

CITY OF NORTH RIDGEVILLE

PLANNING COMMISSION



Chairman James Smolik

Vice-Chairwoman Jennifer Swallow
Member Steve Ali

7307 Avon Belden Road
North Ridgeville, Ohio 44039
(440) 353-0513

Member Paul Graupmann
Council Liaison Bruce F. Abens

AGENDA

REGULAR MEETING – TUESDAY, OCTOBER 12, 2021

All Planning Commission meetings are held in Council Chambers located at 7307 Avon Belden Road, North Ridgeville, Ohio 44039 and are open to the public. You may also view this meeting on our YouTube channel at:

www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

TO ORDER: 7:00 PM, Council Chambers

ROLL CALL:

ELECTION OF OFFICER:

MINUTES: Regular meeting held Tuesday, September 14, 2021

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

APPLICANT: Ryan Kozak, SLK Capital Holdings, LLC, 28400 Hilliard Boulevard, Westlake, Ohio 44145

OWNER: Ronald L & Karen E Ware, 7691 Avon Belden Road, North Ridgeville, Ohio, 44039

REQUEST: Preliminary site plan approval for a senior citizen planned residential development consisting of 29 duplex buildings (58 units), clubhouse/community center including parking facilities, public utility and roadway extensions, stormwater management, walking trails, sidewalks and site restoration.

LOCATION: 7691 Avon Belden Road in an R-1 District
Permanent Parcel No. 07-00-022-101-065

NEXT REGULAR MEETING WILL BE HELD TUESDAY, NOVEMBER 9, 2021

7307 Avon Belden Road, North Ridgeville, Ohio 44039
Phone: (440) 353-0513 Fax: (440) 353-1528 www.nridgeville.org

**NORTH RIDGEVILLE PLANNING COMMISSION
MINUTES OF
REGULAR MEETING – TUESDAY, SEPTEMBER 14, 2021**

CALL TO ORDER:

Chairman Smolik called the Planning Commission meeting to order with the Pledge of Allegiance at 7:00 PM.

ROLL CALL:

Present were members Paul Graupmann, Jennifer Swallow, Council Liaison Bruce Abens, and Chairman James Smolik.

Member Steve Ali was excused.

Also present were Chief Building Official Guy Fursdon, Prosecutor Sean Kelleher, City Engineer Daniel Rodriguez, Deputy Clerk of Council Tina Wieber and Director of Public Utilities Tara Peet.

It was moved by Smolik and seconded by Swallow to nominate Tina Wieber as Secretary to the Commission.

A voice vote was taken and the motion carried.

Yes – 4 No – 0

MINUTES:

Chairman Smolik asked if members had a chance to review the minutes of the regular meeting on Tuesday, July 13, 2021. He asked if there were any corrections. Hearing no corrections, the minutes were filed and stamped.

CORRESPONDENCE:

None

OLD BUSINESS:

None

NEW BUSINESS:

Chairman Smolik asked for the application to be read.

APPLICANT: Stacy Dasher, Everstream Solutions, LLC, 1228 Euclid Avenue, #250,
Cleveland, Ohio 44115

OWNER: City of North Ridgeville, 7307 Avon Belden Road, North Ridgeville, Ohio
44039

REQUEST: Install and maintain a 2-inch fiber conduit in the right-of-way

LOCATION: Between 32991 and 33395 Lorain Road, in the right-of-way
Permanent Parcel No. 07-00-033-102-050

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, SEPTEMBER 14, 2021**

PAGE 2

Application was read.

Administrative comments were read.

Chairman Smolik asked the applicant to state their name and address for the record.

Christopher Huhnke, Iron Claw Engineering LLC, for Everstream Solutions LLC, 979 E 179th St, Cleveland, Ohio 44119.

Mr. Huhnke stated the project was to install a 2 inch conduit in the right-of-way to service a cell tower on the south side of interstate 80 and would run underground to the other side.

Chairman Smolik asked if the Ohio Turnpike Commission had viewed the plans.

Mr. Huhnke stated that they had.

Chairman Smolik asked if the Ohio Turnpike Commission had give a written approval.

Mr. Huhnke advised the Commission had given a written approval as far as he was aware.

Chairman Smolik asked if the written approval would be submitted to the city.

Mr. Huhnke stated that was correct if the Commission submitted that approval to Everstream.

Chairman Smolik asked for questions and comments from the members.

Chairman Smolik advised that the conduit is being placed within 12 inches of what appears to carry their super structure. Mr. Smolik asked if the Ohio Turnpike Commission had seen that drawing and if the Turnpike Commission was comfortable with that.

Mr. Huhnke explained the Commission would most likely make comments on shifting the conduit.

Chairman Smolik asked if the Turnpike Commission had seen the drawing.

Mr. Huhnke advised that the Commission had seen the drawing.

Chairman Smolik advised he was suprised the Commisssion was allowing the conduit to be placed so close to their structrure.

Mr.Huhnke explained that the Commission had submitted recomendations back to Everstream but that he had not seen the returned comments.

Chairman Smolik asked City Engineer Rodriguez if the city could track whether the Ohio

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, SEPTEMBER 14, 2021**

PAGE 3

Turnpike Commission was satisfied with the drawing.

City Engineer Rodriguez advised that it can.

Chairman Smolik asked for questions or comments from the administration. He then asked for questions or comments from the general public.

No questions or comments were offered.

Chairman Smolik advised he would close the public comment section. He asked for any further comments or questions from the Commission.

Chief Building Official explained indemnification to the Commission.

It was moved by Swallow and seconded by Graupmann to approve with the condition of entering into an indemnification with the city.

A roll call vote was taken and the motion carried.

Yes – 4 No – 0

Chairman Smolik asked for the next application to be read.

APPLICANT: Gary Smitek, North Ridge Pointe, LLC, 36715 Avalon Court, Avon, Ohio 44011
OWNER: Same
REQUEST: North Ridge Pointe Subdivision West Shore Parkway/Amalfi Road in an R-1 District
LOCATION: 37077 Shady Drive, in a R1 District
Permanent Parcel No. 07-00-029-000-442, 07-00-032-000-720,
07-00-031-000 288, & 07-00-030-000-303

Application was read.

Administrative comments were read.

Chairman Smolik asked the applicant to state their name and address for the record.

Gary Smitek, 36715 Avalon Court, Avon, Ohio 44011.

Chairman Smolik asked the applicant to explain the project.

Mr. Smitek advised that the project was phase 6 of the North Ridge Pointe development. The 80 additional lots put the builder at 275 lots. He stated the total lots would be 379 or 377 but that it could be less than that since they added five feet to the extra lots since phase 1. The lots are 60 feet instead of 55 feet. He advised he was filing the plan to approve construction to build bigger lots.

Chairman Smolik stated that according to the calculations for the development statistics for density and cluster open area provided, the accumulative total still meets the code. He explained that maximum density by code is 2.3 lots per acre and the applicant was under that figure by 2.14 lots per acre. He further explained the maximum cluster is 35% and the applicant was at 33%. He also advised that Mr. Smitek's 22% open area was more than the 20% required. Chairman Smolik asked for questions or comments from the commission.

Councilman Abens asked how many more phases the applicant had.

Mr. Smitek advised that it depends on the size of the phase. He stated the project would have one more phase of 31 large lots in the area around the big lake. He further explained they have a cluster area of lots coming off of Route 83. He was unsure as to how many more phases there were but the total was around 370. He also advised that the project went from 55 foot to 60 foot lots to cluster after phase one and that the number might be around 365 total lots but after phase 6 the project would be at 275 lots.

Chairman Smolik stated he had a question regarding Appian Way. He explained that it appeared along that property line there was a drainage ditch that was stagnant and asked if the applicant planned on improving the drainage ditch so that it wouldn't be stagnant anymore. He also asked about the mounding and if that was so that the surface runoff for the development doesn't go into the ditch. He stated he assumed that was why the areas storm water retention calculations went that route asked the applicant to give more detail about the drainage feature.

Chairman Smolik asked the applicant to state their name and address for the record.

Dale Haywood, Atwell Engineering LLC, 7100 E. Pleasant Valley Road, Independence, Ohio 44131.

Mr. Haywood stated that along the south lot there is a non-functioning ditch. He explained that the plan is to grade the area off there so that water can move through it that would be coming off the adjacent property towards the development. Also the mound along the rear property line was meant to capture runoff from the development lots, to contain that within the development and pass the water through the storm sewer system and then onto the retention pond.

Chairman Smolik asked if that would sort the stagnant water down.

Mr. Haywood answered that was correct.

Chairman Smolik asked for questions or comments from the administration.

No questions or concerns were offered.

Chairman Smolik asked for questions or comments from the public.

David Minnich, 5827 Stoney Ridge Road, North Ridgeville, Ohio 44039.

Mr. Minnich advised that he has a development being built by him and that the builder is draining three quarters of the water onto his property. He explained the builder has swamps on the property and has been trying to drain them off onto Mr. Minnich's property. He stated he plugged up the drainage onto his property. He further explained there was a 12 inch tile that runs through the builder's property that is broke and plugged the tiles up and now all of that water is going onto the resident's property.

Chairman Smolik asked the applicant if he was north or south of the project.

Mr. Minnich stated he was right next to it, right across from Barres.

Chairman Smolik advised Mr. Minnich his property is south. He further explained that Mr. Minnich is by the parcel they were referring to with the drainage ditch that is non-functioning.

Mr. Minnich explained that his property is north. He advised that he had photos as well.

Chairman Smolik stated he would let the developer speak if he had questions or comments regarding Mr. Minnich's issue.

Mr. Smitek stated Mr. Minnich's property is south. He explained that water runs north and east. He stated they must have hit some pipes and tiles that had been there previously and the city engineering department asked him to break them up when they run across them to stop the water and that is what they have done. He further explained that the water was not coming from the developer to Mr. Minnich's property but rather it is coming from Mr. Minnich's to the developer's property. He stated the water goes north and east and that water doesn't go south in North Ridgeville.

Chairman Smolik explained that by opening that up it would help Mr. Minnich with the stagnant ditch.

Mr. Smitek advised that was the goal. He stated they had not yet developed that area but have developed in the back and may have hit some tile there. He explained that Mike, from the engineering department, advised him to chop up the tiles and break them if and when they come across it and they should hit them as they put storms in.

Chairman Smolik asked the applicant if the land Mr. Minnich is referring to has just been cleared and if there had been any utilities put in there yet.

Mr. Smitek stated that was correct. He explained that they run across this problem where water comes onto a resident's property but it's not the developer's water it's the resident's water.

Chairman Smolik asked the City Engineer if he wanted to make a statement regarding the

conversation.

City Engineer Rodriguez explained that the conversation stated by Mr. Smitek is correct. He stated the engineering department has asked Mr. Smitek to destroy the tile as he comes upon it. He explained that he assumes it will continue to get crushed as the development continues and the storm sewers go in along that property line and again reshaping that ditch will help the issue.

Mr. Smitek advised that when something comes up they will do their best but what is underground they don't know until they get there.

Chairman Smolik asked for questions or comments from the public.

No questions or concerns were offered.

He asked if there were any further questions or comments from the Commission.

No questions or comments were offered.

It was moved by Swallow and seconded by Graupmann to approve the application.

A roll call was taken and the motion carried.

Yes – 4 No – 0

Chairman Smolik asked for the next application to be read.

APPLICANT: Joe Molnar, Bob Schmitt Homes, Inc., 9095 Gatestone Road, North Ridgeville, Ohio 44039

OWNER: Same

REQUEST: Final approval of Ridgefield Subdivision #17

LOCATION: 9112 Gatestone Road, North Ridgeville, Ohio 44039 in an R-1 District
Permanent Parcel No. 07-00-001-000-441

Application was read.

Administrative comments were read.

Chairman Smolik asked the applicant to state their name and address for the record.

Joe Molnar, Bob Schmitt Homes, Inc., 9095 Gatestone Road, North Ridgeville, Ohio 44039.

Chairman Smolik asked the applicant to explain his project.

Mr. Molnar stated the project is at subdivision 17 which is an extension of Riverwood Drive. He stated the subdivision was 29 single family units and the acreage is about four acres. He explained the project was an extension of an existing street.

Chairman Smolik asked the applicant how many more phases there would be.

Mr. Molnar stated he did not know. He further explained that with the current project the subdivision would be up to 750 lots and they had another 145 acres that were undeveloped. Mr. Molnar estimated another 250 cluster and single family units. He stated the amount would depend on sales.

Chairman Smolik advised that the project is at two units per acre and code is 2.3 however the open area is at 18% and needs to be at 20%. He asked what the future planning regarding the open area would be.

Mr. Molnar stated that the future phases would have more open space than the previous 17 phases and they will exceed the 20%.

Chairman Smolik asked if the applicant had a master plan.

Mr. Molnar stated he did.

Chairman Smolik explained that the intent is to keep the park going and not to get it done in the last phase.

Mr. Molnar advised that it depends on what they have to work with within a subdivision as far as acreage and what is usable and what is not.

Chairman Smolik ask if there were any questions or comments from the members of the Commission.

Councilman Abens stated he was the ward councilman for that particular area and he continues to get more and more calls pertaining to flooding. He stated that it appears Mr. Molnar's plan is working with the streets and the retention basins but the residents weren't aware of the plan for the water drainage and the councilman is getting the brunt of the calls regarding the flooding of the streets. He stated that the first question he asks the residents would be has the water entered the home and so far the answer has been no.

Mr. Molnar explained that unfortunately the majority of the residents' slabs are on grade insets in the areas of the retention basin.

Councilman Abens stated his concern was that he didn't like using streets for that purpose.

Mr. Molnar stated that that is a system not just the streets and retention areas. He stated that all of the storm sewers are in the back yard between units and that acts as a retention area that goes into another retention basin. He explained that the streets, for the short period of time that they do flood, is a minor inconvenience but that it does help as far as retention.

Councilman Abens asked if the applicant made the home buyers aware that the streets are being used in that fashion.

Mr. Molnar advised that they were not unless they specifically asked for it.

Councilman Abens asked if it was stated in the contracts regarding the streets usage.

Mr. Molnar stated no.

Councilman Abens explained that these are the issues residents are bringing to his attention.

Mr. Molnar asked if the councilman was talking about only one or two locations within the development. He stated each area has retention and it goes into the large retention basin.

Councilman Abens explained that a recent one was Westhaven and he didn't think that was supposed to be a retention. He stated Westhaven was the first street off of Meadow. He advised that it did rain five inches in a short period of time and there are a number of ditches next to Ridgefield that were recently cleared and should help with drainage. He further explained that he would appreciate if the applicant would explain the drainage plan to the residents.

Mr. Molnar explained that the drainage design wouldn't show up on anything the buyers could view because the subdivision is designed as a package. He stated each area has retention and it goes into the large retention basin.

Councilman Abens advised that according to a recent newsletter, Bob Schmitt has donated some land for retention basins.

Mr. Molnar stated he was unaware of that.

Chairman Smolik asked for questions or comments from the Commission.

No questions or concerns were offered.

Chairman Smolik asked for questions or comments from the administration.

No questions or concerns were offered.

Chairman Smolik opened up questions or comments to the public.

No questions or concerns were offered.

It was moved by Graupmann and seconded by Swallow to approve the application.

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, SEPTEMBER 14, 2021**

PAGE 9

A roll call was taken and the motion carried.

Yes – 4 No – 0

Chairman Smolik asked for the application to be read.

APPLICANT: Rich Fredrickson, Rafter A. LTD, 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074

OWNER: Ohio Mills Storage, LLC, 75 N Haddonfield, NJ 08033

REQUEST: Site plan approval for self-storage

LOCATION: 34515 Mills Rd, North Ridgeville, Ohio 44039
Permanent Parcel No. 07-00-018-101-329

Administrative comments were read.

Chairman Smolik asked the applicant to state their name and address for the record.

Rich Fredrickson, Rafter A. LTD, 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074.

Chairman Smolik asked the applicant to explain his project.

Mr. Fredrickson explained that the project had previously gone through Planning Commission over two years ago. He stated the property is now under new ownership and is proposing a 670 storage unit facility with no restrooms, no water, just single lights in the storage units. He advised the units would have controlled access with a gate. He stated the office that is currently at the property will be used as the main leasing office and a third party will be managing the facility. He advised that he brought drawings for the public to view regarding the actual units. He further explained the final design of the storm water retention basin was completed in the fall of 2020 and was storing 100% of the 100 year storm event on site.

Chairman Smolik asked if it was a 100 year storm event with 100% retainage.

Mr. Fredrickson explained it was necessary due to the table water concerns and ditch.

Chairman Smolik asked for questions or comments from the Commission.

No questions or concerns were offered.

Chairman Smolik stated the depth of the improvements were more than 150 feet but asked, if the fire department needs to turn an apparatus around, was there fire truck turn radiuses done.

Mr. Fredrickson advised they perfomed that previously.

Chairman Smolik asked City Engineer Rodriguez if the fire department reviews the drawing for

turning radius once the applicant gets beyond Planning Commission.

City Engineer Rodriguez explained that the fire departments does their own review but was unaware at what stage. He stated the fire department does review and make recommendations to the applicants.

Chairman Smolik asked for any questions or comments from the Commission.

Councilman Abens stated he was unable to see from the drawing how wide the roadway was on the south end of the building.

Mr. Fredrickson asked if the councilman was referring to the south end of building D.

Councilman Abens stated he was referring to buildings C and D on the drawing.

Mr. Fredrickson explained there was 28 feet on building D and 21.4 on building C.

Chairman Smolik asked for any questions or comments from the Commission.

No questions or concerns were offered.

Chairman Smolik asked for any questions or comments from the administration.

Chief Building Official Fursdon stated that after the building department does it's inspection for obstruction, the fire department starts at that point and will relay their findings to the applicant, the designer and also the engineering department. He also explained that the current plan's buildings were a lower profile than what was originally proposed. The units are lower in height so as not to be so obvious to the surrounding properties and the owner is preparing to restore the buffer strip on the south end of the property as well and at the site of the retention basin will be a mound and landscaping.

Chairman Smolik asked Chief Building Official Fursdon if administratively the turn radius would be worked out on it's own.

Chief Building Official Fursdon stated it would.

Chairman Smolik asked for any questions or comments from the administration.

No questions or concerns were offered.

Chairman Smolik opened questions or comments to the general public.

Robert Becka, 34688 Highland Drive, North Ridgeville, Ohio 44039.

Mr. Becka stated he was the property owner directly behind the proposed plan. He explained he was happy to hear the plans were scaled down. He further explained that he was concerned with

what would be going into the storage units. He was unsure if the buffer line would be a mound, a fence or landscaping.

Mr. Fredrickson explained that there will be a buffer mound with pine trees planted on there. He stated he also believes the architect plans on putting a fence on the other side of the mound. He further explained that they will also be installing on the Highland side, a couple feet off the property line, a 10 inch pvc perforated pipe to pick up water coming from those lots on Highland into this development and taking that into the storage facility's retention basin which is on the south side, basically the last 300 feet of a 1 acre pond there to pick up all the water.

Chairman Smolik asked how tall the mound was that was being proposed.

Mr. Fredrickson stated the mound was three feet and would have pines on it.

Mr. Becka asked if the proposed fence was going to be a chain link or a solid fence so that the residents wouldn't have to see the storage units.

Mr. Fredrickson stated he would text the architect to get an answer and would do so that day.

Chairman Smolik asked if the applicant would be opposed to a board on board fence versus a chain link fence.

Mr. Fredrickson stated he didn't want to answer for the owner but there were plans for a fence along the perimeters of the project except on the ditch side, the east side of the property where they have to maintain for the city access to the ditch. He explained he would find out what the owner's plan was for a fence.

Chairman Smolik asked for questions or comments from the public.

Laura Orient, 34704 Highland Drive, North Ridgeville, Ohio 44039.

Ms. Orient stated her property is diagonal to the project. She stated the current plans were drastically different than what had been previously presented. She asked Mr. Fredrickson what the largest unit's size would be that would be bordering the southern side of the property.

Mr. Fredrickson explained that the previous proposed project had the building going all the way down the south side of the property, close to the other property. He stated that once the developer got into the design the project needed more retention and they had to eliminate some buildings. He further explained that now there would be a 300 foot plus buffer between the property line. He stated it would be 300 feet from the property line to the building.

Chairman Smolik asked if some of the area was woods.

Mr. Fredrickson stated that is was no longer woods. He explained that it was cleared and was growing up again.

Chief Building Official Fursdon explained that the new owners are aware of the buffer requirement and the nice thing about the pines is that they don't drop their leaves in the winter so it gives them more of a year round barrier.

Ms. Orient stated that the plan calls for more units than what had been originally proposed. She asked if the units were smaller and what the largest unit on the plan.

Mr. Fredrickson explained that the units were low profile and the largest units were 9 feet 8 inches to the eve.

Ms. Orient asked if any of the units would have a slop sink or a bathroom.

Mr. Fredrickson stated that they would not. He stated the units would just have one light switch.

Ms. Orient asked if any of the units would have drainage in the floor.

Mr. Fredrickson stated they would not.

Patti Friedel, 34670 Highland Drive, North Ridgeville, Ohio 44039.

Ms. Friedel stated she lived directly south of the project. She explained that the previous proposal was 240 units and the current plan has 670 units. She asked how they would fit 670 units on the property. She stated that a mound in her opinion would be a 20 foot mound not a three foot mound with pine trees. She further explained that in her backyard is a fence and the proposed three foot mound would be insufficient. She asked that the drainage be on the opposite side not on the residents' side of the property line. She advised that she would have 175 foot retention basin in her backyard with standing water, mosquitos, a smell from standing water. She asked if they planned on filtering the basin or irrigating it. She also stated that the lights were supposed to be directed down.

Mr. Fredrickson stated that the lights are directed down.

Ms. Friedel stated the mound height has to go up. She explained that three feet is nothing.

Mr. Fredrickson said the plan was three feet with the amount of space the property has for grading. He explained that the height of the mound could go up higher than three feet without any issues. He also stated 9 foot tall pines would be planted right away on the three foot mound so that with the lower profile building you wouldn't see as much. He stated he didn't know if the owner would be opposed to putting a four or five foot tall mound in the back. He explained that he would pass along to them the concerns over the height of the mound. He further explained that the storage property would pick up drainage from the Highland lots and would be on the facility's side. He advised that the water would drain down into a 10 inch perforated pvc pipe and then outlets it into the retention basin and takes it on out to Mills Road. He stated that the basin will improve the drainage and not make it worse. The standing water in the retention basin is mandated for water quality in the State of Ohio and has to have a three foot depth of water to

allow the sediments to dissipate out and that as long as it's raining periodically, there shouldn't be any issues. He explained that he didn't know if there would be more mosquitos or not but that these basins are all around and that the EPA requires them.

Ms. Friedel stated that there are already alot of mosquitos due to the creek on the east side of Highland Drive by a mound with pine trees and now there would be water at the end of her property line. She stated she would like the height of the mound increased, standing water and light switch addressed. She then asked if the public gets copies of the project's drawings

Chairman Smolik advised that she did not but she was free to look at them in the public setting. He stated the public could pay for copies.

Chief Building Official stated that was correct and that it would be through the clerk's office.

Chairman Smolik explained that she would have to purchase the set of copies if she wanted her own and that the large drawings are \$2 a page.

Ms. Friedel stated she believed at the last meeting the public recieved copies of the drawings to review in order to view where the driveways were located and how the lights were. She explained that residents that have lived there for 40 years and can't be expected to just accept a plan for 675 units without review. She also stated she wanted to find out about the fence and asked if the facility was open 24 hours and if they were condos or storage units.

Mr. Fredrickson advised that the facility will not be condos. They will have controlled access and someone could go get their belongings in the night. He stated there will be a third party company there that operates these storage facilities all over the United States and will be running the administration of the storage units.

Ms. Friedel asked the applicant if the facility would be open 24 hours.

