
ZONING RELIANCE LETTER

REFERENCE NUMBER #12345 (Report ZW-1001)

October 17, 2013

XYZ Lending Corporation, as Administrative Agent
XYZ Lending and ABC LLP, To Be Formed LLC, together with its successors and assigns

RE: Euclid Avenue Mixed-Use Building, 11470 Euclid Ave., Suite 402, Cleveland, Ohio 44106 ("the Property")

To whom it may concern:

This letter is to certify the following facts regarding the zoning on the above-referenced property. The property is zoned GR-K4 (General Retail Business) under the City of Cleveland Zoning Ordinance 53-12-03-1986. The permitted uses include drug stores, banks, gas stations, local retail, shopping centers, restaurants, offices and apartment dwellings. The current use of the property, mixed use: office / apartments / retail, is permitted.

In my opinion, the improvements located on the land, as to the following matters, do comply with the current zoning classification: area, width or depth of the land; height of the structure; density of the land; and front, side and rear setbacks. However, the subject property does not comply with the current off-street parking requirements (120 spaces provided; 149 required), the 15 Ft. riparian setback (the property sits 12 Ft. from its riparian zone) or the current landscaping requirements.

This letter is being given to XYZ Lending Corporation, as Administrative Agent, and XYZ Lending and ABC LLP, To Be Formed LLC, together with its successors and assigns. The subject property is legal, pre-existing, non-conforming: it was built in 2008 and conforms with the regulations in place at that time, while the current code was established in 2010. If more than 50% of the property is destroyed by an act of God, it could be rebuilt to the pre-existing requirements; no additions or physical building alterations are allowed. The above companies and their respective title company may rely on the representations above as being accurate as of the date of this letter. The undersigned further states that there are no petitions for a change or variance in the zoning classification represented above.

If you have any questions, please feel free to contact me directly at (405) 928-9679 ext. 101 or by email at JaneDoe@zoningworx.com.

Sincerely,

Jane Doe, AICP
Professional Certified Planner