

**PRODUCE PACKING INC. PROPOSED BUILDING TENANT SPACE DATA \*\***

TENANT SPACE	AREA	PARKING RATIO	PARKING SPACES
PRODUCE PACKING INC. PROPOSED BUILDING	12,579 SF	DIVIDED BY 250 SF =	51 CARS
SPACERETAIL - AREA 1	3,883 SF	DIVIDED BY 250 SF =	16 CARS
RETAIL - AREA 2	24,180 SF	DIVIDED BY 800 SF =	31 CARS
DISTRIBUTION - AREA 1	23,354 SF	DIVIDED BY 800 SF =	30 CARS
DISTRIBUTION - AREA 2	15,400 SF	DIVIDED BY 800 SF =	20 CARS
DISTRIBUTION - AREA 3	14,097 SF	DIVIDED BY 800 SF =	18 CARS
DISTRIBUTION - AREA 4	15,500 SF	DIVIDED BY 800 SF =	20 CARS
DISTRIBUTION - AREA 5	3,332 SF	DIVIDED BY 800 SF =	5 CARS
BUSINESS SERVICES - AREA 1	2,449 SF	DIVIDED BY 300 SF =	9 CARS
BUSINESS SERVICES - AREA 2	2,750 SF	DIVIDED BY 300 SF =	10 CARS
ADMINISTRATIVE - AREA 1	6,733 SF	DIVIDED BY 300 SF =	23 CARS
ADMINISTRATIVE - AREA 2	2,750 SF	DIVIDED BY 300 SF =	10 CARS
ADMINISTRATIVE - AREA 3	2,910 SF	DIVIDED BY 300 SF =	10 CARS

REQUIRED SPACES FOR PRODUCE PACKING INC. PROPOSED BUILDING TENANT SPACE = 253 CARS  
TOTAL SPACES WITHIN CONSOLIDATED PARCEL AND PROPOSED EASEMENT AREA = 258 CARS

**SHOPPING CENTER PARKING DATA \*\*\***

TENANT SPACE	AREA	PARKING RATIO	PARKING SPACES
GIANT EAGLE - RETAIL	66,044 SF	DIVIDED BY 250 SF =	264 CARS
COLLEGE	21,856 SF	DIVIDED BY 250 SF =	87 CARS
UNOCCUPIED	13,400 SF	DIVIDED BY 250 SF =	53 CARS
UNOCCUPIED	4,033 SF	DIVIDED BY 250 SF =	16 CARS
CITY BEAUTY - RETAIL	4,227 SF	DIVIDED BY 250 SF =	17 CARS
DOLLER GENERAL - RETAIL	8,000 SF	DIVIDED BY 250 SF =	32 CARS
UNOCCUPIED - RETAIL	9,511 SF	DIVIDED BY 250 SF =	38 CARS
MOVE THEATER - UNOCCUPIED - RETAIL	35,599 SF	DIVIDED BY 250 SF =	142 CARS
UNOCCUPIED - RETAIL	24,500 SF	DIVIDED BY 250 SF =	98 CARS
FITNESS CENTER	30,659 SF	DIVIDED BY 200 SF =	153 CARS
PRODUCE PACKING INC.	129,917 SF	SEE TABLE TO LEFT	253 CARS

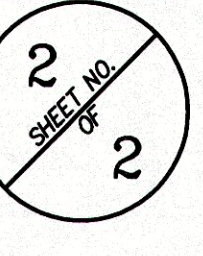
TOTAL SHOPPING CENTER SPACES REQUIRED = 1,153  
TOTAL SHOPPING CENTER SPACES OBSERVED = 1,663

\*\* NOTE: Tenant Areas Provided by Client.

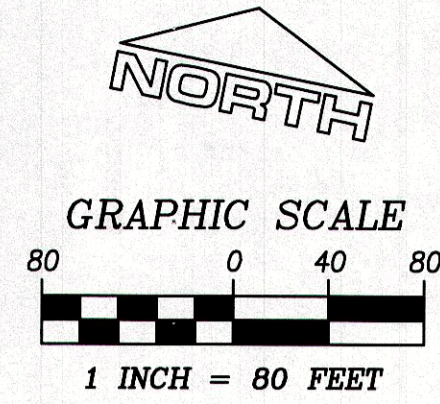
\*\*\* Shopping Center Data is from Sheet CS of the Renovations for Aspire Fitness supplied by the City of Willoughby Hills Engineering Department.

**INDEX OF SHEETS**

SHEET 1: LOT SPLIT / CONSOLIDATION AND EASEMENTS  
SHEET 2: PARKING TABULATION AND EXISTING CONDITIONS



**PARKING TABULATION AND EXISTING CONDITIONS**  
for  
**THE SHOPPES AT WILLOUGHBY HILLS - LOEHMANS PLAZA - 27853 EUCLID-CHARDON ROAD**  
CITY OF WILLOUGHBY HILLS  
COUNTY OF LAKE - STATE OF OHIO



Source information from plans and markings has been combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. (OUPS Reference Nos. A831603215-00A, A831603217-00A, A831603255-00A & A831603256-00A)

**PARKING TABULATION**

CONSOLIDATED PARCEL	189 SPACES
REGULAR	189 SPACES
PROPOSED EASEMENT SPACES	52 SPACES
HANDICAP SPACES	18 SPACES
REMAINDER PARCEL	
REGULAR	346 SPACES
PPN 31-A-008-0-00-030-0	
REGULAR	1,024 SPACES
HANDICAP	34 SPACES
TOTAL SPACES	1,663 SPACES

EASEMENT TO THE CITY OF WILLOUGHBY HILLS O.R. BOOK 216, PG 452 (PARCEL C) FOR WATER AND GAS PIPES, TELEPHONE, AND POWER LINE, STORM AND SANITARY SEWERS, AND CONDUITS FOR ANY UTILITY WHATSOEVER.

NOTE: Amended and Restated Reciprocal Easement Agreement recorded in O.R. Book 389, Page 187. Provides for Ingress/Egress, circulation, Parking, and Easements for Utilities on The Shopping Center Site.

**LOT COVERAGE PARCEL B-1**  
Building Pavement Area = 7,103 Acres  
Parcel B-1 Area = 9.441 Acres  
Total Lot Coverage = 75%

\* = Not included in Shopping Center Parking Count.

**EUCLID-CHARDON ROAD (VARIABLE WIDTH)**  
(U.S. ROUTE 6)

**BISHOP ROAD (VARIABLE WIDTH)**  
(STATE ROUTE 84)  
CENTERLINE SURVEY PLAT FOR LAK-90/84-0.54/0.43  
VOLUME 48, PAGE 24, L.C.M.R.

**LEGEND**

- UTILITY POLE
- UTILITY POLE/ARHT
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- WATER VALVE
- HYDRANT
- SIAMSESE HYDRANT
- TRAFFIC BOX/VAULT
- TRAFFIC POLE
- GAS METER
- SANITARY MANHOLE
- CLEAN OUT
- CATCH BASIN
- STORM MANHOLE
- TELEPHONE BOX/VAULT
- BOLLARD
- SIGN
- HANDICAP PARKING SPACE