Mr. Fredrickson stated he believed it was 24 hours but that it was 400 feet away from the nearest building to the Highland properties. He stated he got an answer back from his architect that the fence would be a wrought iron looking fence, not solid wood, not chain link.

Ms Friedel asked how tall the fence would be.

Mr. Fredrickson stated he would ask.

Chairman Smolik asked for questions or comments from the public.

Director of Public Utilities Peet stated there was a comment on YouTube and asked if the Chairman would like it read.

Chairman Smolik stated he would.

Director of Public Utilities Peet read the following comment: Kristie Dunn, What were the results of the wetland delineation study by Flickinger Wetland Services in 2007? What conditions would have to be met in order to get a new wetland delineation study completed?

Mr. Fredrickson stated he had no knowledge about what Ms. Dunn was referring to. He asked if it was the same site because he didn't believe that it was.

City Engineer Rodriguez explained that must be different site. He stated there had been no wetlands study for this property.

Chairman Smolik advised that the drawings would be available after the meeting for the public to view and the meeting was currently taking public comments. He then asked for questions or comments from the public.

Patty Friedel asked if this was the only meeting for the public discussion.

Chairman Smolik explained that the Planning Commission was a recommending body. Commission recommends approval or denial to the City Council. City Council will then make a decision. He advised that the public could go to City Council after this meeting.

Patty Friedel asked if at that time it will be clearer regarding how high the mound is and the density. She asked if the plan would be clearer at the City Council meeting.

Chairman Smolik asked if the developer would like to get some of the residents' emails and then communicate with them before that meeting. He asked if that was a possibility.

Mr. Fredrickson stated that he was the engineer and he wouldn't mind taking the residents' information. He also stated he received an answer regarding the fence from the architect and she stated the fence would be six feet tall.

Chief Building Official Fursdon advised that there was no city ordinance requiring a mound and that was optional by the developer. He further explained that there was no city ordinance requiring a fence and that was optional with the owner. He stated that all that the city requires of the developer is the buffer strip.

Chairman Smolik asked what the setback would be as opposed to the one that developer had.

Chief Building Official Fursdon explained that this zoning would be 25 feet for the buffer strip but her would have to check the zoning book.

Chairman Smolik stated that someone could come in and develop the property within 25 feet of their property line.

Chief Building Official Fursdon apologized and advised it was a 75 setback against a residential district with buildings but the buffer strips have to be 25 feet.

Chairman Smolik stated that technically the parking lot could be 25 feet away from the property line.

Chief Building Official Fursdon stated that was correct and explained that if he understood the builder correctly, this would be football field away from the residents' property.

Chairman Smolik stated that was his understanding as well. He then asked the applicant if the area that that won't be developed would just be seeded.

Mr. Fredrickson explained that the area the chairman was referring to was the area for the retention basin back north of the buffer strip.

Chairman Smolik asked if there was a parcel to the east.

Mr. Fredrickson stated there was not.

Chairman Smolik asked what was directly east.

Mr. Fredrickson advised he believed that was someone else's parcel. He stated the shape of his drawing was an L with another L along the back side.

Ms. Freidel asked if the existing trees that are currently there would be cut down.

Mr. Fredrickson stated that the previous owner cleared all the land that was his and the property to the east, that is not the owner's property. He explained that from what has been cleared, the brush has grown back up and that will have to be mowed down in order to do the buffer mound and get the drainage installed. He further explained that he didn't believe there were any more trees to be cut down on the owner's property.

Ms. Freidel stated there are large trees that are five to ten feet from the fence that the previous owner left and wanted to know if those trees would eventually be cut down. She stated there is a mound with pine trees on the east side end of her street that was built for the noise.

Chairman Smolik asked for questions and comments from the public.

No comments or concerns were offered.

Chairman Smolik asked for additional questions or comments from YouTube live.

Director of Public Utilities Peet advised that Ms. Dunn stated her comments were for the Bob Schmitt application and she advised her to call the clerk's office the next day to get her questions answered.

Chairman Smolik asked for questions or comments from the Commission.

No comments or concerns were offered.

It was moved by Swallow and seconded by Graupmann to approve the application.

A roll call was taken and the motion carried.

Yes – 4 No – 0

Chairman Smolik asked for the application to be read.

APPLICANT: Robert Yost, Osibas, Ltd., 6381 Avon Belden Road, North Ridgeville, OH 44039

OWNER: Same

REQUEST: Referral from Council for a recommendation to rezone a parcel of land from an R-1 Residential District to a B-3 Highway Commercial District.

LOCATION: 8540 Root Road, North Ridgeville, OH 44039 in an R-1 District
Permanent Parcel No. 07-00-014-103-327

Temporary ordinance number assigned by Council as T 104-2021 and referred to Planning Commission during the Council meeting held 9/7/2021

Chairman Smolik asked the applicant to state their name and address for the record.

Louis Vasi, 6381 Avon Belden Road, North Ridgeville, Ohio 44039.

Mr. Vasi explained that he was the co-owner of the property with Mr. Yost. He stated they were just rezoning the building. He also stated there would be no additional building built. He further stated the plan was to rent the gym and some of the classrooms out in order to generate income to pay the bills.

Member Swallow asked what uses or events would the applicant have at the building as a result of the rentals.

Mr. Vasi stated that the gym would be used for youth sports like basketball and baseball. He explained that they do anticiapte birthday parties in the gym.

Ms. Swallow asked what the plans were for the classrooms.

Mr. Vasi explained the classrooms would be for artists creating artwork, someone teaching sewing classes, and individual that works with furniture, a floor sanding company has two rooms and they store flooring there.

Ms. Swallow asked if the space would be used for retail space or teaching space or a mix of the two.

Mr. Vasi stated the classrooms would be used for both retail and teaching. He further explained that the rooms were 670 square feet and there was not a lot of room. He stated that it was just the

building and they weren't doing anything else with the parcel besides the grass. He advised that the baseball diamond is still the way the school kept it and they do have someone that comes out in the summer time that kills the grass and kids practice baseball there.

Chairman Smolik asked for questions or comments from the commission.

No questions or concerns were offered.

Chairman Smolik explained that when a rezoning comes up he always looks at spot zoning but that this plan makes sense because a lot of that intersection is zoned B-3 so it's just incorporating another parcel into that zone.

Mr. Vasi explained that his understanding was that anytime there was a school building it's zone residential and once the building is no longer used as a school an applicant would have to get it zoned commercial.

Mr. Smolik asked if there was a possibility of a charter school going in the building.

Mr. Vasi stated there was not. He further explained that charter schools are based on a grading system of the schools and that North Ridgeville schools have a better grade therefore can't have the outside charter schools.

Chairman Smolik asked if there were question or comments from the administration.

No questions or concerns were offered.

Chairman Smolik asked for questions or concerns from the public.

Kim Hall, 8417 Antlers Trail, North Ridgeville, Ohio 44039.

Ms. Hall stated she reside behind the applicant's property. She asked if the applicant planned on changing the building at all or keeping it as it currently is.

Mr. Vasi stated it was only for interior usage.

Ms. Hall advised that Mr. Vasi was already using the building and wanted to know if this meeting was to just be in compliance with the zoning for that area.

Mr. Vasi stated that was correct and to rent more rooms out. He explained that currently about 10 the rooms are being used. He further explained that they needed to rent more because utilities are \$2000 a month and income will pay the taxes and utilities. He explained that there will be nothing done outside, it will just be as it is now.

Ms. Hall asked if in the renting of the rooms would they be accessible 24 hours a day or would there be certain hours to access the building.

**NORTH RIDGEVILLE PLANNING COMMISSION
REGULAR MEETING – TUESDAY, SEPTEMBER 14, 2021**

PAGE 18

Mr. Vasi explained that there are no restrictions on anyone currently renting. He stated there is a renter who does lighted dance floors and he brings his equipment to the building. Sometimes the renter may be there at nine or ten at night. He advised that the latest the gym had been rented until was 10 o'clock and the little bit of traffic that is at the building is gone by then.

Chairman Smolik asked for questions or comments from the public.

No questions or concerns were offered.

Chairman Smolik asked for questions or comments from YouTube live.

No questions or concerns were offered.

Chairman Smolik asked for questions or comments from the Commission.

No questions or concerns were offered.

It was moved by Swallow and seconded by Graupmann to approve the application.

A roll call was taken and the motion carried.

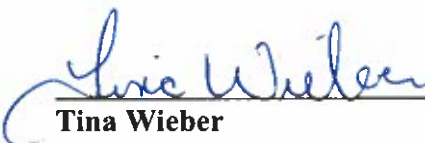
Yes – 4 No – 0

ADJOURNMENT:

The meeting was adjourned at 8:17 PM.



James Smolik
Chairman



Tina Wieber
Deputy Clerk of Council

Tuesday, October 12, 2021
Date Approved

**NORTH RIDGEVILLE PLANNING COMMISSION
AGENDA – TUESDAY, OCTOBER 12, 2021**

PAGE 2

APPLICANT: Frank Malawski, Sevan Solutions, 3025 Highland Parkway, Suite 850, Downers Grove, Illinois 60515

OWNER: Rini Realty Company, 924 Westpoint Parkway, Suite 150, Westlake, Ohio 44145

REQUEST: Construction of a retail automotive quick oil change on an existing parcel consisting of one (1) 3,064 square foot building

LOCATION: 34385 Center Ridge Road in a B-3 District
Permanent Parcel No. 07-00-016-112-001

ADJOURNMENT:

Visit the Planning Commission website to access the agenda, along with agenda items:
www.nridgeville.org/PlanningCommission.aspx

*DON'T FORGET TO **SUBSCRIBE** TO OUR **YOUTUBE CHANNEL** TO TUNE
IN TO **ALL CITY PUBLIC MEETINGS!***

NEXT REGULAR MEETING WILL BE HELD TUESDAY, NOVEMBER 9, 2021

7307 Avon Belden Road, North Ridgeville, Ohio 44039
Phone: (440) 353-0513 Fax: (440) 353-1528 www.nridgeville.org

Engineering Fee Paid: \$ 1,125.00
Receipt No.: 1144658
☐ Cash ☒ Check - Check No.: 1574
(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: \$ 319.00
Receipt No.: 00014287
☐ Cash ☒ Check - Check No.: 1575
(See attached for description of fees.)
PP22021-0090



RECEIVED

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION**

Received: SEP 17 2021 Date Released to Planning Commission: _____
Date of Planning Commission Meeting: _____ (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: Ryan Kozak PROPERTY OWNER: Ronald L and Karen E Ware
COMPANY NAME: SLK Capital Holdings, LLC ADDRESS: 7691 Avon Belden Road,
ADDRESS: 28400 Hilliard Boulevard CITY / STATE: North Ridgeville, Ohio ZIP: 44039
CITY / STATE: Westlake, Ohio ZIP: 44145 PHONE NO.: [REDACTED]
PHONE NO.: [REDACTED] SIGNATURE: Karen Ware
SIGNATURE: [Signature] (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: [REDACTED]

Please provide an email address, fax number or mailing address to send Administrative comments in advance of the meeting.

LOCATION OF PROPERTY/ADDRESS: 7691 Avon Belden Road, R-1
PERMANENT PARCEL NO.: 0700022101065; 015; 013; 086 ZONING OF PROPERTY: Residence
ZONING OF ADJACENT PROPERTY TO: NORTH R-1 EAST R-1 SOUTH I-1 WEST R-1
DESCRIPTION OF REQUEST: Preliminary Plan Approval for a Senior Citizen Planned Residential Development consisting of 29 duplex building (58 units), club house / community center including parking facilities, public utility and roadway extensions, stormwater management, walking trails, sidewalks and site restoration.

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes ☒ No ☐

If yes, list dates and nature of each: Board of Zoning and Building Appeals approved variances on Thursday August 26th for conditional use for the Senior Citizen Planned Residential Development and for up to 60% of the buildings to be a minimum of 750 square feet in size.

On the attached form, list the current record title owners(s) adjacent to the property of request. Include on this list the record title owner(s) name(s), permanent parcel number(s) and mailing address(es). Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

- ☐ Board of Building & Zoning Appeals Approval Required
☐ Conditions as set forth by the Commission on this date are: _____

Date: _____ Signature: _____
(Presiding Officer at Meeting)

Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, 44039 after Commission action.

SUBDIVISION PRELIMINARY APPROVAL

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS:

§1224.01(10)(b) Subdividers or developers of shopping centers and other commercial and industrial uses must comply with the same requirements as residential developers, with the exception of paragraph (a)(9). Plans or written and signed statements regarding planted or open areas may be required where applicable.

SUBDIVISION/DEVELOPMENT NAME: Ridgeville Farms

DATE: _____

PRELIMINARY APPROVAL: §1224; §1228; §1282 and §1210

The following item(s) are included with your application and conform to the requirements of the North Ridgeville City Subdivision Regulations. Those items not conforming or that are not included with the application are explained why they are not included or conforming on the final page.

	Included	Not Included	Item
1	X		Application with names of adjacent parcel owners, parcel numbers and addresses: §1210.04
2	X		Title of the subdivision (no duplication permitted) to be recorded and the names of the owner, subdivider and surveyor as noted on plan: §1224.01(a)(5)
3	X		Location description to include city, township, county, legally established districts, streets, watercourses, topography and other features within the area to be subdivided and similar facts regarding conditions of land immediately adjacent thereto to be shown on plan: §1224.01(a)(1)
4	X		Location and proposed width of streets, lots, crosswalks and easements and a plan for all land owned to be shown on plan: §1224.01(a)(2)
5	X		Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and adjacent thereto to be shown on plans
6	X		The general location and size of the nearest water main and sanitary or storm sewer or outlet: §1224.01(a)(4)
7	X		Names of the owners or large tract, or the subdivision title abutting the boundary of the proposed subdivision to be shown on plan: §1224.0 (a)(6)
8	X		A north point scale and date shown on plan: §1224.01(a)(7)
9	X		Zoning classification of the property to be subdivided and adjacent property shown on plan: §1224.01(a)(8)
10	X		Location description includes the following dwellings: Single Family ____ Cluster Single Family ____ Single Family detached/Cluster Family
11	X		Plans or written and signed statements regarding planted areas, parks and playgrounds where applicable: §1224.01(a) (9)
12	X		Topographic information shown on drawing itself. Elevations shown thereon must be based on sea level datum or as determined by the United States Coast and Geodetic Survey. Contours at an interval of not more than 2 feet shall be required to include property lines, easements, street right-of-ways and structures, trees and landscape features existing hereon, together with a certificate by a registered engineer: §1224.01(a)(10)
13	X		A key map shown on drawing: §1224.01(a)(11)
14	X		The subdivider shall have prepared plan, preliminary title report and preliminary plans and specifications of improvements: §1228; §1224.05(a)(1)
15	X		10 copies of the plan and 10 copies of attachments required with application: §1224.05(a)(2)

	Included	Not Included	Item
16	X		Proposed vehicular and pedestrian traffic patterns, including the proposed location of the public and private streets and the location of off-street parking and service areas: §1282.04(b)
17	X		Proposed assignment of use including detached single family lots and single family cluster areas and subdivisions of all land, including private land and common land with a certificate by a registered engineer or surveyor of the gross area of each use of the development area in acres and square feet: §1282.04(c)
18	X		A copy of the proposed forms of covenants running with the land, deed restrictions (including those with respect to the use of the common land), restrictions or easements proposed to be recorded; covenants proposed for maintenance; and homeowner's association by-laws; and such other relevant information as the Commission may require: §1282.04(d)
19			A copy of the City Planner review. All preliminary residential subdivision designs of greater than 15 sublots shall require a review by the City Planner: §1210.05
20	X		Traffic Impact study required: §1210.06
	Trip generation report included.		<u>Traffic Generation Rate</u> Restaurant (Peak hour trips = 150) Convenience market (Peak hour trips = 150) Convenience market and gas station (Peak hour trips = 150) Supermarket (Peak hour trips = 150) Shopping center (Peak hour trips = 150) Residential and all other use (Peak hour trips = 100)

***SUBDIVISIONS WITH LESS THAN 5 LOTS** - Whenever a division of parcel of land shown as a unit on the last preceding tax roll (duplicate) is proposed along an existing public street, not involving the opening, widening or extension of any street or road and involving no more than 5 lots, the division shall be submitted to the Planning Commission for action without a plat. If the Commission, acting through a designated official, is satisfied that such proposed division is not contrary to applicable platting, subdividing or zoning regulations, it shall, within 7 working days after submission, approve such proposed division. On presentation of a conveyance of such parcel, the same shall be stamped, "Approved, City of North Ridgeville Planning Commission," and signed by the authorized official: §1224.04

A drawing, based on a survey showing the location of the property and giving such other information as may be necessary shall be required.

PLEASE NOTE THAT THIS CHECK LIST DOES NOT SUPERSEDE CITY ORDINANCES. PLEASE MAKE SURE YOU UNDERSTAND WHAT IS REQUIRED TO BE SUBMITTED TO PLANNING COMMISSION. THE APPLICATION MAY NOT BE ACCEPTED BY PLANNING COMMISSION IF ALL REQUIRED INFORMATION, PURSUANT TO CITY ORDINANCES, IS NOT SUBMITTED WITH THE APPLICATION.



801 Moore Road • Avon, OH 44011
(440) 934-7878
(440) 934-7879 Fax

BRAMHALL
ENGINEERING &
SURVEYING COMPANY

LETTER OF TRANSMITTAL

DATE	9/16/2021	JOB NO.	215553
ATTENTION	Planning Commission		
RE:	Ridgeville Farms		
	Preliminary Plan Approval		

TO City of North Ridgeville
7307 Avon Belden Road
North Ridgeville, Ohio 44039

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Improvement Plans ☐ As-Built Plans ☐ Site & Grading Plan ☐ Foundation Check ☐ Final Grade

☐ Specifications ☐ Record Plat/Boundary Survey ☐ _____

COPIES	DATE	NO.	DESCRIPTION
10		5	Architectural Drawings
10		2	Civil Engineering Drawings
10		1	H2W Aquatic Resources Map
10		1	Food Conscious Information
10		33	Preliminary Title Commitment
10		6	Traffic Study Trip Generation Analysis
1		7	PC Application

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
- ☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
- ☐ As requested ☐ Reviewed as submitted ☐ Reviewed as noted
- ☒ For review and comment ☐ _____
- ☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

Attach Please Find the Preliminary Plan Package
For review and approval.

COPY TO Ryan Kozak - SLK Capital Holdings LLC

Thank you,

SIGNED: _____

Carson P. Coppell

If enclosures are not as noted, kindly notify us at once.

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Ryan Kozak
Name of Owner:	Ronald and Karen Ware
Date Submitted for Consideration:	9-17-21
Date to Return to Planning Commission:	9-21-21
Regarding: Ridgeville Farms Subdivision – Preliminary Approval	

RECOMMENDATIONS:

Applicant is proposing to build 29 duplex dwellings on this site. The applicant is not proposing to subdivide the land in any way. However unusual this may be it is allowed for this type of development.

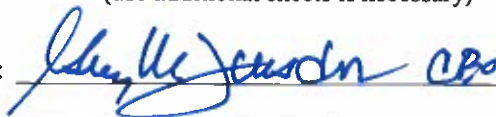
BZA has given approval on 8-26-21 for the following conditional uses and variances:

1. 1250.02 (b) (1) Two family dwellings
2. 1250.02 (b) (7) Senior Citizen Planned Residential Developments
3. 1250.02 (b) (7) A. 3. h. Minimum Unit Sizes requires 1000 square foot living space applicant to provide 750 square foot
4. 1250.02 (b) (7) A. 3. i. Parking requirement is two enclosed spaces applicant providing one enclosed space

All else appears code compliant.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 CBO

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 12-13-2005.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter. (Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

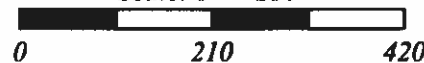
\\2021\1216169\CAD\1216169 - SLK - North Ridgeville - PARB.dwg

LEGEND

- STUDY AREA (20.8 ACRES)
- POTENTIAL STREAM
- CULVERT / DRAIN PIPE
- POTENTIAL FORESTED WETLAND
- POTENTIAL STORM WATER BASIN OR FAILED TILE DRAINAGE
- POTENTIAL JURISDICTIONAL POND
- CIRCULAR DRAIN GRATE



Scale: 1" = 210'

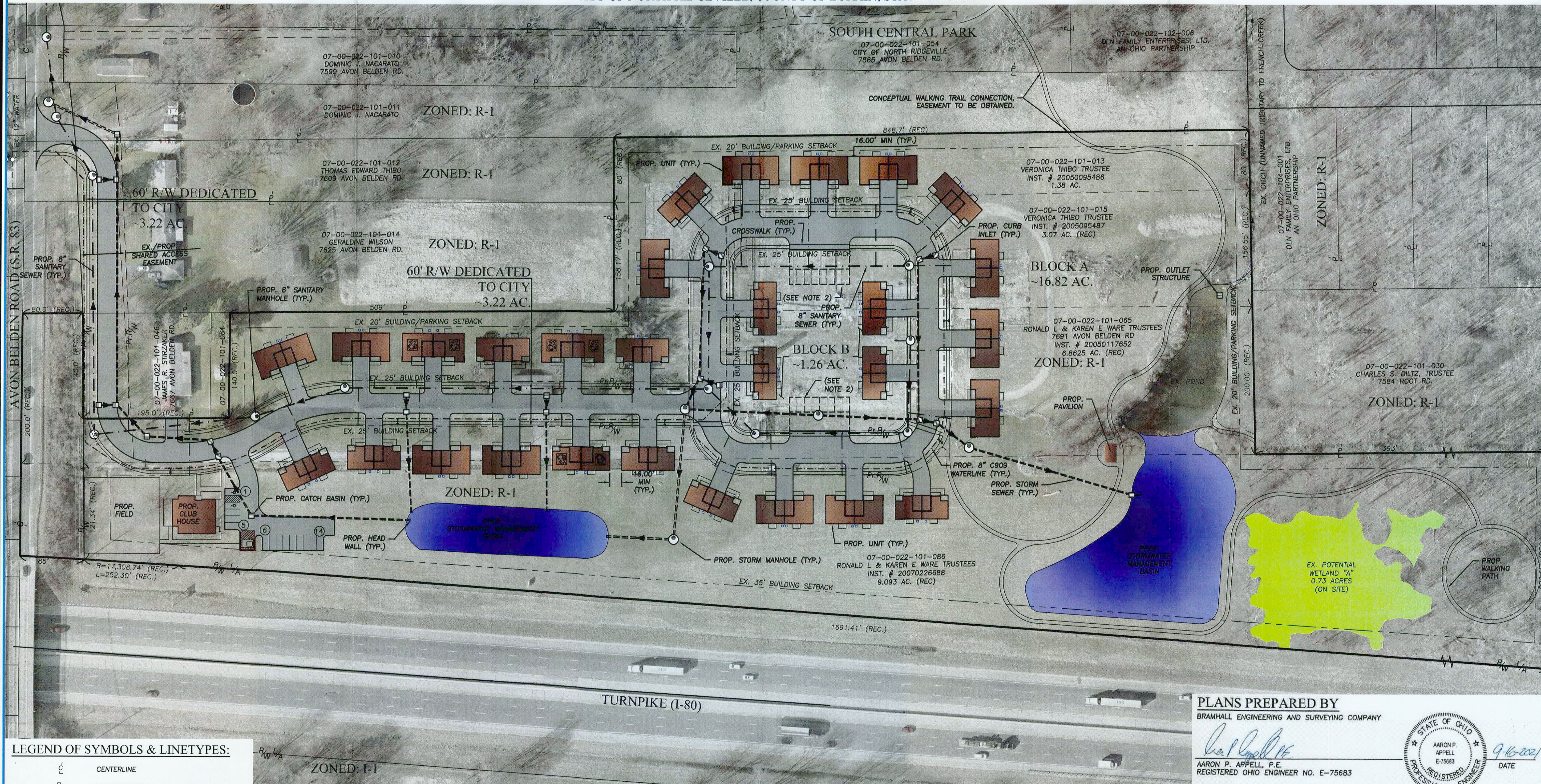


HZW Environmental Consultants

PRELIMINARY FIGURE
AQUATIC RESOURCES MAP (AERIAL)
PARCEL NUMBERS 0700022101065, - 86, - 15, - 13
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

RIDGEVILLE FARMS ENLARGED - CONCEPTUAL PLAN

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO

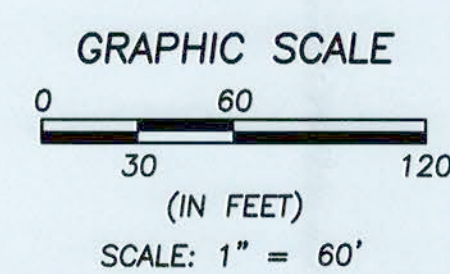


LEGEND OF SYMBOLS & LINETYPES:

	CENTERLINE
	RIGHT-OF-WAY
	PROPERTY LINE
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED C909 WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED EASEMENT

NOTE:

1. WETLAND AREA IS PER DELINEATION PREPARED BY HZW ENVIRONMENTAL CONSULTANTS.
2. 8 LAND BANK PARKING SPACES WITH EITHER CARPORT OR HARD SURFACE.



