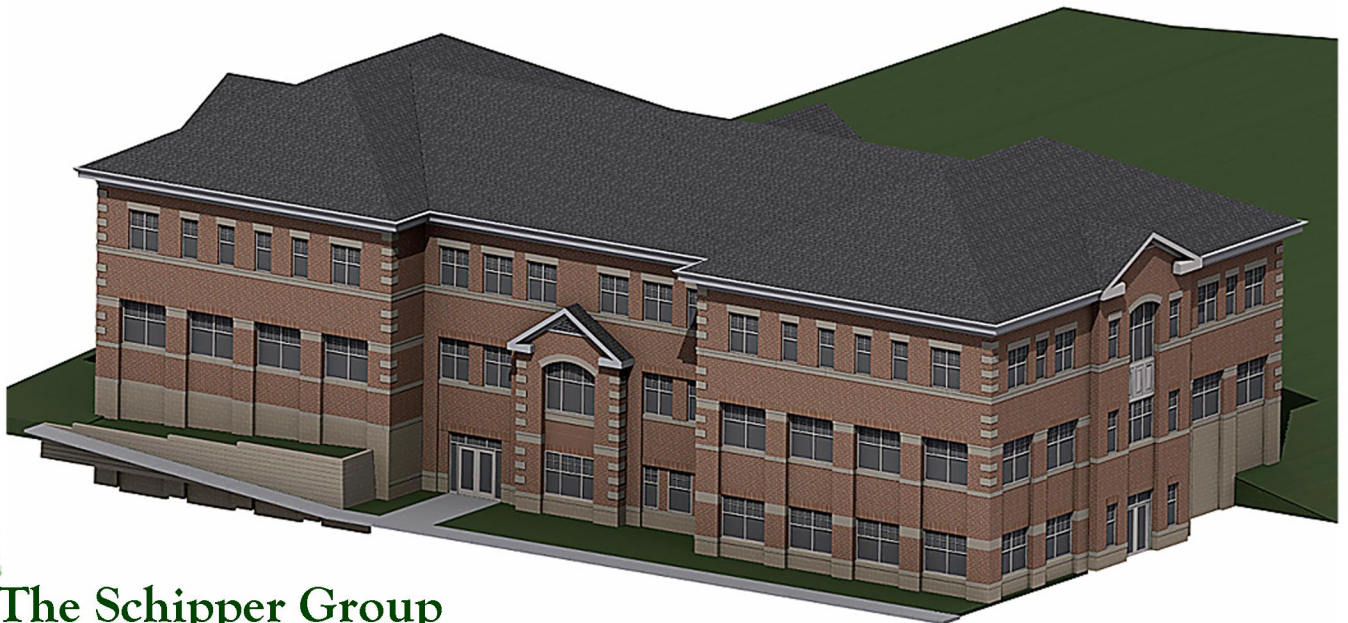


Proposed New Office Building

311 N. Cleveland-Massillon Rd.



The Schipper Group

Proposed New Office Building

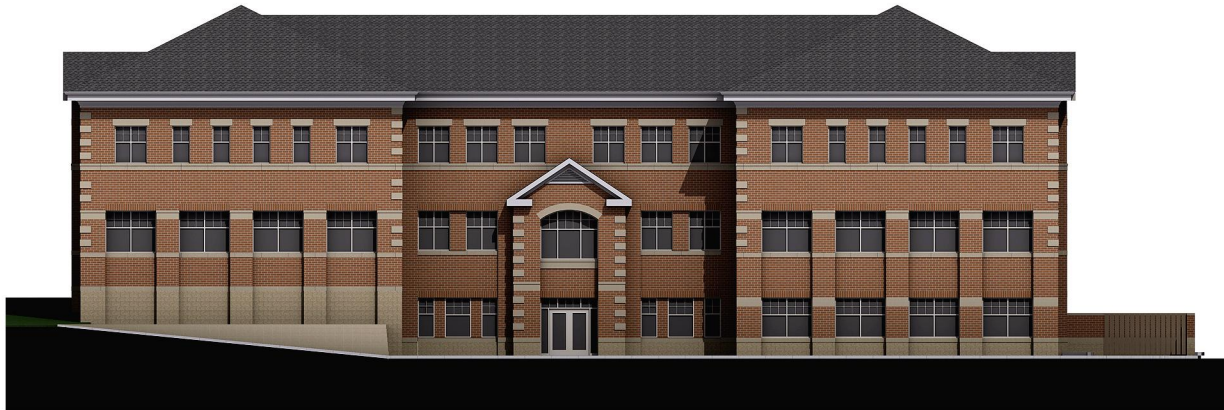
311 N. Cleveland-Massillon Rd.



