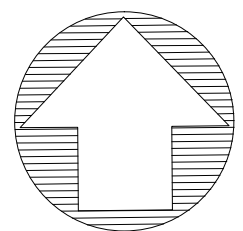
ALTA SURVEY

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
SR	DJP

JOB NO.
2015031.00

1 of 2

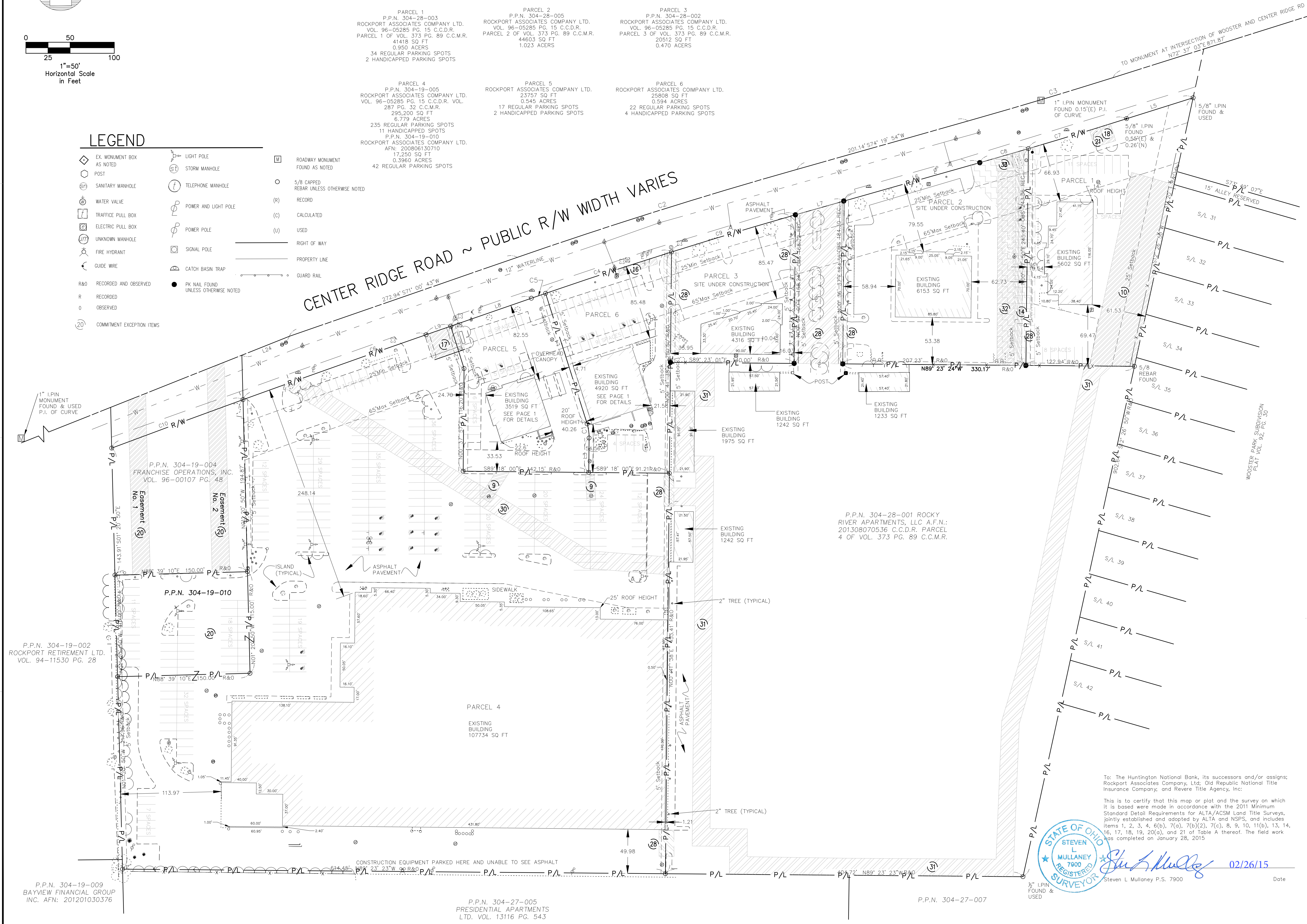


0 50 100
1"=50'
Horizontal Scale
in Feet

LEGEND

- | | | |
|---------------------------------|--|--|
| ◊ EX. MONUMENT BOX AS NOTED | ⊕ LIGHT POLE | Ⓜ ROADWAY MONUMENT FOUND AS NOTED |
| ○ POST | Ⓢ STORM MANHOLE | ○ 5/8" CAPPED REBAR UNLESS OTHERWISE NOTED |
| Ⓢ SANITARY MANHOLE | Ⓣ TELEPHONE MANHOLE | (R) RECORD |
| Ⓢ WATER VALVE | Ⓟ POWER AND LIGHT POLE | (C) CALCULATED |
| Ⓢ TRAFFIC PULL BOX | Ⓟ POWER POLE | (U) USED |
| Ⓢ ELECTRIC PULL BOX | Ⓢ SIGNAL POLE | — RIGHT OF WAY |
| Ⓢ UNKNOWN MANHOLE | Ⓢ CATCH BASIN TRAP | — PROPERTY LINE |
| Ⓢ FIRE HYDRANT | ● PK NAIL FOUND UNLESS OTHERWISE NOTED | — GUARD RAIL |
| Ⓢ GUIDE WIRE | | |
| R&O RECORDED AND OBSERVED | | |
| R RECORDED | | |
| O OBSERVED | | |
| (20) COMMITMENT EXCEPTION ITEMS | | |

CENTER RIDGE ROAD ~ PUBLIC R/W WIDTH VARIES



REV.	DATE	DESCRIPTION

ROCKPORT ALTA
20090 CENTER RIDGE RD
ROCKY RIVER, OH 44116

ALTA SURVEY

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-
PROJECT MANAGER	DESIGNER
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2015031.00

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