PREPARED FOR:

SLK CAPITAL HOLDINGS, LLC
28400 HILLIARD BOULEVARD
WESTLAKE, OHIO 44145

PLANS PREPARED BY
BRAMHALL ENGINEERING AND SURVEYING COMPANY

AARON P. APPELL, P.E.
REGISTERED OHIO ENGINEER NO. E-75683

CONCEPTUAL DESIGN ONLY
NOT FOR CONSTRUCTION

PREPARED BY:

RDL
ARCHITECTS

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

DATE PREPARED: 09/16/2021
SHEET: 2 OF 2

JOB NO. 21-5553

NOTE:

1. WETLAND AREA IS PER DELINEATION PREPARED BY HZW ENVIRONMENTAL CONSULTANTS.
2. 8 LAND BANK PARKING SPACES WITH EITHER CARPORT OR HARD SURFACE.

GRAPHIC SCALE
0 100 200
(IN FEET)
SCALE: 1" = 100'

LEGEND OF SYMBOLS & LINETYPES:

- C — CENTERLINE
— R/W — RIGHT-OF-WAY
— P — PROPERTY LINE
— M — PROPOSED MANHOLE
— F — PROPOSED FIRE HYDRANT
— C909 — PROPOSED C909 WATERLINE
— S — PROPOSED SANITARY SEWER
— SS — PROPOSED STORM SEWER
— E — PROPOSED EASEMENT

TABLE OF OWNERSHIP

(A)	07-00-022-101-046 JAMES R. STIRZAKER 7667 AVON BELDEN RD.
(B)	07-00-022-101-064 JAMES R. STIRZAKER

PLANS PREPARED BY

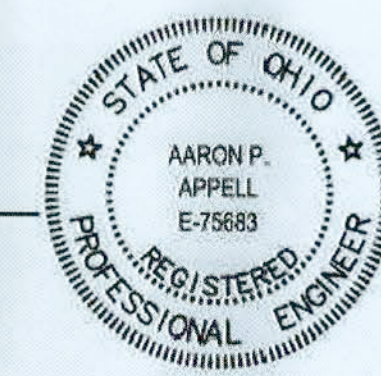
BRAMHALL ENGINEERING AND SURVEYING COMPANY

AARON P. APPELL, P.E.
REGISTERED OHIO ENGINEER NO. E-75683

CONCEPTUAL DESIGN ONLY
NOT FOR CONSTRUCTION

RIDGEVILLE FARMS OVERALL CONCEPTUAL PLAN

CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO



ZONING CLASSIFICATION

THE SUBJECT PREMISES IS LOCATED WITHIN ZONE "R-1 RESIDENCE DISTRICT" AS SHOWN ON THE ZONE MAP OF THE CITY OF NORTH RIDGEVILLE. FIGURES IN PARENTHESES ARE REFERENCE TO THE SECTIONS IN THE CODIFIED ORDINANCES OF CITY OF NORTH RIDGEVILLE - PLANNING AND ZONING CODE; OTHERWISE, ZONING REQUIREMENTS SHOWN ARE OBTAINED FROM THE AFOREMENTIONED ZONE MAP.

1250.02 PERMITTED AND CONDITIONAL USES:

(7) SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENTS:

3. PHYSICAL PROJECT DEVELOPMENT REQUIREMENTS:

A. MINIMUM PROJECT AREA. THE GROSS AREA OF A TRACT OF LAND PROPOSED TO BE DEVELOPED AS A SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENT (SCRD) SHALL NOT BE LESS THAN 15 ACRES NOR GREATER THAN 50 ACRES. THE PROJECT AREA OF A SCRD SHALL BE IN ONE OWNERSHIP, OR IF IN SEVERAL OWNERSHIPS, THE APPLICATION SHALL BE FILED JOINTLY BY ALL OWNERS OF THE PROPERTIES INCLUDED IN THE PROPOSED SCRD BOUNDARIES.

20.7 ACRES PROVIDED (PER AUDITOR SITE)

C. MAXIMUM PROJECT AREA COVERAGE. IMPERVIOUS SURFACES, INCLUDING AREAS DEVOTED TO BUILDINGS AND PAVEMENT WITHIN A SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENT SHALL NOT OCCUPY MORE THAN 50% OF THE PROJECT AREA.

10.35 ACRES MAXIMUM APPROX. 7.5 ACRES PROVIDED

D. MAXIMUM DENSITY. FOR INDEPENDENT DWELLING UNITS, THE DENSITY SHALL NOT EXCEED FOUR UNITS PER ACRE, SUBJECT TO THE APPROVAL OF PLANNING COMMISSION PURSUANT TO SUBSECTION (B)(7)C. BELOW.

82.8 UNITS MAXIMUM 58 UNITS PROVIDED

E. BUILDING ARRANGEMENTS AND SETBACKS.

II. SCHEDULE OF MINIMUM SETBACKS

SCHEDULE OF MIN. SETBACKS	BUILDING	PARKING
SETBACK FROM EXISTING PUBLIC STREET RIGHT-OF-WAY	35 FT.	NOT PERMITTED IN FRONT OF BUILDING
SETBACK FROM PROPOSED INTERNAL STREET	25 FT.*	PARKING PERMITTED
SETBACK FROM PROJECT BOUNDARY, OTHER THAN A PUBLIC STREET		
ABUTTING A LOT IN NONRESIDENTIAL DISTRICT	20 FT.	10 FT.
ABUTTING A LOT IN RESIDENTIAL DISTRICT	20 FT.	20 FT.

* MEASURED FROM THE RIGHT OF WAY OF A PUBLIC STREET AND FROM THE EDGE OF THE PAVEMENT FOR A PRIVATE STREET.

G. REQUIRED PERIMETER BUFFER. WHENEVER AN SCRD ABUTS ANOTHER LOT IN RESIDENTIAL DISTRICT, A BUFFER AREA WITH A MINIMUM WIDTH OF 20 FEET SHALL BE LOCATED ADJACENT TO THE PROJECT BOUNDARY LINE, WITHIN THE REQUIRED SETBACK FROM THE PROJECT BOUNDARY SPECIFIED IN THE SCHEDULE OF MINIMUM SETBACKS ABOVE.

I. SUCH BUFFER MAY BE LOCATED IN A COMMON AREA OR ON INDIVIDUAL LOTS.

II. THE BUFFER AREA SHALL INCLUDE LANDSCAPING AND/OR SCREENING TO MINIMUM HEIGHT OF SIX FEET BY USE OF HEDGES, PLANTING, FENCE OR OTHER SCREENING AS MAY BE DETERMINED BY THE PLANNING COMMISSION.

I. PARKING. THE FOLLOWING OFF-STREET PARKING REGULATIONS SHALL BE REQUIRED:

I. INDEPENDENT DWELLING UNITS SHALL PROVIDE OFF-STREET PARKING SPACES AT THE RATE OF TWO SPACES PER DWELLING UNIT. ALL REQUIRED SPACES SHALL BE ENCLOSED. IN ADDITION, ONE GUEST PARKING SPACE SHALL BE PROVIDED FOR EVERY FIVE DWELLING UNITS.

II. THE COMMUNITY RECREATION FACILITIES SHALL PROVIDE ONE OFF-STREET PARKING SPACE PER EACH 200 SQUARE FEET OF FLOOR AREA.

CLUBHOUSE - 2631 S.F.-200 S.F. - 14 PARKING SPACES REQUIRED

14 PARKING SPACES PROVIDED (INCLUDING 2 HANDICAP SPACES)

C. DENSITY IN SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENTS.

WHERE SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENT IS APPROVED AS A CONDITIONAL USE IN AN R-1 RESIDENTIAL DISTRICT, THE DENSITY REQUIREMENT MAY BE MODIFIED BY THE PLANNING COMMISSION TO A DENSITY NO GREATER THAN 4.0 FAMILIES PER ACRE FOR THAT CONDITIONAL USE ONLY AFTER A REGULAR PUBLIC MEETING OF THE PLANNING COMMISSION AND UPON CONSIDERATION OF THE FOLLOWING FACTORS:

1. THE DEGREE OF BENEFIT/DETIMENT THE DEVELOPMENT COULD BRING TO THE COMMUNITY AND/OR THE CITY; AND
2. HOW WELL THE PROJECT FITS OR DOES NOT FIT INTO THE EXISTING SITE AND COMMUNITY; AND
3. THE SIZE OF THE PROPOSED DENSITY CHANGE; AND
4. ANY OTHER TRAFFIC OR SAFETY ISSUES PRESENTED BY THE PROPOSED DEVELOPMENT; AND
5. ALL PROJECT DEVELOPMENT REQUIREMENTS AND PERMITTED BUILDING USES CONTAINED IN ORDINANCES REGULATING SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENTS.

VARIANCES OBTAINED

1. CONDITIONAL USE: SENIOR CITIZEN PLANNED RESIDENTIAL DEVELOPMENT IN THE R-1 DISTRICT
2. ONE (1) ENCLOSED SPACE FOR EACH UNIT
3. REDUCE ONE-BEDROOM UNIT SIZE FROM 1,000 S.F. TO 750 S.F. (FOR A MAXIMUM OF 60% OF THE UNITS)

PREPARED FOR:

SLK CAPITAL HOLDINGS, LLC
28400 HILLIARD BOULEVARD
WESTLAKE, OHIO 44145

PREPARED BY:

RDL
ARCHITECTS

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX
DATE PREPARED: 09/16/2021
SHEET: 1 OF 2 JOB NO. 21-5553



Food Conscious is a group of like-minded professionals dedicated to building a stronger regional food system through:

Educational Events and Programming
Food System Projects and Charitable Work

Food Conscious is a registered 501c3 tax-exempt organization

Food Conscious role at Ridgeville Farms

- Distribution of fresh food bags to residents
- Nutrition and cooking classes onsite
- Wellness checks for residents (performed by RN)
- Agriculture planning and management
- Coordination with community partners on engagement

Select Sponsors of Food Conscious



More information available at food-conscious.org

COMMITMENT NUMBER: 36014

**SCHEDULE A
ALTA COMMITMENT
FILE NO.: 36014**

1. Commitment Date: **July 20, 2021 at 7:59am**

2. Policy to be issued:

(a) 2006 'ALTA' OWNER'S POLICY

Proposed Policy Amount:

To Be Determined

**PROPOSED INSURED:
SLK Capital Holdings, LLC**

(b) 2006 'ALTA' LOAN POLICY

Proposed Policy Amount:

To Be Determined

**PROPOSED INSURED:
To Be Determined**

3. The estate or interest in Land described or referred to in this Commitment is **Fee Simple**

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

The Ware Family Trust, UAD 11-15-05, Ronald L. Ware and Karen E. Ware Trustees

5. The Land is described as follows:

Situated in the City of North Ridgeville, County of Lorain and State of Ohio, and known as being part of Original Ridgeville Township Lot No. 22 and bounded and described as follows: Beginning at a point on the centerline of Wooster-Avon Lake Road, State Route 83, of varying widths, said centerline of also being the westerly line of Lot No. 22, bearing North 0° 23' 17" East, 1854.74 feet from the southwesterly corner of Lot No. 22, said point being the northwesterly corner of land conveyed to Helen V. Hrach, Joan Brenner and Frank S. Hrach, by deed dated May 18, 1959, and recorded in Volume 746, Page 263 of Lorain County Records, herein referred to as the

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36014

Hrach parcel; Thence North 89° 29' 50" East, 80.02 feet along the northerly line of said Hrach parcel to an iron pin set on the easterly right of way line of said State Route 83 and the principal place of beginning; Thence continuing North 89° 29' 50" East, 1943.39 feet along the northerly line of said Hrach parcel to a 5/8" iron pin set along northeasterly censer thereof; Thence South 0° 27' 10" West, 288.65 feet to a 5/8" iron pin set on the northerly right of way line of the Ohio Turnpike, Interstate 80; Thence North 85° 30' 40" West, 1691.41 feet along the said northerly right of way line of the Ohio Turnpike to a point of curvature therein; Thence deflecting left along an arc with the radius of 17,308.74 feet, whose chord bears North 85° 55' 43" West, 252.30 feet along the said northerly right of way line of Interstate 80 to an iron pin set on the said easterly right of way line of said State Route 83; Thence North 1° 29' 15" West, 121.34 feet along the said easterly right of way line of State Route 83 to the principal place of beginning; Containing 9.093 acres of land, according to a survey in November, 2000, by Eric Nelson, Ohio Surveyor No. 7348, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 07-00-022-101-086

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36014

SCHEDULE B - SECTION I
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of taxes, charges, and assessments levied and assessed against subject premises, which are due and payable.
6. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
7. Receipt of proof of corporate status, or limited liability company status, or partnership status, and all agreement(s), and necessary consents, authorizations, resolutions, notices and/or corporate/company/partnership actions that have been conducted, given or properly waived relating to the transaction to be insured, including entity resolution(s) authorizing and designating appropriate officers/members/or partners to execute any and all necessary documents.
8. Survey satisfactory to the Company to be provided, if survey exceptions are to be deleted.
9. If a Zoning Endorsement is requested, the following is required: A letter from the City and/or County Planning and Zoning Department and/or an ALTA/ACSM survey setting forth Items 2 (b) (i-v) from the endorsement and surveyor's certification that there are no violations.
10. Further exceptions and/or requirements may be made upon review of the proposed documents and/or upon further ascertaining the details of the transaction.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36014

11. We will require that portion of the Trust, which allows the Ware Family Trust, UAD 11-15-05, Ronald L. Ware and Karen E. Ware Trustees, as Trustee, to convey the property in Schedule A.
12. Properly executed deed from The Ware Family Trust, UAD 11-15-05, Ronald L. Ware and Karen E. Ware Trustees to SLK Capital Holdings, LLC.
13. Properly executed mortgage from SLK Capital Holdings, LLC to To Be Determined.
14. Release of any mortgage or liens shown on Schedule B, Section II.

FOR INFORMATION ONLY:

The Ware Family Trust, UAD 11-15-05, Ronald L. Ware and Karen E. Ware Trustees have been in title from October 16, 2007 until present date by Instrument No. 20070226688 of Lorain County Records.

NOTE: The Policy(s) to be issued based upon this Commitment shall contain a Covered Risk, number 14, which, subject to the Exclusions From Coverage, the Exceptions From Coverage contained in Schedule B, and the Conditions of the Policy, insures against loss for liens, encumbrances or other matters created or attaching during the so-called "gap" period, between the date of closing and the date upon which the Mortgage is filed for record. Covered Risk 14 reads as follows:

"Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the Insured Mortgage in the Public Records. The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions."

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36014

**SCHEDULE B - SECTION II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims, or other matter created, if any, first appearing in the public record or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interest or claims which are not shown in the public records but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession of the land.
3. Encroachments, overlaps, boundary line disputes or any other matter which would be disclosed by an accurate survey or inspection of the premises;
4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown in the public records;
5. Rights of parties in actual possession of all or any part of the premises;
6. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
7. Subject to an oil and/or gas lease, pipeline agreement, or other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy. (Note: This Exception will only appear on the Loan Policy)

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36014

8. Special taxes or assessments approved, levied or enacted by the State, County, Municipality or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to reassessment and recapture by way of CAUV, Homestead or other similar programs, or retroactive increases in the valuation of the land by the State, County, Municipality, Township or other taxing authority including but not limited to Board of Revision or other administrative proceedings.
9. The Lorain County Treasurer's Tax Duplicate listing premises known as Permanent Parcel No. (50) 07-00-022-101-086 shows taxes for the first half 2020, in the amount of \$171.38 are paid.

Taxes for the last half 2020, in the amount of \$171.38 are paid.

Land: \$5,940.00
Building: \$0.00
Total: \$5,940.00

Taxes and special assessments, if any, for the year 2021 are a lien, but are not determined, and are not due as of the date of this commitment.

Special taxes and assessments of any kind, if any, and tax additions, if any, which may hereafter be made by legally constituted authorities.

10. Anything to the contrary notwithstanding this policy shall not be construed to guarantee or insure the total quantity of land or acreage as described in Schedule "A" above.
11. Rights of the public in that portion of the subject premises lying within the limits of Wooster-Avon Lake Road, State Route 83.
12. Anything to the contrary notwithstanding, this Policy, when issued shall not insure for loss or damage, and the Company shall not be liable for attorneys' fees and defense costs, by reason of any requirement by the County for a new survey and description prior to transfer pursuant to those standards governing conveyances as adopted by Lorain County, as authorized by O.R.C. Section 319.20.
13. Right of Way from Arthur F. Schaber, et al to The Ohio Fuel Gas Company, filed December 15, 1937, as recorded in Deed Volume 288, Page 432; Partial Release recorded in Deed Volume 982, Page 384, of Lorain County Records, appears certain conditions which affect insured premises. [Deed Volume 288, Page 432](#) [Deed Volume 982, Page 384](#)

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36014

14. Easement from Bessie Hrach to State of Ohio, filed March 17, 1949, as recorded in Deed Volume 460, Page 38 of Lorain County Records, appears certain conditions which affect insured premises. [Deed Volume 460, Page 38](#)
15. Abutters Rights in Deed from Frank J. Hrach and Helen V. Hrach to Ohio Turnpike Commission, State of Ohio, filed June 9, 1953, as recorded in Deed Volume 572, Page 232 of Lorain County Records, appears certain conditions, which affect insured premises. [Deed Volume 572, Page 232](#)
16. Temporary Easement from Frank J. Hrach and Helen V. Hrach to Ohio Turnpike Commission, State of Ohio, filed January 15, 1954, as recorded in Deed Volume 590, Page 408 of Lorain County Records, appears certain conditions which affect insured premises. [Deed Volume 590, Page 408](#)
17. Easement from Frank J. Hrach and Helen V. Hrach to Ohio Turnpike Commission, State of Ohio, filed January 15, 1954, as recorded in Deed Volume 590, Page 411 of Lorain County Records, appears certain conditions which affect insured premises. [Deed Volume 590, Page 411](#)
18. Easement from Frank J. Hrach and Helen V. Hrach to Ohio Edison Company, filed May 22, 1954, as recorded in Deed Volume 599, Page 226 of Lorain County Records, appears certain conditions which affect insured premises. [Deed Volume 599, Page 226](#)

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.



Commitment for Title Insurance

Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

Issued through the Office of:
Old Republic National Title Insurance Company
400 Second Avenue South
Minneapolis, MN 55401
Phone: 612-371-1111

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By

C. Monroe

President

Attest

David Wald

Secretary

Justin A. Allen

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

EXHIBIT "A"

Situated in the City of North Ridgeville, County of Lorain and State of Ohio, and known as being part of Original Ridgeville Township Lot No. 22 and bounded and described as follows: Beginning at a point on the centerline of Wooster-Avon Lake Road, State Route 83, of varying widths, said centerline of also being the westerly line of Lot No. 22, bearing North $0^{\circ} 23' 17''$ East, 1854.74 feet from the southwesterly corner of Lot No. 22, said point being the northwesterly corner of land conveyed to Helen V. Hrach, Joan Brenner and Frank S. Hrach, by deed dated May 18, 1959, and recorded in Volume 746, Page 263 of Lorain County Records, herein referred to as the Hrach parcel; Thence North $89^{\circ} 29' 50''$ East, 80.02 feet along the northerly line of said Hrach parcel to an iron pin set on the easterly right of way line of said State Route 83 and the principal place of beginning; Thence continuing North $89^{\circ} 29' 50''$ East, 1943.39 feet along the northerly line of said Hrach parcel to a $5/8''$ iron pin set along northeasterly censer thereof; Thence South $0^{\circ} 27' 10''$ West, 288.65 feet to a $5/8''$ iron pin set on the northerly right of way line of the Ohio Turnpike, Interstate 80; Thence North $85^{\circ} 30' 40''$ West, 1691.41 feet along the said northerly right of way line of the Ohio Turnpike to a point of curvature therein; Thence deflecting left along an arc with the radius of 17,308.74 feet, whose chord bears North $85^{\circ} 55' 43''$ West, 252.30 feet along the said northerly right of way line of Interstate 80 to an iron pin set on the said easterly right of way line of said State Route 83; Thence North $1^{\circ} 29' 15''$ West, 121.34 feet along the said easterly right of way line of State Route 83 to the principal place of beginning; Containing 9.093 acres of land, according to a survey in November, 2000, by Eric Nelson, Ohio Surveyor No. 7348, be the same more or less, but subject to all legal highways.
Permanent Parcel No. 07-00-022-101-086



COMMITMENT NUMBER: 36015

**SCHEDULE A
ALTA COMMITMENT**

FILE NO.: 36015

1. Commitment Date: **July 20, 2021 at 7:59am**

2. Policy to be issued:

(a) 2006 'ALTA' OWNER'S POLICY

Proposed Policy Amount:

To Be Determined

PROPOSED INSURED:
SLK Capital Holdings, LLC

(b) 2006 'ALTA' LOAN POLICY

Proposed Policy Amount:

To Be Determined

PROPOSED INSURED:
To Be Determined

3. The estate or interest in Land described or referred to in this Commitment is **Fee Simple**

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

**Ronald L. Ware and Karen E. Ware, Trustees of the Ware Family Trust UAD
11-15-05**

5. The Land is described as follows:

Situated in the City of North Ridgeville, County of Lorain and State of Ohio and being known as part of Original Ridgeville Township Lot No. 22 and bounded and described as follows: Beginning at the intersection of the centerline of Bainbridge Road with the centerline of Avon Belden Road; Thence South 00° 52' 27" West along the centerline of Avon Belden Road, a distance of 1420.41 feet to a point at the Southwest corner of land conveyed to Geraldine Wilson as recorded in O.R. Volume 561, Page 583 of Lorain

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36015

**County Record and the principle place of beginning; Thence North 89° 29' 50" East along the Southerly line of Wilson, a distance of 80.0 feet to a point at the Northwest corner of land conveyed to James Stirzaker recorded in O.R. Volume 786, Page 250 of Lorain County Records; Thence South 00° 52' 27" West along the Westerly line of Stirzaker and parallel with the centerline of Avon Belden Road, a distance of 140.0 feet to a point at the Southwest corner of Stirzaker; Thence North 89° 29' 50" East along the Southerly line of Stirzaker, a distance of 195.0 feet to the Southeast corner thereof; Thence North 00° 52' 27" East along the Easterly line of Stirzaker, a distance of 140.0 feet to a point on the Southerly line of land conveyed to Geraldine Wilson, recorded as aforesaid; Thence North 89° 29' 50" East along the Southerly line of Wilson and the Southerly line of land conveyed to Veronica Thibo as recorded in O.R. Volume 1386, Page 899, Lorain County Records, a distance of 1355.75 feet to a point on the Westerly line of land conveyed to Esther Bland as recorded in O.R. Volume 31, page 154 of Lorain County Records; Thence South 00° 31' 07" West along the Westerly line of land, a distance of 200.00 feet to a point at the Northeast corner of land conveyed to Ilse Hrach as recorded in deed in O.R. Volume 1050, Page 413 of Lorain County Records; Thence North 89° 29' 50" West along the Northerly line of Hrach a distance of 1632.05 feet to a point in the centerline of Avon Belden Road; Thence North 00° 52' 27" East along the centerline of Avon Belden Road, a distance of 200.0 feet to a point and the principle place of beginning; Containing within said bounds 6.8625 Acres of land, be the same more or less, but subject to all legal highways as surveyed by Dane A. Haponek, Registered Surveyor in February of 1996.
Permanent Parcel No. 07-00-022-101-065**

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

SCHEDULE B - SECTION I
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of taxes, charges, and assessments levied and assessed against subject premises, which are due and payable.
6. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
7. Receipt of proof of corporate status, or limited liability company status, or partnership status, and all agreement(s), and necessary consents, authorizations, resolutions, notices and/or corporate/company/partnership actions that have been conducted, given or properly waived relating to the transaction to be insured, including entity resolution(s) authorizing and designating appropriate officers/members/or partners to execute any and all necessary documents.
8. Survey satisfactory to the Company to be provided, if survey exceptions are to be deleted.
9. If a Zoning Endorsement is requested, the following is required: A letter from the City and/or County Planning and Zoning Department and/or an ALTA/ACSM survey setting forth Items 2 (b) (i-v) from the endorsement and surveyor's certification that there are no violations.
10. Further exceptions and/or requirements may be made upon review of the proposed documents and/or upon further ascertaining the details of the transaction.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36015

11. We will require that portion of the Trust, which allows Ronald L. Ware and Karen E. Ware, Trustees of the Ware Family Trust UAD 11-15-05, as Trustee, to convey the property in Schedule A.
12. Properly executed deed from Ronald L. Ware and Karen E. Ware, Trustees of the Ware Family Trust UAD 11-15-05 to SLK Capital Holdings, LLC.
13. Properly executed mortgage from SLK Capital Holdings, LLC to To Be Determined.
14. Release of any mortgage or liens shown on Schedule B, Section II.