West Elevation
(from N. Cleveland-Massillon Rd.)



South Elevation



East Elevation
(from parking lot)



North Elevation



The Schipper Group

195 South Main St., Suite 200

Akron, OH 44308-1314

Ph: (330) 434-8355 Fx: (330) 434-5326



Proposed New Office Building

311 N. Cleveland-Massillon Road, Akron, Ohio

Type	3-story multi-tenant office building situated on a 2.53-acre site.																														
Address	311 N. Cleveland-Massillon Rd., Akron, Ohio 44333. The site is located approximately equidistant from the following two interchanges: <ul style="list-style-type: none">• I-77 and State Rte. 18 (West Market St.)• I-77 and Ghent Rd.																														
Building Status	Building / siteplan have been approved by Bath Twp. Zoning. Construction can start in 30 to 60 days (subject to pre-leasing). Allow approximately 10 to 12 months for completion and occupancy.																														
Total Building Area	The rentable area of the Building is as follows. Each floor can be subdivided as necessary. <table><tr><td>Suite 100</td><td>3,377 USF</td><td>x 109.25%</td><td>=</td><td>3,689 RSF</td></tr><tr><td>Suite 110</td><td>2,262 USF</td><td>x 109.25%</td><td>=</td><td>2,471 RSF</td></tr><tr><td>Suite 120</td><td>796 USF</td><td>x 109.25%</td><td>=</td><td>870 RSF</td></tr><tr><td>Suite 200</td><td>8,499 USF</td><td>x 109.25%</td><td>=</td><td>9,285 RSF</td></tr><tr><td>Suite 300</td><td>8,490 USF</td><td>x 109.25%</td><td>=</td><td>9,275 RSF</td></tr><tr><td>Total Building Area</td><td>23,424 USF</td><td>x 109.25%</td><td>=</td><td>25,591 RSF</td></tr></table>	Suite 100	3,377 USF	x 109.25%	=	3,689 RSF	Suite 110	2,262 USF	x 109.25%	=	2,471 RSF	Suite 120	796 USF	x 109.25%	=	870 RSF	Suite 200	8,499 USF	x 109.25%	=	9,285 RSF	Suite 300	8,490 USF	x 109.25%	=	9,275 RSF	Total Building Area	23,424 USF	x 109.25%	=	25,591 RSF
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Lease Term	Ten (10) years.																														
Tenant Improvements	Landlord will provide an allowance of \$35.00 /rsf for the construction of the Improvements within Tenant's premises. All such Tenant Improvements shall be according to Tenant's specifications, and shall generally be "class-A" in nature.																														
Operating Expenses	All base year Building Operating Expenses (including common area maintenance, water & sewer, real estate taxes, insurance, etc.) are included in the Rental Rate. Any future increases in Operating Expenses over the initial base year shall be passed through pro-rata to each tenant.																														