FOR INFORMATION ONLY:

Ronald L. Ware and Karen E. Ware, Trustees of the Ware Family Trust UAD 11-15-05 have been in title from December 21, 2005 until present date by Instrument No. 20050117652 of Lorain County Records. [Instrument No. 20050117652](#)

NOTE: The Policy(s) to be issued based upon this Commitment shall contain a Covered Risk, number 14, which, subject to the Exclusions From Coverage, the Exceptions From Coverage contained in Schedule B, and the Conditions of the Policy, insures against loss for liens, encumbrances or other matters created or attaching during the so-called "gap" period, between the date of closing and the date upon which the Mortgage is filed for record. Covered Risk 14 reads as follows:

"Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the Insured Mortgage in the Public Records. The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions."

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

**SCHEDULE B - SECTION II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims, or other matter created, if any, first appearing in the public record or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interest or claims which are not shown in the public records but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession of the land.
3. Encroachments, overlaps, boundary line disputes or any other matter which would be disclosed by an accurate survey or inspection of the premises;
4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown in the public records;
5. Rights of parties in actual possession of all or any part of the premises;
6. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
7. Subject to an oil and/or gas lease, pipeline agreement, or other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy.
(Note: This Exception will only appear on the Loan Policy)

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36015

8. Special taxes or assessments approved, levied or enacted by the State, County, Municipality or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to reassessment and recapture by way of CAUV, Homestead or other similar programs, or retroactive increases in the valuation of the land by the State, County, Municipality, Township or other taxing authority including but not limited to Board of Revision or other administrative proceedings.
9. The Lorain County Treasurer's Tax Duplicate listing premises known as Permanent Parcel No. (50) 07-00-022-101-065 shows taxes for the first half 2020, in the amount of \$2,452.54 are paid.

Taxes for the last half 2020, in the amount of \$2,452.54 are paid.

Land: \$43,580.00
Building: \$32,110.00
Total: \$75,690.00

Taxes and special assessments, if any, for the year 2021 are a lien, but are not determined, and are not due as of the date of this commitment.

Special taxes and assessments of any kind, if any, and tax additions, if any, which may hereafter be made by legally constituted authorities.

10. Anything to the contrary notwithstanding this policy shall not be construed to guarantee or insure the total quantity of land or acreage as described in Schedule "A" above.
11. Rights of the public in that portion of the subject premises lying within the limits of Bainbridge Road and Avon Belden Road.
12. Anything to the contrary notwithstanding, this Policy, when issued shall not insure for loss or damage, and the Company shall not be liable for attorneys' fees and defense costs, by reason of any requirement by the County for a new survey and description prior to transfer pursuant to those standards governing conveyances as adopted by Lorain County, as authorized by O.R.C. Section 319.20.
13. Right of Way from Fred Koelewyn, et al to The Ohio Fuel Gas Company, filed December 15, 1937, as recorded in Deed Volume 288, Page 437; Partial Release recorded in Deed Volume 982, Page 384, of Lorain County Records, appears certain conditions which affect insured premises. [Deed Volume 288, Page 437](#) [Deed Volume 982, Page 384](#)

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36015

14. Easement from Martin E. Thibo and James R. Thibo to the State of Ohio, filed March 9, 1949, as recorded in Deed Volume 460, Page 40 of Lorain County Records, appears certain conditions which affect insured premises. [Deed Volume 460, Page 40](#)
15. Temporary Easement from Martin E. Thibo to Ohio Turnpike Commission, State of Ohio, filed January 26, 1954, as recorded in Deed Volume 591, Page 245 of Lorain County Records, appears certain conditions which affect insured premises. [Deed Volume 591, Page 245](#)
16. Easement from Martin E. Thibo to Ohio Turnpike Commission, State of Ohio, filed January 26, 1954, as recorded in Deed Volume 591, Page 247 of Lorain County Records, appears certain conditions which affect insured premises. [Deed Volume 591, Page 247](#)
17. Easement from Martin E. Thibo and Verenica Thibo to Ohio Edison Company, filed May 22, 1954, as recorded in Deed Volume 599, Page 228 of Lorain County Records, appears certain conditions which affect insured premises. [Deed Volume 599, Page 228](#)

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36016

**SCHEDULE A
ALTA COMMITMENT
FILE NO.: 36016**

1. Commitment Date: **July 20, 2021 at 7:59am**

2. Policy to be issued:

(a) 2006 'ALTA' OWNER'S POLICY

Proposed Policy Amount:

To Be Determined

**PROPOSED INSURED:
SLK Capital Holdings, LLC**

(b) 2006 'ALTA' LOAN POLICY

Proposed Policy Amount:

To Be Determined

**PROPOSED INSURED:
To Be Determined**

3. The estate or interest in Land described or referred to in this Commitment is **Fee Simple**

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Veronica Thibo, Trustee of the Veronica Thibo Revocable Living Trust UAD 3-1-01

5. The Land is described as follows:

Situated in the City of North Ridgeville, County of Lorain and State of Ohio: And known as being a part of the Original Ridgeville Township Lot No. 22 and bounded and described as follows: Beginning on the Northerly line of land conveyed to Martin E. Thibo and James Thibo by deed dated June 2, 1946, and recorded in Volume 387, Page 288 of Lorain County Deed Records, at a point distance 780.0 feet Easterly, measured along said Northerly line, from the center line of Avon-Belden Road; thence Northerly and parallel with said centerline, of Avon-Belden Road, about 158.17 feet to the Southerly line of land conveyed to Opha Wilfong and Rosa Mae Wilfong by deed

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36016

**dated March 27, 1953, and recorded in Volume 566, Page 157 of Lorain County Deed Records; thence Easterly along the Southerly line of land conveyed Opha and Rosa Mae Wilfong, to the Westerly line of land conveyed to John E. Shomer and Emma R. Shomer by deed dated December 13, 1924, and recorded in Volume 207, Page 271 of Lorain County Deed Records; thence Southerly along the Westerly line of land so conveyed to John E. and Emma R. Shomer and along the westerly line of land conveyed to Joseph Pratt, Jr., by deed dated March 18, 1901 and recorded in Volume 84, Page 472 of Lorain County Deed Records, about 156.55 feet to the Northeasterly corner of land conveyed to Martin E. Thibo and James Thibo as aforesaid; thence Westerly along the Northerly line of land so conveyed to Martin E. Thibo and James Thibo about 844.0 feet to the place of beginning and containing about 3.07 acres of land, be the same more or less, but subject to all legal highways.
Permanent Parcel No. 07-00-022-101-015**

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

SCHEDULE B - SECTION I

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of taxes, charges, and assessments levied and assessed against subject premises, which are due and payable.
6. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
7. Receipt of proof of corporate status, or limited liability company status, or partnership status, and all agreement(s), and necessary consents, authorizations, resolutions, notices and/or corporate/company/partnership actions that have been conducted, given or properly waived relating to the transaction to be insured, including entity resolution(s) authorizing and designating appropriate officers/members/or partners to execute any and all necessary documents.
8. Survey satisfactory to the Company to be provided, if survey exceptions are to be deleted.
9. If a Zoning Endorsement is requested, the following is required: A letter from the City and/or County Planning and Zoning Department and/or an ALTA/ACSM survey setting forth Items 2 (b) (i-v) from the endorsement and surveyor's certification that there are no violations.
10. Further exceptions and/or requirements may be made upon review of the proposed documents and/or upon further ascertaining the details of the transaction.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36016

11. We will require that portion of the Trust, which allows Veronica Thibo, Trustee of the Veronica Thibo Revocable Living Trust UAD 3-1-01, as Trustee, to convey the property in Schedule A.
12. Properly executed deed from Veronica Thibo, Trustee of the Veronica Thibo Revocable Living Trust UAD 3-1-01 to SLK Capital Holdings, LLC.
13. Properly executed mortgage from SLK Capital Holdings, LLC to To Be Determined.
14. Release of any mortgage or liens shown on Schedule B, Section II.

FOR INFORMATION ONLY:

Veronica Thibo, Trustee of the Veronica Thibo Revocable Living Trust UAD 3-1-01 has been in title from September 1, 2005 until present date by Instrument No. 20050095487 of Lorain County Records. [Instrument No. 20050095487](#)

NOTE: The Policy(s) to be issued based upon this Commitment shall contain a Covered Risk, number 14, which, subject to the Exclusions From Coverage, the Exceptions From Coverage contained in Schedule B, and the Conditions of the Policy, insures against loss for liens, encumbrances or other matters created or attaching during the so-called "gap" period, between the date of closing and the date upon which the Mortgage is filed for record. Covered Risk 14 reads as follows:

"Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the Insured Mortgage in the Public Records. The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions."

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

**SCHEDULE B - SECTION II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims, or other matter created, if any, first appearing in the public record or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interest or claims which are not shown in the public records but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession of the land.
3. Encroachments, overlaps, boundary line disputes or any other matter which would be disclosed by an accurate survey or inspection of the premises;
4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown in the public records;
5. Rights of parties in actual possession of all or any part of the premises;
6. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
7. Subject to an oil and/or gas lease, pipeline agreement, or other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy. (Note: This Exception will only appear on the Loan Policy)

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36016

8. Special taxes or assessments approved, levied or enacted by the State, County, Municipality or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to reassessment and recapture by way of CAUV, Homestead or other similar programs, or retroactive increases in the valuation of the land by the State, County, Municipality, Township or other taxing authority including but not limited to Board of Revision or other administrative proceedings.

9. The Lorain County Treasurer's Tax Duplicate listing premises known as Permanent Parcel No. (50) 07-00-022-101-015 shows taxes for the first half 2020, in the amount of \$294.58 are paid.

Taxes for the last half 2020, in the amount of \$294.58 are paid.

Land: \$10,210.00

Building: \$0.00

Total: \$10,210.00

Taxes and special assessments, if any, for the year 2021 are a lien, but are not determined, and are not due as of the date of this commitment.

Special taxes and assessments of any kind, if any, and tax additions, if any, which may hereafter be made by legally constituted authorities.

10. Anything to the contrary notwithstanding this policy shall not be construed to guarantee or insure the total quantity of land or acreage as described in Schedule "A" above.
11. Rights of the public in that portion of the subject premises lying within the limits of Avon-Belden Road.
12. Anything to the contrary notwithstanding, this Policy, when issued shall not insure for loss or damage, and the Company shall not be liable for attorneys' fees and defense costs, by reason of any requirement by the County for a new survey and description prior to transfer pursuant to those standards governing conveyances as adopted by Lorain County, as authorized by O.R.C. Section 319.20.
13. Right of Way from Fred Koelewyn, et al to The Ohio Fuel Gas Company, filed December 15, 1937, as recorded in Deed Volume 288, Page 437; Partial Release recorded in Deed Volume 982, Page 384, of Lorain County Records, appears certain conditions which affect insured premises. [Deed Volume 288, Page 437](#) [Deed Volume 982, Page 384](#)

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

EXHIBIT "A"

Situated in the City of North Ridgeville, County of Lorain and State of Ohio: And known as being a part of the Original Ridgeville Township Lot No. 22 and bounded and described as follows: Beginning on the Northerly line of land conveyed to Martin E. Thibo and James Thibo by deed dated June 2, 1946, and recorded in Volume 387, Page 288 of Lorain County Deed Records, at a point distance 780.0 feet Easterly, measured along said Northerly line, from the center line of Avon-Belden Road; thence Northerly and parallel with said centerline, of Avon-Belden Road, about 158.17 feet to the Southerly line of land conveyed to Opha Wilfong and Rosa Mae Wilfong by deed dated March 27, 1953, and recorded in Volume 566, Page 157 of Lorain County Deed Records; thence Easterly along the Southerly line of land conveyed Opha and Rosa Mae Wilfong, to the Westerly line of land conveyed to John E. Shomer and Emma R. Shomer by deed dated December 13, 1924, and recorded in Volume 207, Page 271 of Lorain County Deed Records; thence Southerly along the Westerly line of land so conveyed to John E. and Emma R. Shomer and along the westerly line of land conveyed to Joseph Pratt, Jr., by deed dated March 18, 1901 and recorded in Volume 84, Page 472 of Lorain County Deed Records, about 156.55 feet to the Northeasterly corner of land conveyed to Martin E. Thibo and James Thibo as aforesaid; thence Westerly along the Northerly line of land so conveyed to Martin E. Thibo and James Thibo about 844.0 feet to the place of beginning and containing about 3.07 acres of land, be the same more or less, but subject to all legal highways.
Permanent Parcel No. 07-00-022-101-015



COMMITMENT NUMBER: 36017

**SCHEDULE A
ALTA COMMITMENT**

FILE NO.: 36017

1. Commitment Date: **July 20, 2021 at 7:59am**

2. Policy to be issued:

(a) 2006 'ALTA' OWNER'S POLICY

Proposed Policy Amount:

To Be Determined

PROPOSED INSURED:
SLK Capital Holdings, LLC

(b) 2006 'ALTA' LOAN POLICY

Proposed Policy Amount:

To Be Determined

PROPOSED INSURED:
To Be Determined

3. The estate or interest in Land described or referred to in this Commitment is **Fee Simple**

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Veronica Thibo, Trustee of the Veronica Thibo Revocable Living Trust UAD 3-1-01

5. The Land is described as follows:

Situated in the City of North Ridgeville, County of Lorain and State of Ohio: And known as being a part of the Original Ridgeville Township Lot No. 22 and bound and described as follows: Beginning in the center of Avon-Belden Road at the southerly line of land conveyed to Joseph Nacarato and Dorothy M. Nacarato by deed dated September 26, 1950 and recorded in volume 500 Page 177 of Lorain County Deed Records; thence North 88 degrees 6' 40" east along the southerly line of land so conveyed to Joseph Nacarato and Dorothy M. Nacarato 780 feet; to the principal place of beginning of premises herein described; thence continuing north 88 degrees 6' 40"

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36017

**east along the southerly line of land so conveyed to Joseph Nacarato and Dorothy M. Nacarato about 848.7 feet to the westerly line of land conveyed to Paul C. Krueger and Phyllis Krueger by deed recorded in Volume 565, Page 595 of Lorain County Records; thence south 1 degree 0' east along the westerly line of land so conveyed to Paul C. Krueger and Phyllis Krueger, 80 feet to the northerly line of land conveyed to Martin E. Thibo and Veronica Thibo by deed dated March 5, 1960 and recorded in Volume 769, Page 453 of Lorain County Deed Records; thence south 88 degrees 6' 40" west along the northerly line of land so conveyed to Martin E. Thibo and Veronica Thibo about 849.2 feet to the northwesterly corner thereof; thence north 0 degrees 38' west and parallel to the center line of Avon-Belden Road, about 80 feet to the place of beginning, be the same more or less, but subject to all legal highways.
Permanent Parcel No. 07-00-022-101-013**

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

SCHEDULE B - SECTION I
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of taxes, charges, and assessments levied and assessed against subject premises, which are due and payable.
6. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
7. Receipt of proof of corporate status, or limited liability company status, or partnership status, and all agreement(s), and necessary consents, authorizations, resolutions, notices and/or corporate/company/partnership actions that have been conducted, given or properly waived relating to the transaction to be insured, including entity resolution(s) authorizing and designating appropriate officers/members/or partners to execute any and all necessary documents.
8. Survey satisfactory to the Company to be provided, if survey exceptions are to be deleted.
9. If a Zoning Endorsement is requested, the following is required: A letter from the City and/or County Planning and Zoning Department and/or an ALTA/ACSM survey setting forth Items 2 (b) (i-v) from the endorsement and surveyor's certification that there are no violations.
10. Further exceptions and/or requirements may be made upon review of the proposed documents and/or upon further ascertaining the details of the transaction.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36017

11. We will require that portion of the Trust, which allows Veronica Thibo, Trustee of the Veronica Thibo Revocable Living Trust UAD 3-1-01, as Trustee, to convey the property in Schedule A.
12. Properly executed deed from Veronica Thibo, Trustee of the Veronica Thibo Revocable Living Trust UAD 3-1-01 to SLK Capital Holdings, LLC.
13. Properly executed mortgage from SLK Capital Holdings, LLC to To Be Determined.
14. Release of any mortgage or liens shown on Schedule B, Section II.

FOR INFORMATION ONLY:

Veronica Thibo, Trustee of the Veronica Thibo Revocable Living Trust UAD 3-1-01 has been in title from September 1, 2005 until present date by Instrument No. 20050095486 of Lorain County Records. [Instrument No. 20050095486](#)

NOTE: The Policy(s) to be issued based upon this Commitment shall contain a Covered Risk, number 14, which, subject to the Exclusions From Coverage, the Exceptions From Coverage contained in Schedule B, and the Conditions of the Policy, insures against loss for liens, encumbrances or other matters created or attaching during the so-called "gap" period, between the date of closing and the date upon which the Mortgage is filed for record. Covered Risk 14 reads as follows:

"Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the Insured Mortgage in the Public Records. The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions."

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

**SCHEDULE B - SECTION II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims, or other matter created, if any, first appearing in the public record or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value the estate or interest or mortgage thereon covered by this Commitment.
2. Any facts, rights, interest or claims which are not shown in the public records but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession of the land.
3. Encroachments, overlaps, boundary line disputes or any other matter which would be disclosed by an accurate survey or inspection of the premises;
4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown in the public records;
5. Rights of parties in actual possession of all or any part of the premises;
6. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
7. Subject to an oil and/or gas lease, pipeline agreement, or other instrument related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy. (Note: This Exception will only appear on the Loan Policy)

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36017

8. Special taxes or assessments approved, levied or enacted by the State, County, Municipality or similar taxing authority, but not yet certified to the tax duplicate of the County in which the land is situated, including but not limited to reassessment and recapture by way of CAUV, Homestead or other similar programs, or retroactive increases in the valuation of the land by the State, County, Municipality, Township or other taxing authority including but not limited to Board of Revision or other administrative proceedings.
9. The Lorain County Treasurer's Tax Duplicate listing premises known as Permanent Parcel No. (50) 07-00-022-101-013 shows taxes for the first half 2020, in the amount of \$100.41 are paid.

Taxes for the last half 2020, in the amount of \$100.41 are paid.

Land: \$3,480.00

Building: \$0.00

Total: \$3,480.00

Taxes and special assessments, if any, for the year 2021 are a lien, but are not determined, and are not due as of the date of this commitment.

Special taxes and assessments of any kind, if any, and tax additions, if any, which may hereafter be made by legally constituted authorities.

10. Anything to the contrary notwithstanding this policy shall not be construed to guarantee or insure the total quantity of land or acreage as described in Schedule "A" above.
11. Rights of the public in that portion of the subject premises lying within the limits of Avon-Belden Road.
12. Anything to the contrary notwithstanding, this Policy, when issued shall not insure for loss or damage, and the Company shall not be liable for attorneys' fees and defense costs, by reason of any requirement by the County for a new survey and description prior to transfer pursuant to those standards governing conveyances as adopted by Lorain County, as authorized by O.R.C. Section 319.20.
13. Right of Way from Fred Koelewyn, et al to The Ohio Fuel Gas Company, filed December 15, 1937, as recorded in Deed Volume 288, Page 437; Partial Release recorded in Deed Volume 982, Page 384, of Lorain County Records, appears certain conditions which affect insured premises. [Deed Volume 288, Page 437](#) [Deed Volume 982, Page 384](#)

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

COMMITMENT NUMBER: 36017

14. Easement in Deed from Opha Wilfong and Rosa Mae Wilfong to Martin Thibo and Veronica Thibo, filed June 15, 1960, as recorded in Deed Volume 774, Page 681 of Lorain County Records, appears certain conditions which affect insured premises. [Deed Volume 774, Page 681](#)
15. Easement from Martin E. Thibo and Veronica Thibo to Ohio Edison Company, filed March 31, 1989, as recorded in Official Record Volume 163, Page 729 of Lorain County Records, appears certain conditions which affect insured premises. [Official Record Volume 163, Page 729](#)

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

File No.: 36017

EXHIBIT "A"

Situated in the City of North Ridgeville, County of Lorain and State of Ohio: And known as being a part of the Original Ridgeville Township Lot No. 22 and bound and described as follows: Beginning in the center of Avon-Belden Road at the southerly line of land conveyed to Joseph Nacarato and Dorothy M. Nacarato by deed dated September 26, 1950 and recorded in volume 500 Page 177 of Lorain County Deed Records; thence North 88 degrees 6' 40" east along the southerly line of land so conveyed to Joseph Nacarato and Dorothy M. Nacarato 780 feet; to the principal place of beginning of premises herein described; thence continuing north 88 degrees 6' 40" east along the southerly line of land so conveyed to Joseph Nacarato and Dorothy M. Nacarato about 848.7 feet to the westerly line of land conveyed to Paul C. Krueger and Phyllis Krueger by deed recorded in Volume 565, Page 595 of Lorain County Records; thence south 1 degree 0' east along the westerly line of land so conveyed to Paul C. Krueger and Phyllis Krueger, 80 feet to the northerly line of land conveyed to Martin E. Thibo and Veronica Thibo by deed dated March 5, 1960 and recorded in Volume 769, Page 453 of Lorain County Deed Records; thence south 88 degrees 6' 40" west along the northerly line of land so conveyed to Martin E. Thibo and Veronica Thibo about 849.2 feet to the northwesterly corner thereof; thence north 0 degrees 38' west and parallel to the center line of Avon-Belden Road, about 80 feet to the place of beginning, be the same more or less, but subject to all legal highways.
Permanent Parcel No. 07-00-022-101-013



TMS Engineers, Inc.

Transportation Management Services

2112 Case Parkway South, #7 • Twinsburg, Ohio 44087

www.TMSEngineers.com

July 30, 2021

Mr. Ryan Kozak
SLK Capital Holdings, LLC
28400 Hilliard Boulevard
Westlake, Ohio 44145

**Re: Proposed Ridgeville Farms Senior Living Development
North Ridgeville, Ohio
Trip Generation Analysis**

TMS Engineers, Inc. has performed the following trip generation analysis for Ridgeville Farms Senior Living Development which is to be located in North Ridgeville, Ohio. The residential development will be located east of Avon Belden Road (see **Location Map, Figure 1**). The purpose of the trip generation analyses is to estimate the traffic that will be generated by the proposed development which will contain 58 attached senior adult housing units. The site plan for the Ridgeville Farms residential development can be seen in **Figure 2**. The following are the results of our trip generation analysis.

Trip Generation

The calculation of future driveway trips requires an estimate of traffic the development will generate after construction. The most widely accepted method of determining the amount of traffic that a proposed development will generate is to compare the proposed site with existing facilities of the same use. This estimate is typically expressed as a trip rate. In order to estimate traffic for the residential subdivisions, a trip rate was calculated using data and procedures found in the Institute of Transportation Engineers (ITE) **"Trip Generation" Manual, Tenth Edition**.

The trip generation analyses utilized the senior Adult Attached Housing land use (ITE Code 252) information. A copy of the trip generation worksheet for the Ridgeville Farms Senior Living development can be seen in the attached **Figure 3**.

Proposed Trip Generation Calculations

Based on the trip generation analysis described above, the table on the next page shows the estimated generated traffic during the AM and PM peak hour for the proposed Ridgeville Farms Senior Living development based upon the national averages considering the number of dwelling units.

Mr. Ryan Kozak
July 30, 2021
Page 2

ITE TRIP GENERATION		Dwelling Units	TRIP ENDS	
ITE Code	Description		Weekday Peak Hour Between 7-9 AM	Weekday Peak Hour Between 4-6 PM
252	Senior Adult Detached Housing	58	11	16

The previous table shows that the proposed Ridgeville Farms Senior Living subdivision is expected to generate a total of 11 trips in the AM peak hour and 16 trips in the PM peak hour. It is our opinion that, when the anticipated changes in traffic volumes are at these levels, the traffic generated by the homes should not have an impact on the surrounding street network system.

This opinion is based upon the fact that traffic impact studies are recommended to be performed by the **Institute of Transportation Engineers** whenever an increase in trips in any peak hour is greater than 100 trips per hour. This recommendation is made because this is the point where a change in roadway capacity may be found and mitigation may or may not be needed. The anticipated generated volumes from this development are less than daily variations in the current volumes on the local roadway network and should not be perceived by the traveling public.

The Ohio Department of Transportation concedes that traffic studies are only necessary when the resulting trip increase is more than 60 trips in either of the peak hours. This is stated in their **State Highway Access Management Manual**. Since the proposed homes are expected to generate less than 60 trips, it is our professional opinion that the change in the amount of generated traffic will **not** have an impact on the surrounding roadway network nor require traffic analyses.

If you have any questions or need additional information, please do not hesitate to contact me.

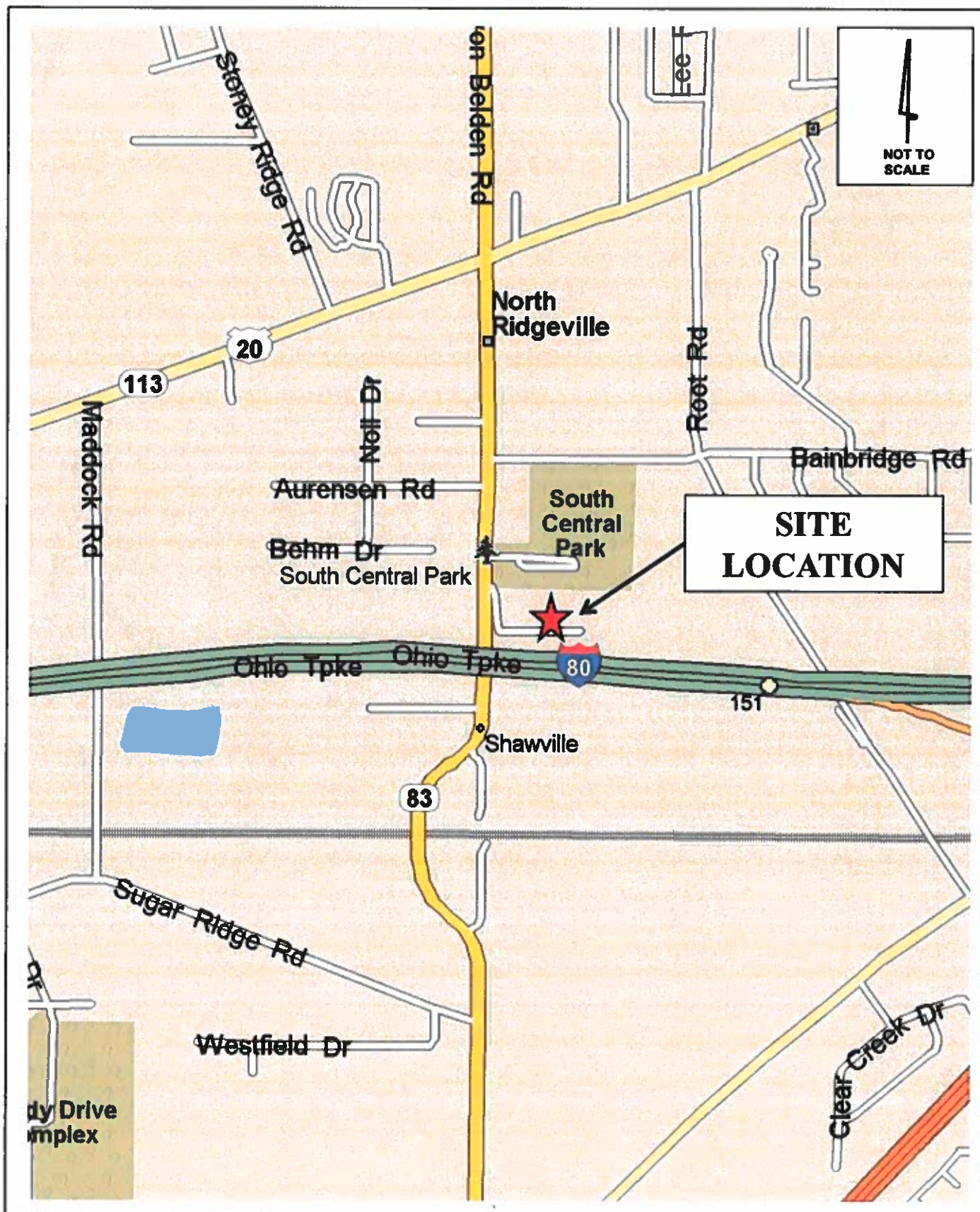
Very truly yours,

TMS Engineers, Inc.



Andrew Pierson, P.E.
President





 TMS Engineers, Inc. Transportation Management Services 2112 Case Parkway S., Unit 7, Twinsburg, Ohio 44087 www.TMSEngineers.com	Ridgeville Farms North Ridgeville, Ohio Trip Generation Analysis	Location Map	Figure 1 Attachment
--	--	----------------------------	--

Senior Adult Housing - Attached
ITE Code = 252

Date: **7/30/2021**

Trip Generation based on:

Size of Analysis Area: **58** Units

Dwelling Units	Average Rate	Standard Deviation	Adjustment factor	Driveway Volume
Average Weekday 2-way Volume	3.58	0.53	1.00	208
Weekday Peak Hour of Adjacent Street Traffic				
7-9 AM Peak Hour Enter	0.07	0.00	1.00	4
7-9 AM Peak Hour Exit	0.13	0.00	1.00	7
7-9 AM Peak Hour Total	0.20	0.05	1.00	11
4-6 PM Peak Hour Enter	0.15	0.00	1.00	9
4-6 PM Peak Hour Exit	0.13	0.00	1.00	7
4-6 PM Peak Hour Total	0.28	0.08	1.00	16

*****The above rates were calculated from the equations shown below:***

Average Weekday 2-way Volume

$$T = 4.02(X) - 25.37$$

Peak Hour of Adjacent Street Traffic

7-9 AM Peak Hour Total

$$T = 0.20 (X) - 0.18$$

Enter 0.35
Exit 0.65

4-6 PM Peak Hour Total

$$T = 0.24 (X) + 2.26$$

Enter 0.55
Exit 0.45

Source: Institute of Transportation Engineers
 Trip Generation, 10th Edition, 2017

Engineering Fee Paid: \$ 1,125.00
Receipt No.: 144657
☐ Cash ☒ Check - Check No.: 80853
(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: \$ 116.00
Receipt No.: 00014290
☐ Cash ☒ Check - Check No.: 80852
(See attached for description of fees.)
pp22021-0091



RECEIVED CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION

SEP 17 2021

Received: _____ Date Released to Planning Commission: _____
Date of Planning Commission Meeting: _____ (Unless otherwise notified.)

APPLICANT INFORMATION AND REQUEST

APPLICANT: FRANK MALAWSKI PROPERTY OWNER: RINI REALTY COMPANY
COMPANY NAME: SEVAN SOLUTIONS ADDRESS: 924 WESTPOINT Parkway, Suite 150
ADDRESS: 3025 HIGHLAND PKWY SUITE 850 CITY / STATE: WESTLAKE, OH ZIP: 44145
CITY / STATE: DOWNERS GROVE, IL ZIP: 60515 PHONE NO.: _____
PHONE NO.: _____ SIGNATURE: Charles A. Rini Jr.
SIGNATURE: Frank Malawski (Owner's original signature must be submitted with application.)
EMAIL ADDRESS: _____

Please provide an email address, fax number or mailing address to send Administrative comments in advance of the meeting.

LOCATION OF PROPERTY/ADDRESS: 34385 CENTER RIDGE RD NORTH RIDGEVILLE, OH 44039
PERMANENT PARCEL NO.: 0700016112001 **ZONING OF PROPERTY:** B3
ZONING OF ADJACENT PROPERTY TO: NORTH B3 EAST B3 SOUTH B3 WEST B3
DESCRIPTION OF REQUEST: CONSTRUCTION OF A RETAIL AUTO MOTIVE
QUICK OIL CHANGE FACILITY ON AN EXISTING PARCEL CONSISTING
OF ONE (1) 3,064 S.F. BUILDING

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? Yes ☐ No ☒

If yes, list dates and nature of each: _____

On the attached form, list the current record title owners(s) adjacent to the property of request. Include on this list the record title owner(s) name(s), permanent parcel number(s) and mailing address(es). Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

☐ Board of Building & Zoning Appeals Approval Required
☐ Conditions as set forth by the Commission on this date are: _____

Date: _____ Signature: _____
(Presiding Officer at Meeting)

Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, 44039 after Commission action.

TO BE FILLED OUT BY APPLICANT

1. FRANK MALAWSKI
(Print Name)

Frank Malawski
(Signature)

verify that the following are the names, mailing addresses and permanent parcel numbers of the current record title owners adjacent to the property of request for:

Applicant: FRANK MALAWSKI

Owner: RINI REALTY COMPANY

Project Address: 34385 CENTER RIDGE RD NORTH RIDGEVILLE, OH 44039

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE,
ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.

PHONE: 440-329-5207

WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
✓ 1	OWNER: BUFFALO BAL BUSINESS TRUST LOCATION ADDRESS: 34350 CENTER RIDGE ROAD NORTH RIDGEVILLE, OH 44039 TAX BILL MAILED TO: 570 DELAWARE AVE BUFFALO, NY, 14202	✓ 0700017127047, ✓ 0700017127048, ✓ 0700017127049, ✓ 0700017127050, ✓ 0700017127051,
✓ 2	OWNER: LDC EMERALD RIDGE LTD LOCATION ADDRESS: CENTER RIDGE RD NORTH RIDGEVILLE, OH 44039 TAX BILL MAILED TO: C/O LIBERTY DEVELOPMENT WESTLAKE, OH 44145	0700017128158
✓ 3	OWNER: RINI REALTY COMPANY LOCATION ADDRESS: 34299 CENTER RIDGE RD NORTH RIDGEVILLE, OH 44039 TAX BILL MAILED TO: WESTPOINT CORPORATE CENTER WESTLAKE, OH 44145	✓ 0700016112059, ✓ 0700016112060, ✓ 0700017130019, ✓ 0700016112054, ✓ 0700017130031
✓ 4	OWNER: GNETGO PORTFOLIO III LLC LOCATION ADDRESS: 34179 CENTER RIDGE RD NORTH RIDGEVILLE, OH 44039 TAX BILL MAILED TO: 560 EPSILON DR PITTSBURGH, PA 15238	✓ 0700017130033, ✓ 0700016112050,
✓ 5	OWNER: PROVIDENCE SQUARE LLC LOCATION ADDRESS: 34101 CENTER RIDGE RD NORTH RIDGEVILLE, OH 44039 TAX BILL MAILED TO: 23550 CENTER RIDGE RD WESTLAKE, OH 44145	✓ 0700017130024, ✓ 0700016112063
✓ 6	OWNER: CITY OF NORTH RIDGEVILLE LOCATION ADDRESS: REAR LAND NORTH RIDGEVILLE, OH 44039 TAX BILL MAILED TO: 7307 AVON BELDEN RD N NORTH RIDGEVILLE, OH 44039	0700016112061
✓ 7	OWNER: ALI STEVE & ALI CHRISTINA D LOCATION ADDRESS: 6569 PITTS BLVD NORTH RIDGEVILLE, OH 44039 TAX BILL MAILED TO: 6569 PITTS BLVD N RIDGEVILLE, OH 44039	✓ 0700016112044, ✓ 0700016112009
✓ 8	OWNER: APPEL MARK S & GUY F LOCATION ADDRESS: 6561 PITTS BLVD NORTH RIDGEVILLE, OH 44039 TAX BILL MAILED TO: 6561 PITTS BL N RIDGEVILLE, OH 44039	0700016112008
✓ 9	OWNER: BURNS THOMAS M & LINDA M LOCATION ADDRESS: 6553 PITTS BLVD NORTH RIDGEVILLE, OH 44039 TAX BILL MAILED TO: 6553 PITTS BLVD N RIDGEVILLE, OH 44039	0700016112007
✓ 10	OWNER: RAICA ROBERT M & RAICA MIRANDA F LOCATION ADDRESS: 6545 PITTS BLVD NORTH RIDGEVILLE, OH 44039 TAX BILL MAILED TO: 6545 PITTS BLVD N RIDGEVILLE, OH 44039	0700016112006

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY	
CBO Verification By: <u>[Signature]</u>	Date / Time Stamp: _____
BZA / PC Verification By: _____	

	<u>ADJACENT PROPERTY OWNER/ADDRESS</u>	<u>PARCEL NUMBER</u>
✓11	OWNER: MCKINNEY MICHAEL G & BETH A LOCATION ADDRESS: 6537 PITTS BLVD NORTH RIDGEVILLE, OH 44039 TAX BILL MAILED TO: 6537 PITTS BL N RIDGEVILLE, OH 44039	0700016112005
✓12	OWNER: WALKER MICHAEL E LOCATION ADDRESS: 6529 PITTS BLVD NORTH RIDGEVILLE, OH 44039 TAX BILL MAILED TO: 6529 PITTS BLVD N RIDGEVILLE, OH 44039	0700016112004
✓13	OWNER: LECHKO NOBLE PROPERTY MANAGEMENT LLC & WILLOW RIDGE APARTMENTS LLC LOCATION ADDRESS: 6509 APT 101 PITTS BLVD NORTH RIDGEVILLE, OH 44039 TAX BILL MAILED TO: 4832 RICHMOND RD SUITE 100 CLEVELAND, OH 44128	0700016112048
✓14	OWNER: WINK RIDGE INC LOCATION ADDRESS: 6490 PITTS BLVD NORTH RIDGEVILLE, OH 44039 TAX BILL MAILED TO: 5640 BROAD BLVD N RIDGEVILLE, OH 44039	0700016104121, 0700016104216
✓15	OWNER: SBS LEASING LTD LOCATION ADDRESS: 34438 CENTER RIDGE RD NORTH RIDGEVILLE, OH 44039 TAX BILL MAILED TO: 152 REASOR CT ELYRIA, OH 44035	0700016103016
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		

PLEASE COPY THIS PAGE FOR ADDITIONAL LISTINGS OF ADJACENT PROPERTY OWNERS.



Letter of Transmittal

9/16/2021

Recipient: City of North Ridgeville – Planning Commission
Attn: Guy Fursdon, Chief Building Official
7307 Avon Belden Road
North Ridgeville, OH 44039
Phone: 440.353.0822

Project: Jiffy Lube 144 North Ridgeville
34385 Center Ridge Road, North Ridgeville OH 44039

Enclosed: ☒ Drawings ☐ Specifications ☒ Applications ☒ Other (See Description)
For: ☒ Approval ☒ Comments ☐ Information ☒ Other (See Description)
Via: ☐ USPS Mail ☒ "2" Express Mail Boxes ☐ Other: Electronic Submittal

Non-Drawing Enclosures (8.5" x 11"):

Copies	Date	Description
10+1	09/16/21	Planning Commission Application, as prepared by Sevan Multi-Site Solutions (10 copies + 1 Original)
10	09/14/21	Trip Generation Letter, as prepared by ROWE Professional Services Company
1 Full Size 9 11x17	09/16/21	Civil, Landscape, Survey, Preliminary Architecture and Signage Plans as prepared by Sevan Multi-Site Solutions

Drawings Enclosed:

Copies	Rev	Date	Sht. No.	Sheet Title
-	-	-	-	
-	-	-	-	
-	-	-	-	

Comments:

Please contact me with any questions, comments, concerns, or if any additional information is needed. The checks are under a separate shipment.

Regards,

Frank Malawski
773.370.9239
frank.malawski@sevanolutions.com

**CITY OF NORTH RIDGEVILLE
INSTRUCTIONS FOR FILING REQUEST FOR ACTION APPLICATIONS
WITH THE PLANNING COMMISSION**

Please read these instructions in their entirety. Any application submitted containing blanks, omissions or not meeting Zoning Code requirements may be delayed or rejected.

The Planning Commission meets at 7:00 P.M. on the second Tuesday of each calendar month.

New applications for Planning Commission consideration must be submitted to the Building Department not later than 4:00 P.M., twenty-five (25) days before the meeting at which they are to be first considered (or a later meeting date if so ordered by the Commission Chairman, in which case, the applicant will be notified).

Request for Action form is also defined as an application to be considered by the Planning Commission.

1. Applicant information, property owner information along with signatures from both must be provided. An email address of the applicant's design professional is requested by our Engineering Department for communication purposes.
 2. Location of property, permanent parcel number, zoning of property along with the zoning of adjacent properties are required.
 3. Adjacent property's parcel numbers and addresses are required in order to provide notification of the date, time and nature of request to all adjacent property owners. This list is required to be verified by the applicant.
 4. Checklists for residential subdivisions and commercial subdivisions are provided as a guide and will need to be submitted along with the documents that are required.
-

ALL REQUIRED DOCUMENTS MUST BE INCLUDED WITH THE APPLICATION UPON FILING DATE:

10 copies each of plat plans drawn to a scale of 1 inch equals 50 feet accurately showing the site, abutting properties and their owners, existing and proposed buildings, streets and driveways, parking lots, trash receptacles and enclosures, fencing, screening, loading zones, existing and finished ground elevations, ground and storm water facilities and flow directions and sanitary sewerage.

10 copies each of preliminary building plans clearly showing building dimensions, floor plans, elevation plans, exterior materials and outdoor mechanical equipment with screening and signs.

(Note: all buildings and signs must conform to the Zoning Code)

City Planner's report. A City Planner's report is required for all major developments involving new use, change of use and/or expansion of use per codified ordinance section 1210.05.

1 copy of a traffic impact study. A traffic impact study shall be required for all major developments involving a new use, change of use and/or expansion of use per codified ordinance section 1210.06.

1 copy of the Planning Commission Request for Action form. All parts of the Request for Action form must be completed.

ALL DRAWINGS for subdivisions and commercial and industrial properties must have the seals of a licensed professional engineer or of a registered surveyor. Building plans should be stamped by a registered architect or a licensed professional engineer.

ALL FEES MUST BE INCLUDED WITH APPLICATION

Submit separate checks made payable to the "City of North Ridgeville" at departments noted below.

Planning Commission Application Fee

This fee must be submitted at time of application and a separate check for any of the applicable fees below.

Single Lot	\$100.00
Multiple Lots	\$300.00
Planning Commission Special Meeting Fee	\$250.00
Public Notification Fee	\$1.00 per notice of adjacent property owner(s)
13	x \$1.00 = \$ 13.00
Number of Notices	Fee
Building Dept. Admin. Fee	\$5.00

Submit your application and check to the Building Department.

Engineering Deposit Fee

This fee must be submitted at time of application and also a separate check for the Planning Commission fee.

Residential Subdivision:

Preliminary	\$375.00
Final	\$975.00 plus \$35.00 per lot

Multi-Family Apartments, etc.	\$950.00 + \$30.00 per unit
Commercial Site Plan (1 Building)	\$1,125.00
Industrial Site Plan (1 Building)	\$1,125.00
Plot Plans, Lot Splits & Other Map Reviews	\$225.00

This check is to be submitted to the City Engineer's Office.

Special Development District Deposit Fee.....\$5,000.00

This fee must be submitted at time of application in addition to a separate check for the Planning Commission fee.

This check is to be submitted to the Clerk of Council's office.

CANCELLATIONS: Applicants shall be charged a cancellation fee should a cancellation be due to the request of the applicant. The fee is \$1.00 per notice.

- **THE FOREGOING LISTS THE MINIMUM REQUIRED BY THE PLANNING COMMISSION. THE COMMISSION CAN AND MAY REQUIRE ADDITIONAL INFORMATION.**
- **APPLICANT OR A REPRESENTATIVE AUTHORIZED IN WRITING MUST APPEAR AT THE MEETING WHEN THE PROPOSAL IS CONSIDERED.**
- **THIS APPLICATION MUST BE FILLED OUT IN FULL, INCLUDING A COMPLETE LIST OF ALL CURRENT RECORD TITLE OWNER(S). ANY APPLICATION SUBMITTED CONTAINING BLANKS, OMISSIONS, OR NOT MEETING CODE REQUIREMENTS, MAY BE DELAYED OR REJECTED.**
- **THE CITY OF NORTH RIDGEVILLE STRIVES FOR ACCURACY IN THE NOTIFICATION OF ADJACENT RECORD TITLE OWNER(S). HOWEVER, IF THE CITY HAS MADE AN ERROR IN THE NOTIFICATION PROCESS, THIS WILL NOT BE CAUSE FOR REJECTION OF THIS APPLICATION.**
- **PER CHARTER SECTION 8.6, "ALL PLANS AND RECOMMENDATIONS MADE BY THE PLANNING COMMISSION SHALL BE SUBMITTED TO COUNCIL FOR APPROVAL BEFORE THE SAME SHALL BE CONSIDERED AS OFFICIAL."**



ROWE PROFESSIONAL SERVICES COMPANY

Large Firm Resources. Personal Attention.™

September 14, 2021

Mr. Tim Kratz, P.E.
Project Executive
Sevan Solutions
37704 Hills Tech Drive
Farmington Hills, MI 48331

Re: Trip Generation Comparison Letter for Proposed Jiffy Lube, North Ridgeville, OH

Dear Mr. Kratz:

Pursuant to your request, ROWE Professional Services Company has completed a trip generation comparison analysis for proposed Jiffy Lube in North Ridgeville, OH. This analysis is intended to give you and the City of North Ridgeville information regarding the difference in trip generation when comparing your development with an existing land use code, Drive-in Bank. Through discussions with you, information that you have provided, and our review of the materials received via email, we understand the following regarding your proposed project:

1. The proposed Jiffy Lube will be 3,064 square feet with four service bays/positions.
2. The existing land use code 912 – Drive-in Bank with 2,100 square feet of space.