Electricity	Tenants shall be separately metered and billed for their own electrical usage (lights & outlets and electric heat).
HVAC System	The Building will utilize a computer controlled variable air volume HVAC system that is served by a central packaged rooftop unit. The air distribution system in each tenant suite shall be zoned per each tenant's specifications, with one thermostat per zone for customized control and comfort.
Suite Cleaning	Tenant shall be responsible for its own exclusive suite janitorial service.
Conference Facility	If desired by tenants, the Building can accommodate a common conference / training room available for the shared use of all tenants. Seating capacity with tables = 32 to 40. In the event that a common conference / training room is built, the Building Factor shall increase proportionately.
Telecommunications	High-speed internet access via fiber, cable or wireless service.
Elevators	One (1) passenger elevator (2,500 lb. capacity).
Clearances	Approx. 9'-6" floor to ceiling, 13'-0" floor to floor.
Exterior Service Yard	An exterior service yard area may be available to accommodate special tenant requirements such as back-up generators, HVAC condensers, etc.
Access	The Building shall provide 24-hours per day, 7-days per week, 52-weeks per year access to Tenant's premises. Regular business hours shall be from 7:00 am through 5:30 pm. After-hours tenant access shall be provided using a proximity key-fob entry system.
Parking	Ample free surface parking is located immediately adjacent to the Building.
Building Management	The building will be professionally managed by <i>The Schipper Group</i> .
Building Amenities	<ul style="list-style-type: none"> ~ Convenient access to I-77 (northbound & southbound) via 2 interchanges. ~ Exterior signage rights may be available. ~ Close proximity to many fine restaurants, hotels and shopping. ~ Flexible tenant spaces designed to each tenant's specifications. ~ Common conference / training room can be provided. ~ Abundant natural lighting, generous exterior windows. ~ Outdoor picnic area surrounded by generous lawns and landscaping. ~ Handicap accessible. ~ Equity ownership positions may be open to qualified investor-tenants.

For further information, please contact:

Tom Weise

Office: (330) 434-8355, Mobile: (330) 607-2654

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MONTROSE / FAIRLAWN BUSINESS COMMUNITY

Location	Strategically located in northeast Ohio along Interstate-77 between Cleveland to the north and Akron to the south.
Municipalities	A unique business community comprised of the City of Fairlawn, Copley Township and Bath Township.
Interchanges	Four (4).
Airports	<i>Cleveland Hopkins Internation Airport</i> (35 minutes to the north) <i>Akron Canton Regional Airport</i> (25 minutes to the south)
Office Space	2,400,000 sf.
Hotels	15 (approx. 1,750 total rooms).
Restaurants	65
Retail	3,000,000 sf. (including <i>West Market Plaza, Rosemont Commons, Fairlawn Town Center, Summit Mall</i>)
Banks	10
Medical Facilities	2 (<i>Akron General Health & Wellness Center</i> and <i>The Crystal Clinic</i>)
Theaters	2 (19 total screens)

For further information, please contact:

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The Schipper Group



N. Cleve-Massillon Rd.



ValMark Building



SR-18 (W. Market St.)