ROWE utilized the information published in the most recent (10th) edition of Trip Generation, published by the Institute of Transportation Engineers (ITE) and calculated the trip forecasts shown in the table below for comparison:

ITE Trip Generation

Land Use Code	Land Use	Units	AM Peak Hour			PM Peak Hour			Saturday, Peak of Generator			Weekday
			In	Out	Total	In	Out	Total	In	Out	Total	
941	Quick Lubrication Vehicle Shop (Jiffy Lube)	4 Service Positions	8	4	12	11	8	19	8	10	18	160
912	Drive-in Bank	2,720 SFT	15	11	26	28	28	56	37	35	72	272
Difference			-7	-7	-14	-17	-20	-9	-29	-25	-54	-112

Note: SFT= Square Feet

The proposed Jiffy Lube will generate significantly fewer trips than the existing land use.

Mr. Tim Kratz, P.E.
September 14, 2021
Page 2

We hope that this letter meets your current needs. Please feel free to contact us if you have any questions.

Sincerely,
ROWE Professional Services Company

 Digitally signed by
Michael J Labadie
Date: 2021.09.14
13:51:25-04'00'

Michael J. Labadie, PE
Senior Project Manager

R:\Projects\21F0078\Docs\Design\21F0078 - Trip Gen - Jiffy Lube - North Ridgeville.docx



Letter of Transmittal

9/16/2021

Recipient: City of North Ridgeville – Planning Commission
Attn: Guy Fursdon, Chief Building Official
7307 Avon Belden Road
North Ridgeville, OH 44039
Phone: 440.353.0822

Project: Jiffy Lube 144 North Ridgeville
34385 Center Ridge Road, North Ridgeville OH 44039

Enclosed: ☒ Drawings ☐ Specifications ☒ Applications ☒ Other (See Description)
For: ☒ Approval ☒ Comments ☐ Information ☒ Other (See Description)
Via: ☐ USPS Mail ☒ "2" Express Mail Boxes ☐ Other: Electronic Submittal

Non-Drawing Enclosures (8.5" x 11"):

Copies	Date	Description
10+1	09/16/21	Planning Commission Application, as prepared by Sevan Multi-Site Solutions (10 copies + 1 Original)
10	09/14/21	Trip Generation Letter, as prepared by ROWE Professional Services Company
1 Full Size 9 11x17	09/16/21	Civil, Landscape, Survey, Preliminary Architecture and Signage Plans as prepared by Sevan Multi-Site Solutions

Drawings Enclosed:

Copies	Rev	Date	Sht. No.	Sheet Title
	-	-	-	
	-	-	-	
	-	-	-	

Comments:

Please contact me with any questions, comments, concerns, or if any additional information is needed. The checks are under a separate shipment.

Regards,

Frank Malawski
773.370.9239
frank.malawski@sevanolutions.com



ROWE PROFESSIONAL SERVICES COMPANY

Large Firm Resources. Personal Attention.™

September 14, 2021

Mr. Tim Kratz, P.E.
Project Executive
Sevan Solutions
37704 Hills Tech Drive
Farmington Hills, MI 48331

Re: Trip Generation Comparison Letter for Proposed Jiffy Lube, North Ridgeville, OH

Dear Mr. Kratz:

Pursuant to your request, ROWE Professional Services Company has completed a trip generation comparison analysis for proposed Jiffy Lube in North Ridgeville, OH. This analysis is intended to give you and the City of North Ridgeville information regarding the difference in trip generation when comparing your development with an existing land use code, Drive-in Bank. Through discussions with you, information that you have provided, and our review of the materials received via email, we understand the following regarding your proposed project:

1. The proposed Jiffy Lube will be 3,064 square feet with four service bays/positions.
2. The existing land use code 912 – Drive-in Bank with 2,100 square feet of space.

ROWE utilized the information published in the most recent (10th) edition of Trip Generation, published by the Institute of Transportation Engineers (ITE) and calculated the trip forecasts shown in the table below for comparison:

ITE Trip Generation

Land Use Code	Land Use	Units	AM Peak Hour			PM Peak Hour			Saturday, Peak of Generator			Weekday
			In	Out	Total	In	Out	Total	In	Out	Total	
941	Quick Lubrication Vehicle Shop (Jiffy Lube)	4 Service Positions	8	4	12	11	8	19	8	10	18	160
912	Drive-in Bank	2,720 SFT	15	11	26	28	28	56	37	35	72	272
Difference			-7	-7	-14	-17	-20	-9	-29	-25	-54	-112

Note: SFT= Square Feet

The proposed Jiffy Lube will generate significantly fewer trips than the existing land use.

Mr. Tim Kratz, P.E.
September 14, 2021
Page 2

We hope that this letter meets your current needs. Please feel free to contact us if you have any questions.

Sincerely,
ROWE Professional Services Company

 Digitally signed by
Michael J Labadie
Date: 2021.09.14
13:51:25-04'00'

Michael J. Labadie, PE
Senior Project Manager

R:\Projects\21F0078\Docs\Design\21F0078 - Trip Gen - Jiffy Lube - North Ridgeville.docx

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Frank Malawski
Name of Owner:	Rini Realty Company
Date Submitted for Consideration:	9-17-21
Date to Return to Planning Commission:	9-21-21
Regarding: Proposed Jiffy Lube Facility	

RECOMMENDATIONS:

1. 1268.04 (b) (1) B-3 zoning requires 50 foot front yard (1294.01 (g) (8) corner lots required to have front yard on both streets). Applicant requesting 37 foot front yard on Pitts Blvd., requiring a 13 foot variance.
2. 1268.04 (b) (3) B-3 zoning requires 25 foot side yard when abutting a residential district. Applicant proposing a zero foot side yard requiring a 25 foot variance.

All else appears code compliant.

(use additional sheets if necessary)

Department Head Signature & Title: _____

 CBO

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 12-13-2005.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter. (Planning Commission By-Laws, Article V, Section 3)
Comments received after the deadline will be distributed to the Members the night of the meeting.



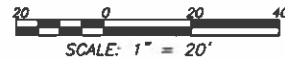
**811. Know what's below.
811 before you dig.**

SHEET NUMBER

G0.01

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN STATE OF OHIO, COUNTY OF LORAIN, CITY OF NORTH RIDGEVILLE AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 16



PROJECT CONTROL/BASE OF BEARINGS
ALL HORIZONTAL COORDINATES AND BEARINGS AS SHOWN ARE PROJECT GRID BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, AND REFERENCE THE NORTH AMERICAN DATUM OF 1983 AND THE 2011 ADJUSTMENT (NAD 83(2011)).

ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

NOTES CORRESPONDING TO SCHEDULE "B-2"
THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1054116-HOU1 WITH A COMMITMENT DATE OF MARCH 14, 2021 AT 7:30AM, CONTAINS THE

REVISION NO.: REV. 05/24/2021, UPDATE E/DATE, TAXES, VESTING, LEGAL, ADD REQ. 13, 14, ADD EXP. 16, 17

REV. 06/03/2021, NAMED E/DATE, VESTING, LEGAL OF PCL 1, MVD REQ #12, EXC #9, 11, 12

FOLLOWING EXCEPTIONS WHICH ARE SURVEY MATTERS:

COMMITMENT NO. NCS-1054116-HOU1:

10. UNDERGROUND EASEMENT FROM FRANK DETTORE AND CATHERINE DETTORE TO OHIO EDISON COMPANY RECORDED OCTOBER 11, 1977 IN/AS VOLUME 1188, PAGE 843 OF LORAIN COUNTY RECORDS.
~LOCATION OF EASEMENT UNDETERMINED, NO POTABLE FEATURES

11. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

12. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

13. AGREED JUDGMENT ENTRY ON SETTLEMENT (MUNC PRO TUNC) DISCLOSED BY DOCUMENT RECORDED 01/29/2019 IN/AS DOCUMENT NO. 2019-0702685 OF LORAIN COUNTY RECORDS.
~RESIDUAL PARCEL 139 DAMAGES AS A PART OF OHIO DEPARTMENT OF TRANSPORTATION PROPERTY TAKE FOR ROADWAY RIGHT-OF-WAY WIDENING.

14. NOTWITHSTANDING THE REFERENCE TO ACREAGE OR SQUARE FOOTAGE IN THE DESCRIPTION SET FORTH IN SCHEDULE A HEREOF, THIS COMMITMENT/POLICY DOES NOT INSURE NOR GUARANTEE THE ACREAGE OR QUANTITY OF LAND SET FORTH THEREIN.

15. RIGHTS OF THE PUBLIC AND PUBLIC UTILITIES IN AND TO THAT PORTION OF THE LAND LYING WITHIN CENTER RIDGE ROAD.

17. TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE TEMPORARY EASEMENT RECORDED ON JUNE 26, 2020, AS DOCUMENT NO. 2020-0788609.
~DOES NOT AFFECT SUBJECT PROPOSED LEASE AREA

Property Description (File No. NCS-1054116-HOU1):

PARCEL 1:

INTENTIONALLY DELETED

THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN RINI REALTY COMPANY, BY LIMITED WARRANTY DEED RECORDED AS DOCUMENT NO. 2016-0693948

HE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LORAIN, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 16, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE ON THE SOUTHEASTERN LINE OF CENTER RIDGE ROAD (80 FEET) AND THE EASTERLY LINE OF PITTS BOULEVARD (80 FEET);

THENCE NORTH 87° 10' 00" EAST IN THE SOUTHEASTERN LINE OF CENTER RIDGE ROAD 155.51 FEET TO AN IRON PIPE SET IN THE WESTERN LINE OF LAND CONVEYED TO F.A. STOEBE AND A STOEBE AS RECORDED IN VOLUME 498, PAGE 582 OF LORAIN COUNTY DEED RECORDS;

THENCE SOUTH 10° 00' 40" WEST 217.41 FEET ALONG THE WESTERN LINE OF LAND SO CONVEYED TO F.A. STOEBE AND A STOEBE TO AN IRON PIPE SET;

THENCE NORTH 80° 15' 40" WEST 128.45 FEET TO AN IRON PIPE SET IN THE EASTERLY LINE OF PITTS BOULEVARD;

THENCE NORTH 8° 44' 20" EAST 133.68 FEET ALONG THE EASTERLY LINE OF PITTS BOULEVARD TO THE PRINCIPAL PLACE OF BEGINNING, CONTAINING WITHIN SAID BOUNDS 0.524 ACRES OF LAND AS SURVEYED BY NEFF AND ASSOCIATIONS, REGISTERED ENGINEERS AND SURVEYORS, IN OCTOBER, 1970.

PROPOSED LEASE AREA:

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN AND STATE OF OHIO, AND BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 16, FURTHER KNOWN AS BEING ALL OF THOSE LANDS CONVEYED TO RINI REALTY COMPANY BY DEED RECORDED IN DOCUMENT NO. 2013-0475370 AND PART OF THOSE LANDS CONVEYED TO RINI REALTY COMPANY BY DEED RECORDED IN DOCUMENT NO. 2016-0693948 OF LORAIN COUNTY RECORDS AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A CENTERLINE MONUMENT FOUND AND USED AT THE CENTERLINE INTERSECTION OF CENTER RIDGE ROAD (VARIABLE R/W) AND PITTS BOULEVARD (80' R/W); THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID PITTS BOULEVARD, SOUTH 00 DEGREES 53 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 131.70 FEET TO A POINT; THENCE SOUTH 88 DEGREES 45 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID RINI REALTY COMPANY LAND (DOC. NO. 2013-0475370) BEING THE TRUE PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED, WITNESS A THREE-QUARTER INCH IRON PIPE FOUND 0.55'-NORTH, 0.30'-WEST;

THENCE NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY OF PITTS BOULEVARD, NORTH 00 DEGREES 53 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 31.87 FEET TO A POINT;

THENCE NORTHEASTERLY CONTINUING ALONG THE EASTERLY RIGHT OF WAY OF PITTS BOULEVARD, NORTH 09 DEGREES 22 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 30.52 FEET TO A POINT;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF CENTER RIDGE ROAD, NORTH 20 DEGREES 23 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 32.40 FEET TO A POINT;

THENCE NORTHEASTERLY CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY OF CENTER RIDGE ROAD, NORTH 42 DEGREES 31 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 32.44 FEET TO A POINT;

THENCE NORTHEASTERLY CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY OF CENTER RIDGE ROAD, NORTH 57 DEGREES 19 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 112.45 FEET TO THE NORTHEAST CORNER OF SAID RINI REALTY COMPANY LAND (DOC. NO. 2013-0475370);

THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID RINI REALTY COMPANY LAND AND ALONG A NEW DIVISION LINE THROUGH LAND OWNED BY RINI REALTY COMPANY (DOC. NO. 2016-0693948), SOUTH 01 DEGREES 14 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 319.36 FEET TO A NUMBER FIVE REBAR FOUND AND USED AT THE NORTHEAST CORNER OF LAND CONVEYED TO LECHKO NOBLE PROPERTY BY DEED RECORDED IN DOCUMENT NO. 2013-0474394;

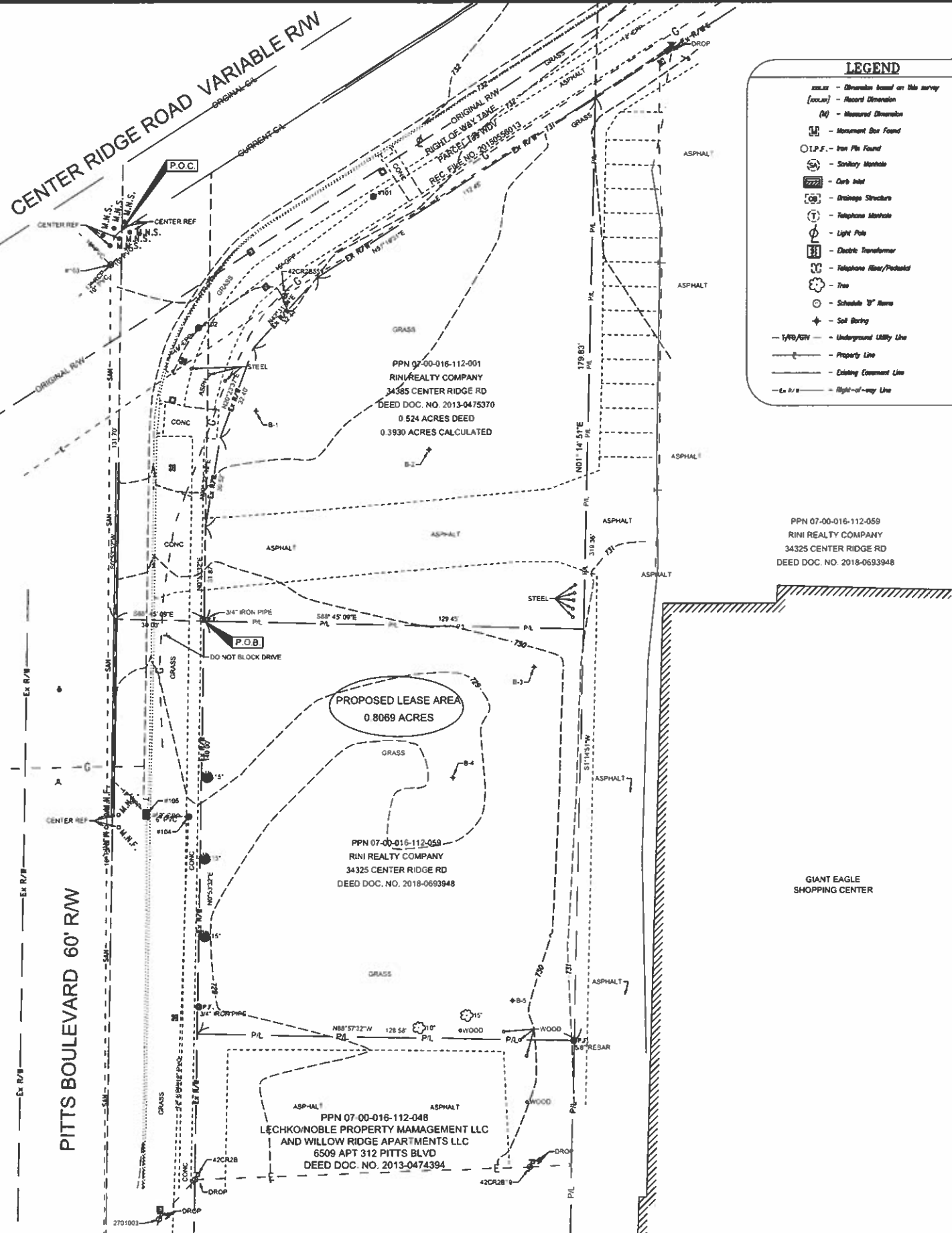
THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LECHKO NOBLE PROPERTY LAND, NORTH 88 DEGREES 57 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 128.58 FEET TO THE NORTHWEST CORNER OF SAID LECHKO NOBLE PROPERTY LAND;

THENCE NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY OF PITTS BOULEVARD, NORTH 00 DEGREES 53 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.8069 ACRES, MORE OR LESS. BEARINGS, DISTANCES, AND COORDINATES ARE "GRID" BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011). DISTANCES SHOWN ARE AT THE PROJECT GROUND DATUM.

NOTE: ALL 3/8" REBARS SET ARE 30" LONG WITH YELLOW CAP "DLZ". THE ABOVE DESCRIPTION IS BASED ON A SURVEY CONDUCTED BY DLZ OHIO, INC. IN APRIL, 2021 UNDER THE DIRECT SUPERVISION OF MICHAEL J. HUDOK, OHIO REGISTERED PROFESSIONAL SURVEYOR NUMBER 6788.

CENTER RIDGE ROAD VARIABLE RW

PITTS BOULEVARD 60' RW



LEGEND

- Observation based on this survey
- [---] Record Dimension
- (M) Measured Dimension
- [M] Monument Not Found
- I.P.F. - Iron Pin Found
- [M] Sanitary Manhole
- [M] Catch Basin
- [M] Drainage Structure
- [M] Telephone Manhole
- [M] Light Pole
- [M] Electric Transformer
- [M] Telephone Fiber/Protected
- [M] Tree
- [M] Schedule "B" Bore
- [M] Soil Boring
- TYPED/SH - Underground Utility Line
- Property Line
- Existing Easement Line
- Ex. P/L - Right-of-Way Line

STORM AND SANITARY INVERT INFORMATION

#100 (STORM MANHOLE)
RIM EL.=731.55
INV. 12" CPP SW (TO #101)=74

#101 (STORM MANHOLE)
RIM EL.=732.15
INV. 15" CPP SW (TO #102)=724.55
INV. 12" CPP NE (TO #100)=724.60

#102 (STORM MANHOLE)
RIM EL.=732.30
INV. 15" CPP SW=724.20
INV. 15" CPP NE (TO #101)=724.30

#103 (SANITARY MANHOLE)
RIM EL.=733.22
INV. 12" RCP SW=718.77
INV. 10" PVC SW=712.77
QUESTIONABLE SIZE, MATERIAL, AND CONNECTION IS BASED ON FIELD JUDGEMENTS AND VERIFIED BY PROVIDED PLAN INFORMATION IF POSSIBLE. WHERE STRUCTURE CONNECTIONS WERE NOT KNOWN OR WERE UNOBTAINABLE, A "STATUS" IS SHOWN IN THE DIRECTION OF THE VISIBLE PIPE.

#104 (STORM MANHOLE)
RIM EL.=728.73
INV. 12" PVC S (TO #107)=724.18
INV. 12" PVC W (TO #105)=724.23
INV. 8" PVC W=724.33

#105 (CURB INLET)
RIM EL.=728.36
WATER
INV. 12" CPP NW=724.56
INV. 12" CPP E (TO #104)=724.48

#106 (SANITARY MANHOLE)
RIM EL.=727.90
INV. 10" PVC SE=713.18
INV. 10" PVC N (TO #103)=713.18

#107 (STORM MANHOLE)
RIM EL.=728.14
INV. 12" CPP SW=723.54
INV. 15" CPP SE=723.29
INV. 12" CPP N (TO #104)=723.54

SEWER AND UTILITY NOTES

SUBSURFACE UTILITIES SHOWN ARE BASED UPON PHYSICAL MARKINGS PROVIDED BY INDIVIDUAL UTILITY OWNERS PURSUANT TO A LOCATE REQUEST MADE TO THE OHIO UTILITY PROTECTION SERVICE (OUPS) ON MARCH 8, 2021, AND FILED AS TICKET NUMBER A10570968-00A.

WHERE LINES WERE NOT PHYSICALLY MARKED, PLAN INFORMATION RECEIVED FROM UTILITY OWNERS IN RESPONSE TO OUPS DESIGN TICKET NUMBER A10570970-00A WAS USED TO SUPPLEMENT FIELD EVIDENCE.

DRAINAGE AND SANITARY STRUCTURES WERE LOCATED AT GROUND LEVEL ONLY. INVERT INFORMATION FOR THESE STRUCTURES IS BASED ON ABOVE GROUND FIELD MEASUREMENTS AND NOT FROM ACTUALLY ENTERING THE STRUCTURES. CONNECTION INFORMATION IS BASED ON FIELD JUDGEMENTS AND VERIFIED BY PROVIDED PLAN INFORMATION IF POSSIBLE. WHERE STRUCTURE CONNECTIONS WERE NOT KNOWN OR WERE UNOBTAINABLE, A "STATUS" IS SHOWN IN THE DIRECTION OF THE VISIBLE PIPE.

ALL SUBSURFACE INFORMATION SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE UTILITY DATA AS SHOWN, BUT DOES CERTIFY THAT THE INFORMATION SHOWN IS CORRECT TO THE BEST OF THEIR KNOWLEDGE BASED ON FIELD EVIDENCE AND THE INFORMATION AVAILABLE AT THE TIME OF SUBMISSION OF THIS DRAWING.

ALTA/NSPS Land Title Survey Table "A" Items:

1. Found and set monuments are shown hereon.
2. Per the County GIS, the current address are shown hereon.
3. The accuracy of any flood hazard data shown on this plot is subject to map scale uncertainty and to any other uncertainty in location or elevation on the Flood Insurance Rate Map, (FIRM). The Parcel shown and described on this plot appears to lie within Flood Hazard Zone Unshaded "X" as said tract plots by scale on Map Number 39083C0163D of the FIRM for the Lorain County, City of North Ridgeville, dated 8-19-2008. This statement does not guarantee that the surveyed parcel will or will not flood.
4. The Grass Land Area of the surveyed parcel has not been calculated at this time.
5. The 1-foot contours and elevations shown hereon are based on a ground survey of the surveyed parcel and are referenced to the North American Vertical Datum of 1988 as derived from Network RTK GPS observations of the primary site control from the ODOT CORS Network. The site benchmark shown hereon was trigonometrically leveled from the primary control and are described as follows:
- 6(a). A Zoning Report or Letter was not provided to the surveyor.
8. Only improvements which were visible from above ground at the time of survey and through a normal search and walk through of the site are shown.
9. There are 0 existing parking spaces and 0 handicap spaces. Shopping center has a large parking lot to the east of the property.
11. The locations of utilities, as shown hereon, are based on above ground structures, any markings observed in the course of the field survey. No excavations were made to locate buried utilities or structures. Additional utilities may be encountered.
13. Names of adjoining owners were obtained from record documents or the Lorain County Auditors office.
17. The Lorain County Engineering Department was contacted as part of this project.
18. No wetland markers were observed during the course of this survey.
21. Five soil borings were observed during the course of this survey.

SURVEYOR'S CERTIFICATE:

To: First American Title Insurance Company;
Jiffy Lube International, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 5, 6(a), 7(a), 7(b)(1), 7(b)(2), 8, 9, 11, 13, 17, 18, 20 and 21 of Table "A" thereof. The field work was completed on September 21, 2020.

Date of Plot or Map: APRIL 16, 2021
REVISED AUGUST 26, 2021

Michael J. Hudok P.S.
Michael J. Hudok P.S. Registered Ohio Surveyor No. 6788
Email: mhudok@dlz.com
www.dlz.com



BRIMFIELD

ALTA/NSPS LAND TITLE SURVEY
34385 CENTER RIDGE RD

CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO
BEING A PART OF TOWNSHIP LOT NO. 16
FOR: SEVAN MULTI-SITE SOLUTIONS, LLC.

OHIO

DRAWN: MR	CHK'D:	NO.	REVISION	BY	DATE
DESIGNED: APPRY'D:		1	FIRST SUBMITTAL	MR	4/16/21
DATE: 8/26/2021		2	SECOND SUBMITTAL RESOLVING CL OF ROW ISSUE	MR	5/6/21
SCALE: 1"=20'		3	FINAL SUBMITTAL	MR	8/26/21
PROJECT NUMBER					
2111-0259-50					

SHEET 1

OF 1

DRAWING NUMBER

2111-0259-50

FILE PATH



- GENERAL SITE NOTES**
- A ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE
- B NOTIFY OWNER OF ANY DISCREPANCIES
- C SEE SURVEY FOR ALL EXISTING CONDITIONS
- D ALL WORK IN PUBLIC RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS AND STANDARDS
- E PARKING SPACES TO THE NORTH AND BUILDING ARE PARALLEL AND PERPENDICULAR TO PROPERTY WEST LINE

C1.20

LEGEND

[illegible]

CONSULTANT

SEA



CUSTOMER



PROJECT DESCRIPTION

JIFFY LUBE
MULTI-CARE SERVICES

PROJECT LOCATION

34385 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH
44039

(LORAIN COUNTY)

SHEET TITLE

PRELIMINARY
UTILITY PLAN

SHEET MANAGEMENT

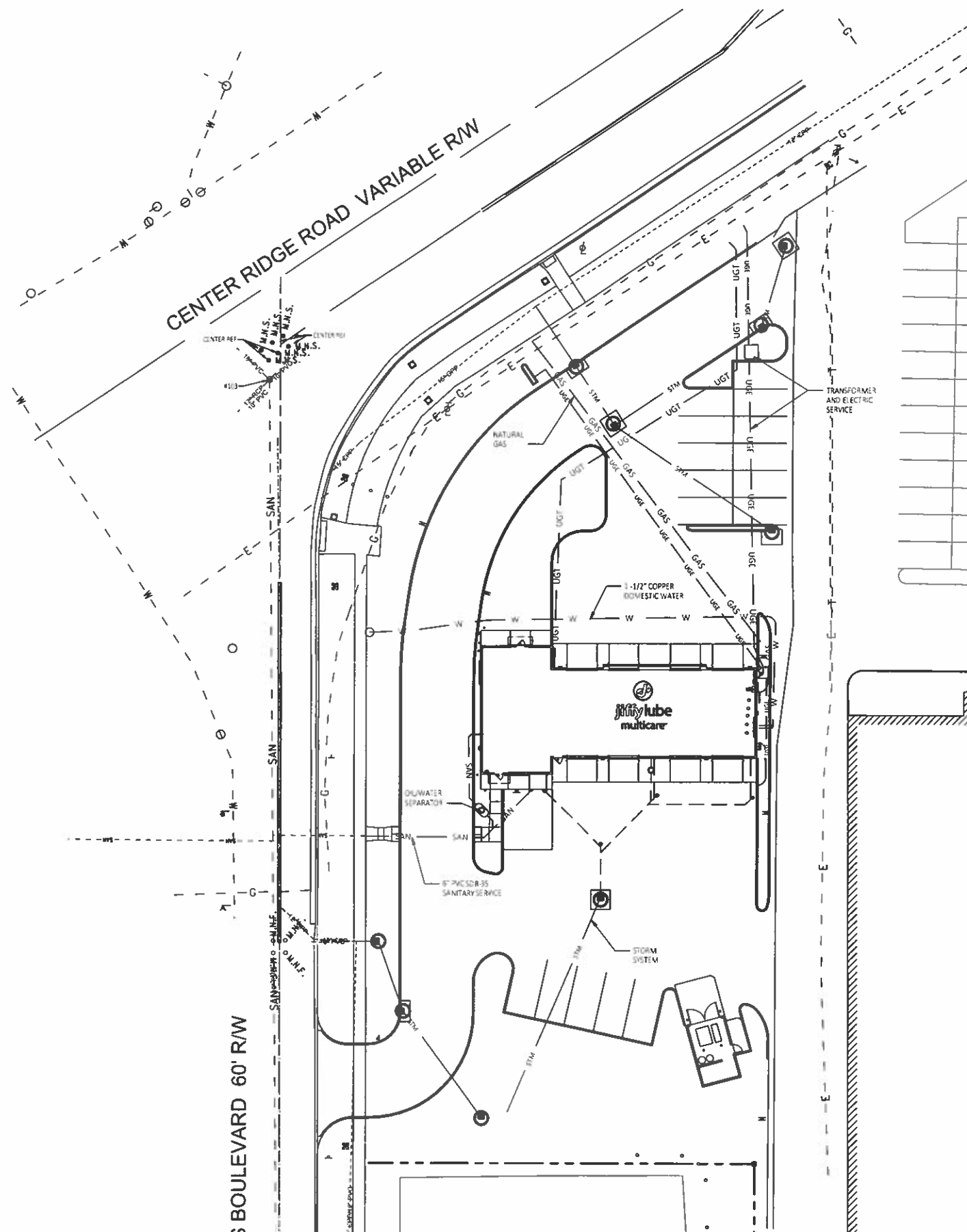
PROJECT NO.	WORTH RIDGEVILLE
DATE	
CITE R/A	VZ020 07-1X4
PROJECT MANAGER	M. PISCO

THIS DOCUMENT IS THE PROPERTY OF THE UNIVERSITY OF TEXAS AT AUSTIN. IT IS TO BE KEPT IN THE UNIVERSITY OF TEXAS AT AUSTIN LIBRARY. IT IS TO BE KEPT IN THE UNIVERSITY OF TEXAS AT AUSTIN LIBRARY. IT IS TO BE KEPT IN THE UNIVERSITY OF TEXAS AT AUSTIN LIBRARY.

NOT FOR CIRCULATION

SHEET NUMBERS

C1.40



PROPOSED

STORM SEWER
ROOF DRAIN
SANITARY SEW
WATER MAIN/
GAS MAIN/SE
ELECTRIC SER
TELEPHONE SE
OVER-HEAD UT
PROPOSED UT


 STORM MANHOLE
 CATCH BASIN
 YARD BASIN
 FLARED END SECTION
 SANITARY MANHOLE
 SANITARY CLEANOUT

— STM —
 — SAN —
 — W —
 — GAS —
 — UGE —
 — UGT —
 — OH —
 — STM —

 TRANSFORMER
 LIGHT POLE
 WATER VALVE
 FIRE HYDRANT
 FUEL VENT
 AIR TOWER

EXISTING

- = Dimension based on this survey
- = Record Dimension
- (M) = Measured Dimension
- = Monument Box Found
- = Iron Pin Found
- = Sanitary Manhole
- = Curb Inlet
- = Drainage Structure
- = Telephone Manhole
- = Light Pole
- = Electric Transformer
- = Telephone Fiber/Pedestrel
- = Tree
- = Schedule "D" Rime
- = Soil Boring
- = Underground Utility Line
- = Property Line
- = Easement Line
- = Right-of-way Line

LEGEND



GENERAL NOTES

- SEEDING NOTES

SITE PREPARATION

- ### SEED INSTALLATION

- MAINTENANCE

- 4 EVERGREEN TREE PLANTING**

L: 20 SCALE: NO SCALE



11.20 SCALE: NO SCALE



L1 20	SCALE, NO SCALE
-------	-----------------

PLANTING NOTES

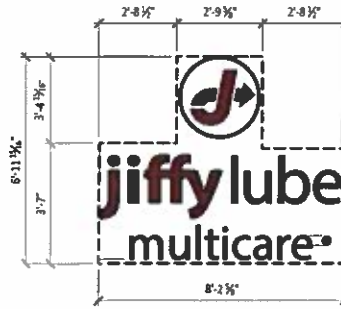
- [illegible]

[illegible]

JIFFY LUBE MULTICARE SIGN TYPES



A FASCIA PANEL



TYPE	C	D	SQ FT
JLM-CL-R-5-34	8'-2 1/2"	6'-11 1/2"	38 S.F.

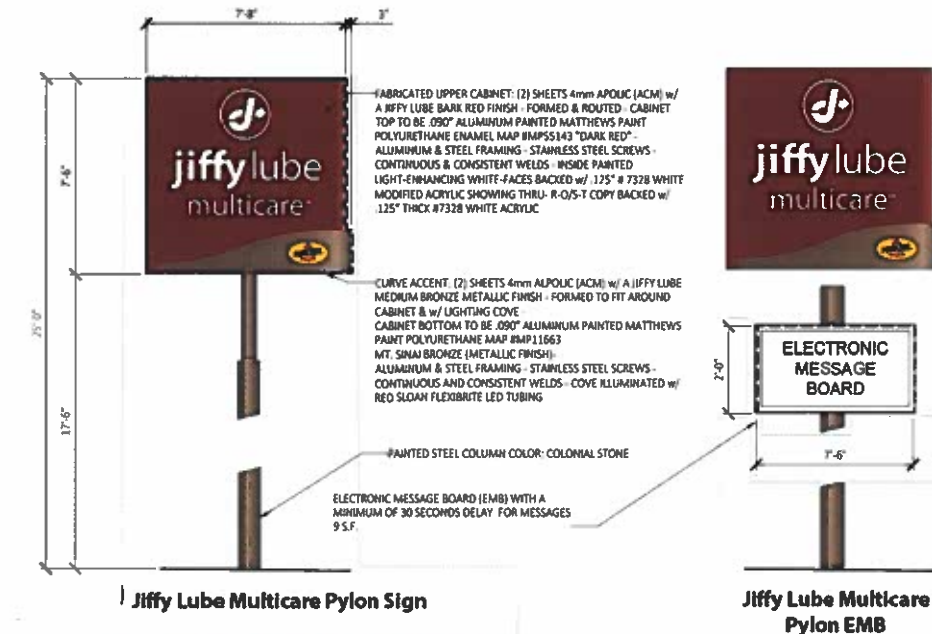
B JIFFY LUBE MULTICARE - VERTICAL CHANNEL LETTERS



JLM-IL-W

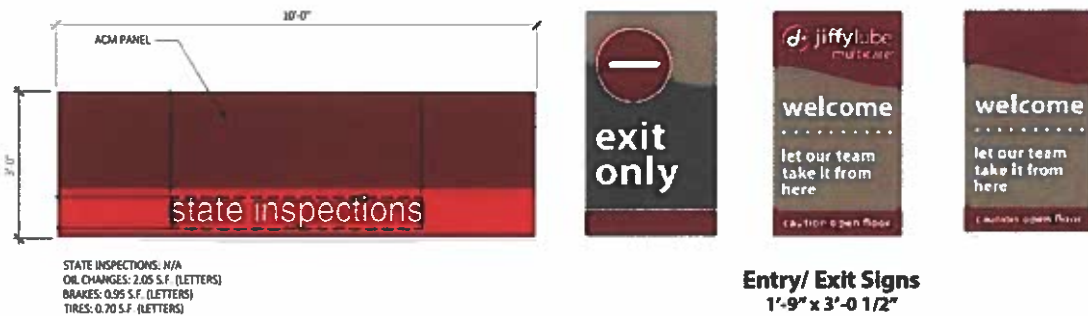
TYPE	DIA	SF
JLM-IL-W-36	3'-0"	9

C JIFFY LUBE MULTICARE BUTTON SIGN



D JIFFY LUBE MULTICARE PYLON SIGN

SAFETY/SERVICE SIGNS

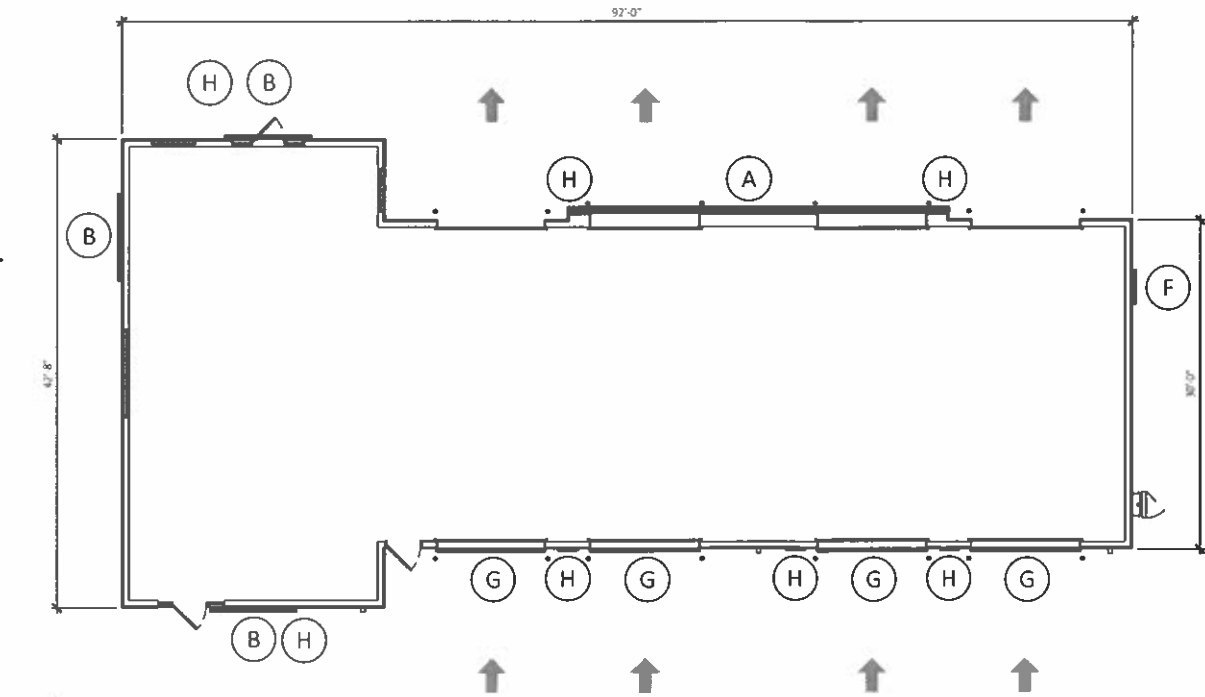


E BAY PANELS WITH DIRECTIONAL TEXT

F ENTRY / EXIT SIGNS

SIGN COLORS

1. FIREWORKS RED SW 6867
2. COLONIAL REVIVAL SW 2827
3. PURE WHITE SW 7005
4. CARMINIE RED SW 2905



F SIGN KEY PLAN
SCALE: 1/8" = 1'-0"

SIGNS, ZONING 9-3 - HIGHWAY COMMERCIAL DISTRICT				
PYLON SIGN: ALLOWED: YES				
AREA	MAXIMUM: 60 S.F.	PROVIDED: 60 S.F.	CODE	VARIANCE
HEIGHT	65.0'	25.0'	1286.05.c	NO
SETBACK	FRONT: 0' SETBACK TO R.O.W.	1.1'	1286.06.d	NO
NUMBER OF SIGNS	N/A	1		NO
ELECTRONIC MESSAGE DISPLAY: ALLOWED				
AREA	15 S.F.	15 S.F.	-	NO
BUILDING SIGNS: ALLOWED: YES 1286.05.c 1 B 2				
ELEVATION	SIGN - A	ALLOWED: PER TOTAL	PROVIDED: 28 S.F.	VARIANCE: 7 S.F.
FRONT ELEVATION (NORTH)	SIGN - B	PER TOTAL	38 S.F.	NO
SIDE ELEVATION (WEST)	SIGN - B	PER TOTAL	38 S.F.	NO
SIDE ELEVATION (EAST)	SIGN - F	PER TOTAL	9 S.F.	NO
REAR ELEVATION (SOUTH)	SIGN - B	PER TOTAL	38 S.F.	NO
TOTAL ALLOWED ON BUILDING		2 BUILDING FRONTS: 92.0' x 2 = 184 S.F. 42.6' x 2 = 85.2 S.F. TOTAL = 269.2 S.F.	158 S.F.	NO
DIRECTIONAL SIGNS	SIGN - H	6 S.F. DIRECTIONAL SIGN AREA	5.32 S.F.	NO

sevan ENGINEERING

Regional Office:
37704 Hills Tech Drive
Farmington Hills, MI 48331
(248) 444-6100

Corporate Office:
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515
info@sevanengineering.com www.sevanengineering.com

INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | QUALITY

REVISIONS

NO	DATE	DESCRIPTION
0	09/17/2021	PLANNING COMMISSION/SEDA

CONSULTANT



SEAL



CUSTOMER



PROJECT DESCRIPTION

JIFFY LUBE
MULTI-CARE SERVICES

PROJECT LOCATION

34385 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH
44039
(LORAIN COUNTY)

SHEET TITLE

SIGN DETAILS

SHEET MANAGEMENT

PROJECT NO: NORTH RIDGEVILLE
DATE: 09/17/2021
CRITERIA: V2020.07.12M
PROJECT MANAGER: M. PISKO
DESIGNED BY: M. PISKO
CHECKED BY: M. PISKO
APPROVED BY: M. PISKO

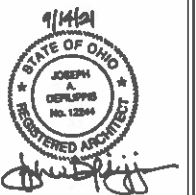
SHEET NUMBER

AG5.01

[illegible]

CONSULTANT

44



CUSTOMER



PROJECT DESCRIPTION

JIFFY LUBE
MULTI-CARE SERVICES
Store #4045

PROJECT LOCATION

CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH
44039
(LORAIN COUNTY)

SHEET TITLE

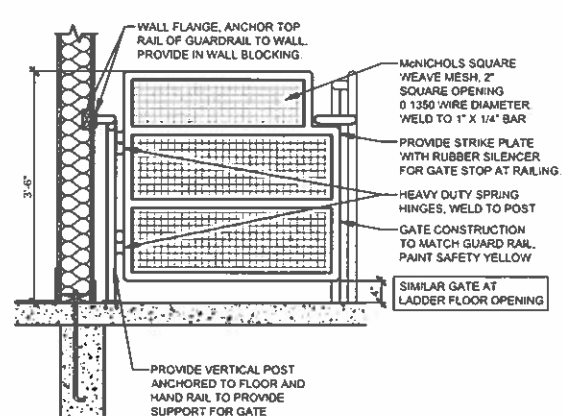
FLOOR PLAN -
LOWER BAY

SHEET MANAGEMENT

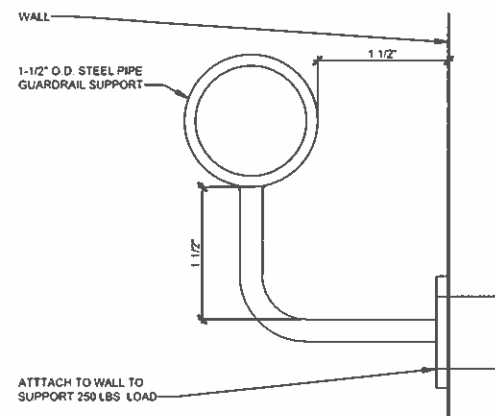
SEYAN JIN MO	144
DATE	08/27/72
CITE/RUA	V2021 06-1XA
DRAWN BY	JDM
REVIEWED BY	JDM
The JDC will not sell this drawing to the property of or under the name of JDC Engineering, Inc. or any of its subsidiaries without the written consent of JDC Engineering, Inc. This drawing is the property of JDC Engineering, Inc. and is not to be used for any other purpose without the written consent of JDC Engineering, Inc. NOT A LICENSED ARCHITECTURAL DRAWING CONSULTING ENGINEERING DRAWING JDC Engineering, Inc.	

SET NUMBER

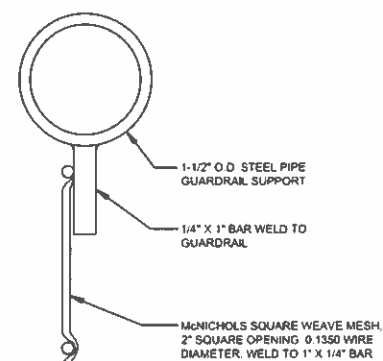
A-1



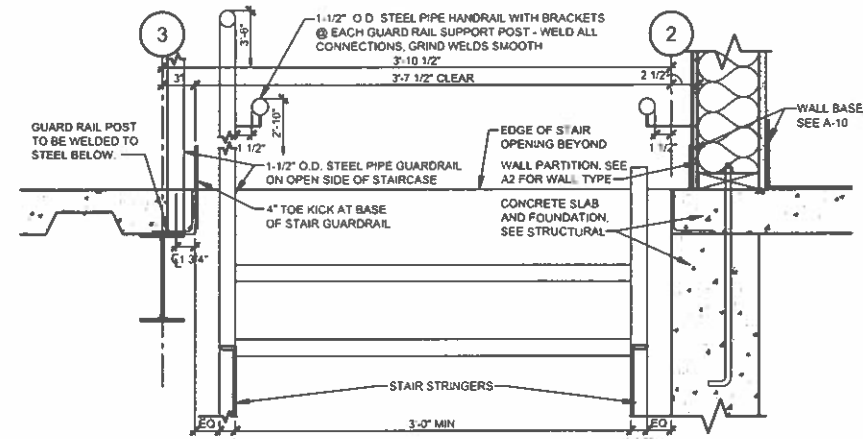
6 SAFETY GATE
A-1 SCALE: 3/4" = 1'-0"



5 HAND RAIL
A-1 SCALE: 1/1



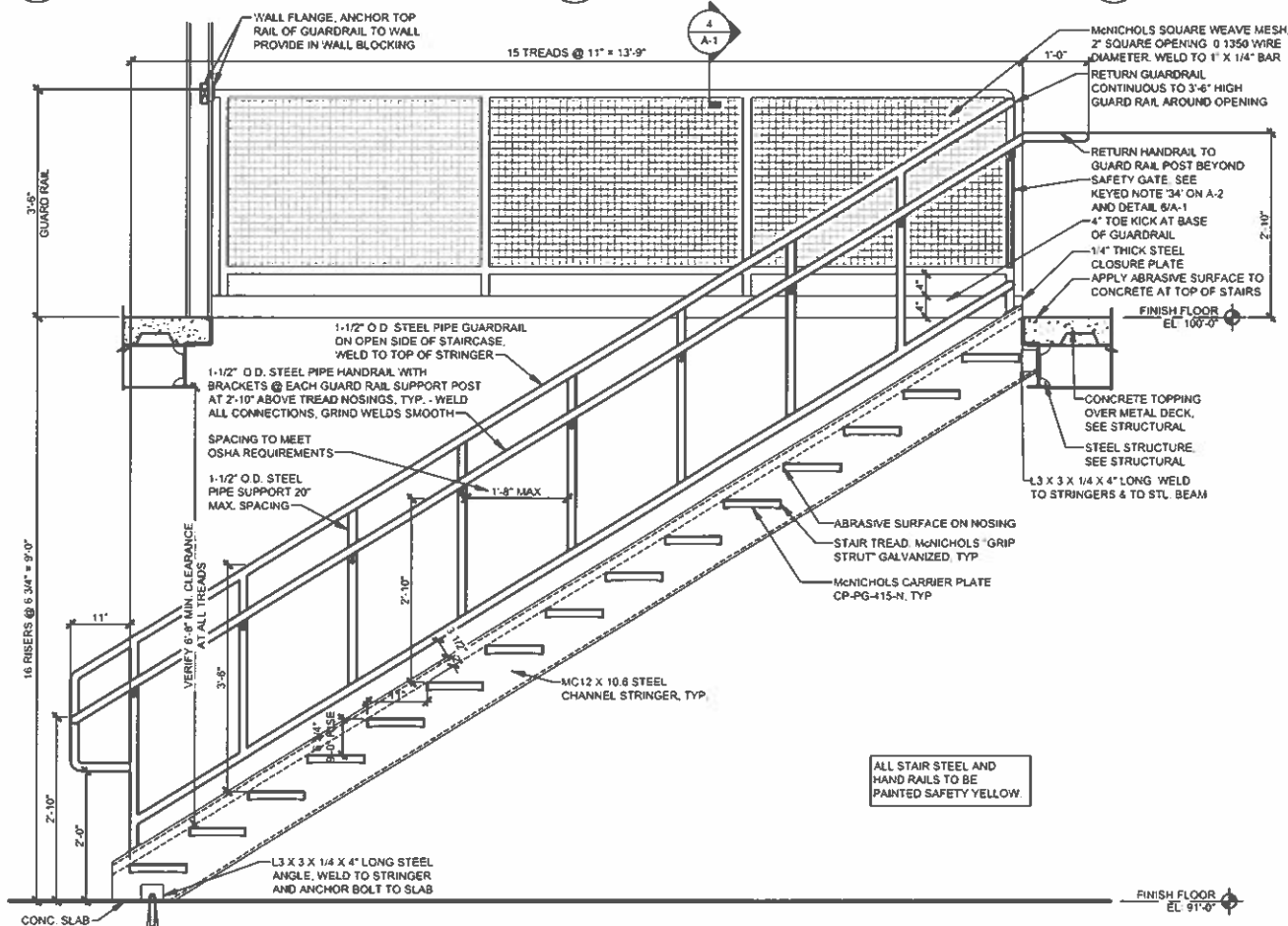
4 MESH ATTACHMENT
A-1 SCALE: 1:1



3
A-1

SECTION AT STAIR OPENING

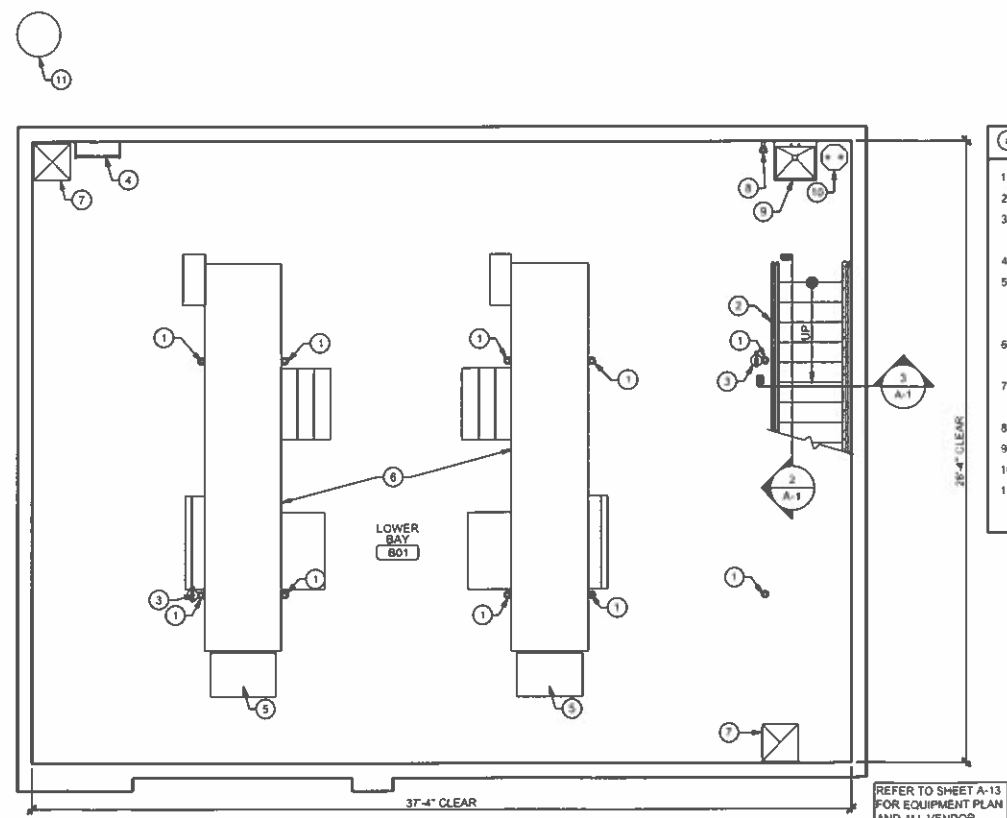
SCALE 1-1/2" = 1'-0"



2
A-1

STAIR SECTION

SCALE: 3/4" = 1'-0"



1
A-1

LOWER BAY FLOOR PLAN

SCALE: 1/4" = 1'-0"

- ## SYMBOL BASEMENT KEY NOTES
1. COLUMN. REFER TO STRUCTURAL FOR LOCATION
 2. STAIR, SEE 2/A-1 FOR DETAILS
 3. FIRE EXTINGUISHER (BY G.C.) VERIFY LOCATION W/ FIRE MARSHAL
 4. LADDER W/ FLOOR OPENING ABOVE, SEE DETAIL 6/A-7
 5. OIL DRAIN PAN (LOCATED ABOVE), THIS AREA TO REMAIN CLEAR OF PIPING TO ALLOW FOR MOVEMENT OF PAN SEE DETAIL 4/A-13.2
 6. SERVICE PLATFORM, (SUPPLIED BY EQUIPMENT SUPPLIER) SEE 2/A-13.1
 7. DUCT THROUGH FLOOR ABOVE, COORDINATE WITH STRUCTURAL AND MECHANICAL DRAWINGS
 8. EYE WASH STATION, SEE PLUMBING SCHEDULE FOR SPECS
 9. SERVICE SINK - REFER PLUMBING DRAWINGS.
 10. LIFT STATION - REFER TO PLUMBING DRAWINGS.
 11. APPROXIMATE SUMP PUMP LOCATION - SEE PLUMBING FOR MORE INFORMATION

REFER TO SHEET A-13
FOR EQUIPMENT PLAN
AND ALL VENDOR
SUPPLIED EQUIPMENT



- | # | SYMBOL | PLAN KEY NOTES |
|-----|--------|--|
| 1. | | PAINTED ARROW BOTH SIDES (PAINT P-09) |
| 2. | | DOWNSPOUT - SEE SHEET A-3 FOR MORE INFORMATION |
| 3. | | SLAB OPENINGS FOR DUCT, COORDINATE WITH STRUCTURAL AND MECHANICAL DRAWINGS |
| 4. | | PIPE BOLLARD - SEE DETAIL 1/A-5 FOR MORE INFORMATION |
| 5. | | 2-1/2" SLEEVED OPENING FOR AIR BELOW - COORDINATE FINAL LOCATION WITH EQUIPMENT INSTALLER |
| 6. | | GC TO PROVIDE BLOCKING IN WALL FOR MOUNTING OF EQUIPMENT AND FIXTURES |
| 7. | | 4" DIA. PVC SLEEVED OPENING FOR VACUUM - COORDINATE FINAL LOCATION WITH EQUIPMENT INSTALLER |
| 8. | | CHAIR RAIL - INPRO 2609 CHAIR RAIL (TAUPE 0113) - GC TO CONFIRM MOUNTING HEIGHT IS ADJUSTED TO PREVENT BACK OF CHAIR FROM HITTING WALL |
| 9. | | DIAMOND PLATE, TYP OF (2), SEE DETAIL 1/A-13.2 |
| 10. | | RECESSED SLAB FOR ALIGNMENT LIFT, SEE STRUCT. AND DETAIL 3/A-13.2 |
| 11. | | WHEEL GUARD, TYP OF (2), SEE DETAIL 1/A-13.2 |
| 12. | | BLACKOUT FOR PRODUCT DISPENSE CONSOLE, VERIFY WITH OWNER'S REP |
| 13. | | EYEWASH STATION - SEE PLUMBING DRAWINGS |
| 14. | | WATER BUBBLER - SEE PLUMBING DRAWINGS |
| 15. | | WATER HEATER LOCATED ABOVE - SEE PLUMBING DRAWINGS |
| 16. | | EXPOSED STEEL PLATE TO KICK ALONG BASE OF GUARDRAIL (SEE DETAIL 1/A-13.2 FOR STRUCTURAL) |

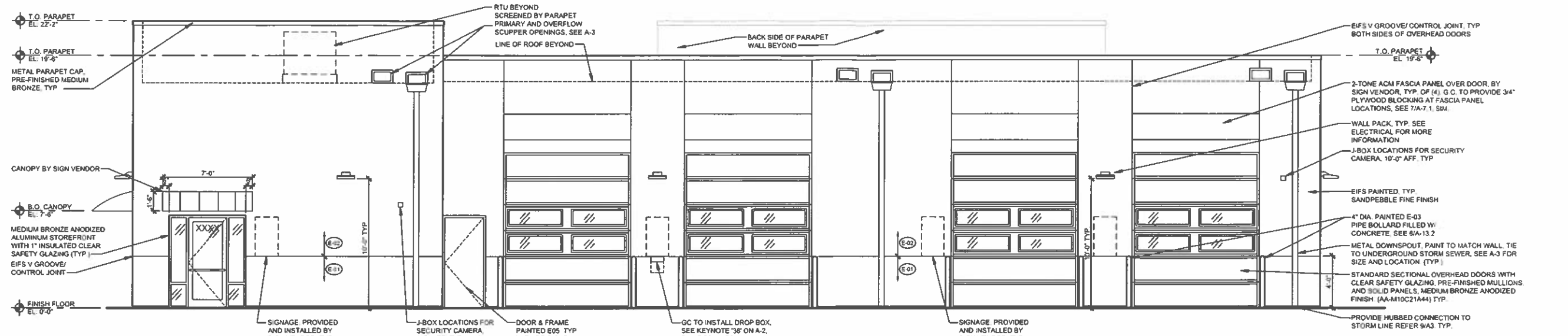
[illegible]

CONSULTANT											
SEAL  9/14/21 JOSEPH A. DESJARDINS REGISTERED ARCHITECT No. 12344 <i>Joseph A. Desjardins</i>											
CUSTOMER  jiffylube®											
PROJECT DESCRIPTION JIFFY LUBE MULTI-CARE SERVICES Store #4045											
PROJECT LOCATION CENTER RIDGE ROAD NORTH RIDGEVILLE, OH 44039 (LORAIN COUNTY)											
SHEET TITLE FLOOR PLAN - UPPER BAY											
SHEET MANAGEMENT <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">SEVAN JUNG</td> <td style="width: 40%; text-align: right;">1 & 2</td> </tr> <tr> <td>DATE</td> <td style="text-align: right;">08/23/21</td> </tr> <tr> <td>CRITERIA</td> <td style="text-align: right;">V202: 06-104</td> </tr> <tr> <td>DRAWN BY</td> <td style="text-align: right;">JDM</td> </tr> <tr> <td>REVIEWED BY</td> <td style="text-align: right;">JDM</td> </tr> </table> This document is the property of Sevan Jung & Associates, Inc. (SJ&A). It is to be used for the project only and is not to be reproduced or distributed without the written consent of SJ&A. If you are not a client of SJ&A, you are not to use this document. CONSULTED BY: SEVAN JUNG & ASSOCIATES, INC. 3100		SEVAN JUNG	1 & 2	DATE	08/23/21	CRITERIA	V202: 06-104	DRAWN BY	JDM	REVIEWED BY	JDM
SEVAN JUNG	1 & 2										
DATE	08/23/21										
CRITERIA	V202: 06-104										
DRAWN BY	JDM										
REVIEWED BY	JDM										
SHEET NUMBER A-2											

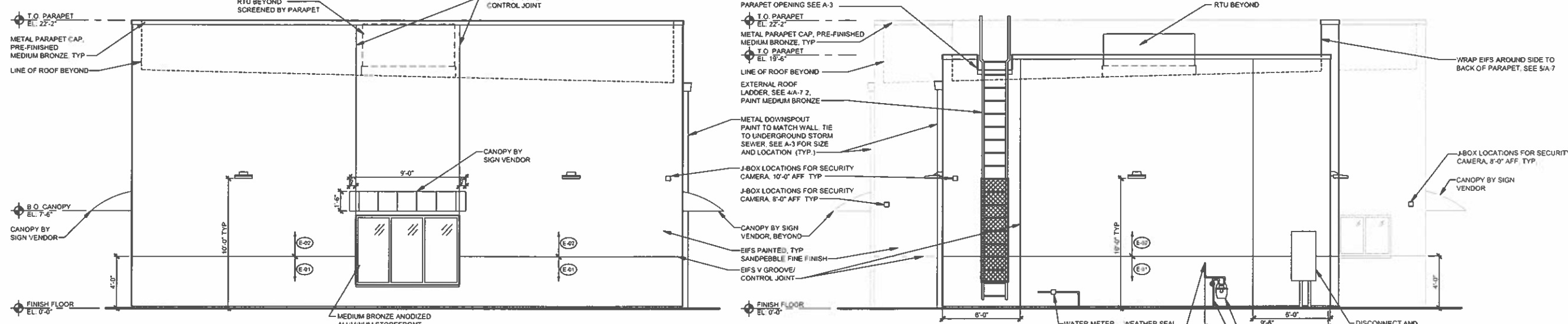
1
A-2

UPPER BAY FLOOR PLAN

SCALE: 1/4" = 1'-0"

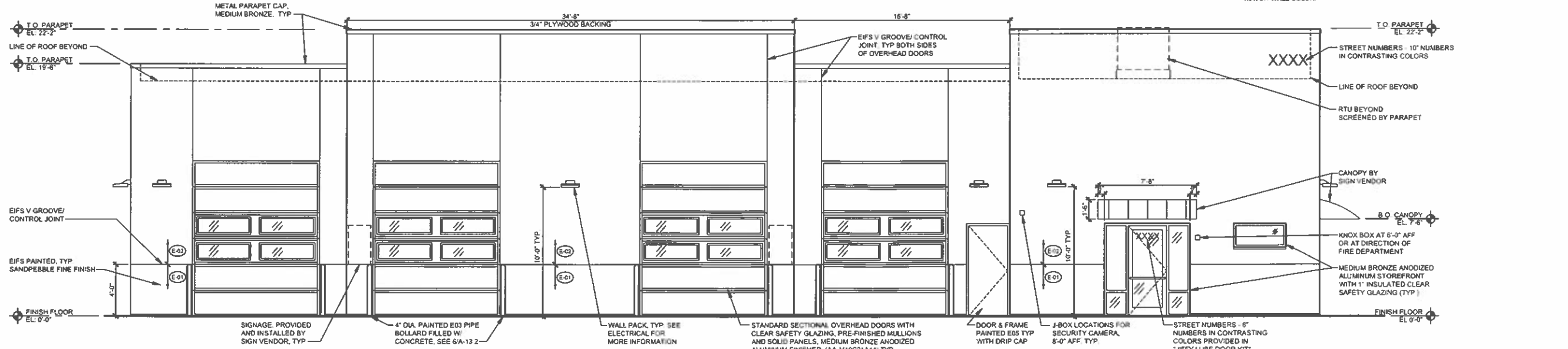


4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MARK	EXTERIOR FINISH SCHEDULE:	MATERIAL	MFR #	COLOR
E01	EXT. WALLS: WAINSCOT / SIGN POLES / FENCES / EXT. DOORS AND TRIM	PAINT (SATIN / SEMI-GLOSS)	SW2827	COLONIAL REVIVAL STONE
E02	EXT. WALLS ABOVE WAINSCOT	PAINT (SEMI-GLOSS)	SW7005	PURE WHITE
E03	EXT. WALLS: HANDRAILS / GUARD RAILS / TRAFFIC BOLLARDS	PAINT (SEMI-GLOSS)	SW6314	LUXURIOUS RED
E04	EXT. APPLY OVER RED E3 (EXTERIOR LOCATIONS ONLY)	PAINT (SEMI-GLOSS)	CLEAR COAT	SHER-CLEAR
E05	EXT. WALLS: MAIN DOORS	PAINT (SEMI-GLOSS)	SW6258	TRICORN BLACK

GENERAL NOTE:
1. ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS. DESCRIPTION: (ALL 'SHERWIN / WILLIAMS' NUMBERS SW' COLORS)
2. APPLY CLEAR COAT (E-04) OVER RED (E-03) ON EXTERIOR APPLICATIONS.
3. ALL SECURITY CAMERA LOCATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL FINAL LOCATIONS TO BE COORDINATED WITH SECURITY VENDOR.

sevan
DESIGN SOLUTIONS, P.C.

3025 Highland Parkway | Suite 850
Downers Grove, IL 60515
Phone: 630.756.1774
info@sevandesign.com | www.sevandesign.com

INTEGRITY | RESPECT | TEAMWORK
EXCELLENCE | CHARITY

CONSULTANT

SEAL

STATE OF OHIO
JOSEPH A. DEPUFFES
REGISTERED ARCHITECT
No. 12894

CUSTOMER

jiffylube

PROJECT DESCRIPTION

**JIFFY LUBE
MULTI-CARE SERVICES
Store #4045**

PROJECT LOCATION

**CENTER RIDGE ROAD
NORTH RIDGEVILLE, OH
44039
(LORAIN COUNTY)**

SHEET TITLE

**EXTERIOR
ELEVATIONS**

SHEET MANAGEMENT

SEVAN ILMG	144
DATE	08/27/21
CRITERIA	V2021.06-134
DRAWN BY	JDM
REVIEWED BY	JDM

SHEET NUMBER

A-4

THE REINFORCED MASONRY FOR THIS PROJECT HAS BEEN DESIGNED AND DETAILED IN ACCORDANCE WITH THE ALLOWABLE STRESS DESIGN METHOD.

MASONRY WALLS HAVE BEEN DESIGNED TO SPAN VERTICALLY, AS SIMPLE SPANS, FROM FLOOR TO STEEL GIRL LINE, AND ARE DEPENDENT UPON THE COMPLETED INSTALLATION OF THE STEEL GIRTS AND COMPLETION OF THE CONCRETE SLAB. THE CONTRACTOR SHALL PROVIDE FOR RESISTANCE TO WIND AND SEISMIC FORCES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING ALL NECESSARY BRACING AS REQUIRED FOR STABILITY, RESISTANCE OF CONSTRUCTION LOADS, AND FOR RESISTANCE TO WIND AND SEISMIC FORCES UNTIL THE ENTIRE STRUCTURE IS COMPLETE. THE SHORING SHALL NOT RELY ON ANY OTHER SUBSTANTIAL PART OF THE STRUCTURE.

REINFORCED MASONRY SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH, f_m = 1500 PSI. MASONRY UNITS SHALL BE NORMAL WEIGHT BLOCK CONFORM TO ASTM C90 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI. MORTAR SHALL CONFORM TO ASTM C270, TYPE S. PORTLAND CEMENT TYPE I OR II SHALL CONFORM TO ASTM C150. JOINTS SHALL CONFORM TO ASTM C270, TYPE S. GROUT TYPES GROUP 3 SHALL CONFORM TO ASTM C476 AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2000 PSI.

REFERENCE THE ARCHITECTURAL DRAWINGS FOR GENERAL LOCATIONS OF CONTROL JOINTS IN MASONRY WALLS. JOINTS BETWEEN BEAM AND LINTEL REINFORCING SHALL BE CONTINUOUS ACROSS VERTICAL CONTROL JOINTS. JOINT REINFORCING SHALL BE STOPPED EITHER SIDE OF VERTICAL CONTROL JOINTS. MASONRY REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS OTHERWISE NOTED OTHERWISE. CONTINUOUS WIRE REINFORCING (JOINT REINFORCING) SHALL BE GALVANIZED TRUSS OR LADDER TYPE. JOINTS BETWEEN SILL AND BEAM REINFORCING SHALL CONFORM TO ASTM A615, JOINT REINFORCING SHALL BE SPACED AT 18" O.C. VERTICALLY IN ALL MASONRY WALLS.

ALL REINFORCED CELLS AND ALL CELLS BELOW THE FINISHED FLOOR ELEVATION SHALL BE GROUTED SOLID.

DO NOT POOR FLOAT ON DOWELS. DOWELS NOT LAY UP WITH A VERTICAL BLOCK CORE. IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL. DOWELS MAY BE GROUTED INTO A CELL IN VERTICAL ALIGNMENT, EVEN THOUGH IT HIT AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING. GROUT THE CELL FOR THE FULL HEIGHT OF THE DOWEL.

REINFORCING STEEL SHALL BE CENTERED IN THE MASONRY UNIT CELL. UNLESS OTHERWISE NOTED OTHERWISE ALL REINFORCING BARS SHALL BE SECURED IN PLACE BEFORE GROUTING STARTS.

ALL REINFORCING BARS SHALL HAVE A MINIMUM GROUT COVER OF 1/2" TO THE INSIDE FACE OF THE MASONRY UNIT, A MINIMUM OF TOTAL MASONRY COVER OF 2".

ALL REINFORCING BARS IN WALLS SHALL HAVE NOT LESS THAN ONE BAR DIAMETER NOR 1" CLEAR BETWEEN BARS.

ALL REINFORCING BARS IN COLUMNS AND PILASTERS SHALL HAVE NOT LESS THAN ONE AND ONE-HALF BAR DIAMETERS NOR 1" CLEAR BETWEEN BARS.

VERTICAL CELLS THAT WILL BE GROUTED SHALL HAVE A VERTICAL ALIGNMENT TO MAINTAIN A CONTINUOUS UNINTERRUPTED CELL AREA NOT LESS THAN 3".

GROUTING SHALL BE STOPPED 1/2" BELOW THE TOP OF A COURSE SO AS TO FORM A KEY AT THE POUR JOINT.

GROUTING OF MASONRY BEAMS AND LINTELS OVER OPENINGS SHALL BE DONE IN ONE CONTINUOUS OPERATION.

ALL BOLTS, ANCHORS, ETC., INSERTED IN THE WALLS, SHALL BE GROUTED SOLID TO WTD POS. ION. UNDER ALL BEAMS AND JOIST BEARINGS, FILL UNITS 2" CLEAR COURSE DEEP X 32" WIDE MINIMUM PROVIDE A CONTINUOUS 30#0 BAR UNDER ALL TRUSS BEARINGS.

ALL WALLS SHALL BE FINISHED WITH A MINIMUM OF 7/8" BARS DIAMETERS BASED ON THE MAXIMUM ALLOWABLE STRESS. UNLESS NOTED OTHERWISE.



SHEET NUMBER

A-5

**CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
RECOMMENDATIONS**

Name of Applicant:	Frank Malawski, Sevan Solutions, 3025 Highland Parkway, Suite 850, Downers Grove, Illinois 60515
Name of Owner:	Rini Realty Company, 924 Westpoint Parkway, Suite 150, Westlake, Ohio 44145
Date of Planning Commission Meeting:	Tuesday, October 12, 2021
Date to Return to Deputy Clerk of Council:	Thursday, September 30, 2021

Regarding: Construction of a retail automotive quick oil change facility on an existing parcel consisting of one (1) 3,064 square foot building.
Permanent Parcel No. 0700016112001

Recommendations:

Please make sure you are compliant to the Ohio Fire Code Rule 23 Motor Fuel-Dispensing Facilities and Repair Garages with regards to flammable and combustible liquids.

2311.2 Storage and use of flammable and combustible liquids. The storage and use of flammable and combustible liquids in repair garages shall comply with the Ohio Fire Code Rule 57 Flammable and Combustible Liquids.

2311.2.2 Waste oil, motor oil, and other Class 111B Liquids. These types of liquids shall be stored in tanks or containers approved in accordance with Rule 57 of the Ohio Fire Code, which are allowed to be stored and dispensed from inside repair garages.

2311.2.2.1 Tank Location. Tanks storing Class 111B liquids in repair garages are allowed to be located at, below or above grade, provided that adequate drainage or containment is provided.

In short, please make sure you are submitting how you will be handling the flammable and combustible liquids.

If you have any questions, please reach out.

Asst Chief Mike Uhnak
Fire Prevention
440-653-6362

(Use additional sheets if necessary.)

Department Head Signature: _____ Title: Assistant Fire Chief

Form prepared by the Office of the Clerk of Council 06-30-1999. Amended 05-30-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.