Google



The Schipper Group



2.53 ac.
SITE



Tee Drive

Springside Drive

N. Cleve-Massillon Rd.

Green Drive

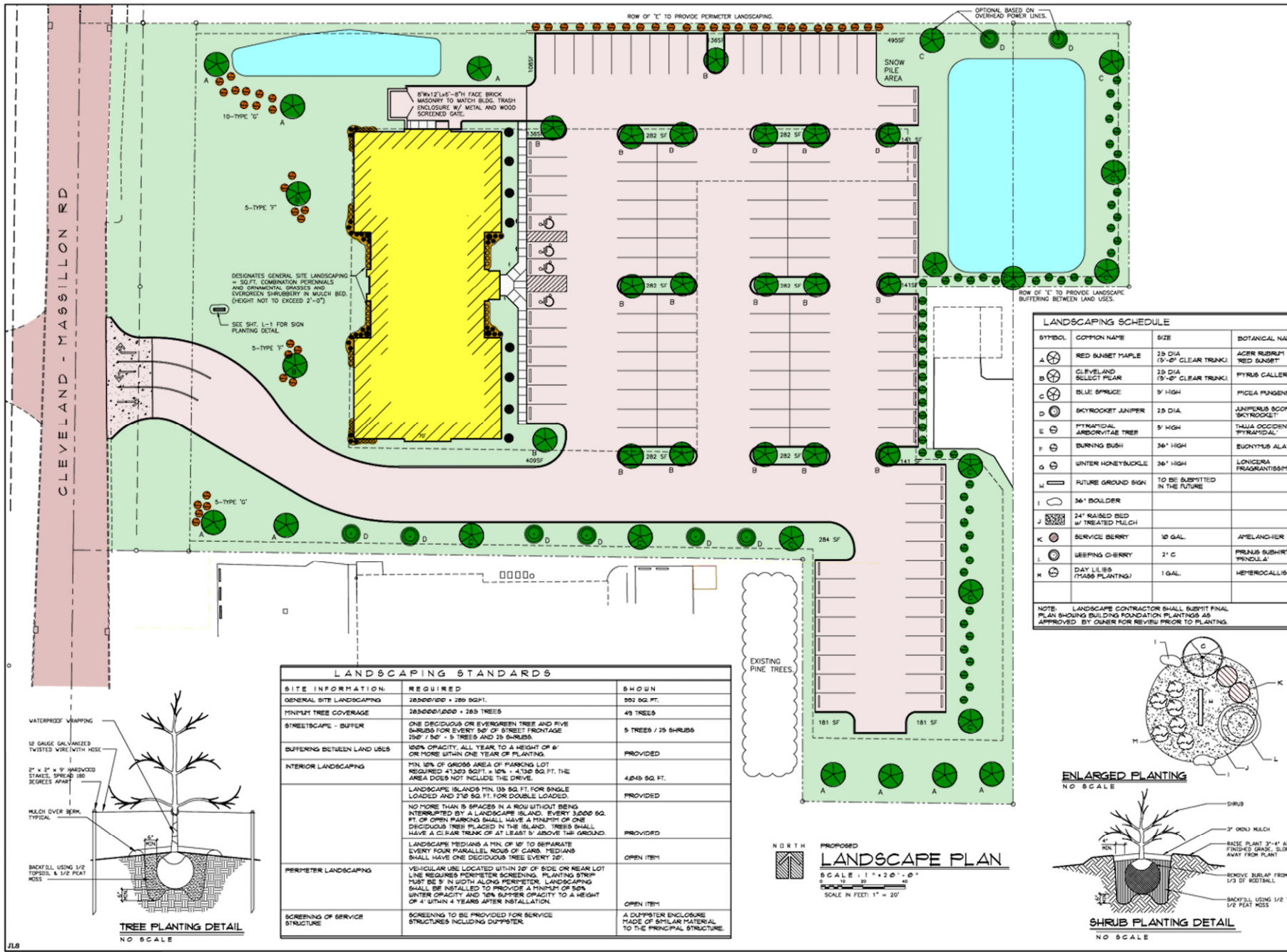
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Pointer 41°08'36.74" N 81°38'18.52" W elev 1053 ft

Streaming 100%

Eye alt 2858 ft



LANDSCAPING SCHEDULE

SYMBOL	COMMON NAME	SIZE	BOTANICAL NAME
A	RED SUNSET MAPLE	25 DIA (8'-0" CLEAR TRUNK)	ACER RUBRUM 'RED SUNSET'
B	CLEVELAND SELECT PEAR	25 DIA (8'-0" CLEAR TRUNK)	PIRUS CALLERYANA
C	BLUE SPRUCE	5' HIGH	PICEA PLANGENS
D	SKYROCKET JUNIPER	25 DIA	JUNIPERUS SCOPULORUM 'SKYROCKET'
E	PYRAMIDAL ARBORVITAE TREE	5' HIGH	THUJA OCCIDENTALIS 'PYRAMIDAL'
F	BURNING BUSH	36" HIGH	ECONYMIUS ALATUS
G	WINTER HONEYSUCKLE	36" HIGH	LONICERA FRAGRANTISSIMA
H	FUTURE GROUND SIGN	TO BE SUBMITTED IN THE FUTURE	
I	36" BOULDER		
J	24" RAISED BED w/ TREATED MULCH		
K	SERVICE BERRY	10 GAL.	AMELANCHIER
L	SEeping O-BERRY	2' C	PRUNUS SUBHIRTELLA 'PENDING'
M	DAY LILIES (TRANS PLANTING)	1 GAL.	HEMEROCALLIS

NOTE: LANDSCAPE CONTRACTOR SHALL SUBMIT FINAL PLAN SHOWING BUILDING FOUNDATION PLANTINGS AS APPROVED BY OWNER FOR REVIEW PRIOR TO PLANTING.

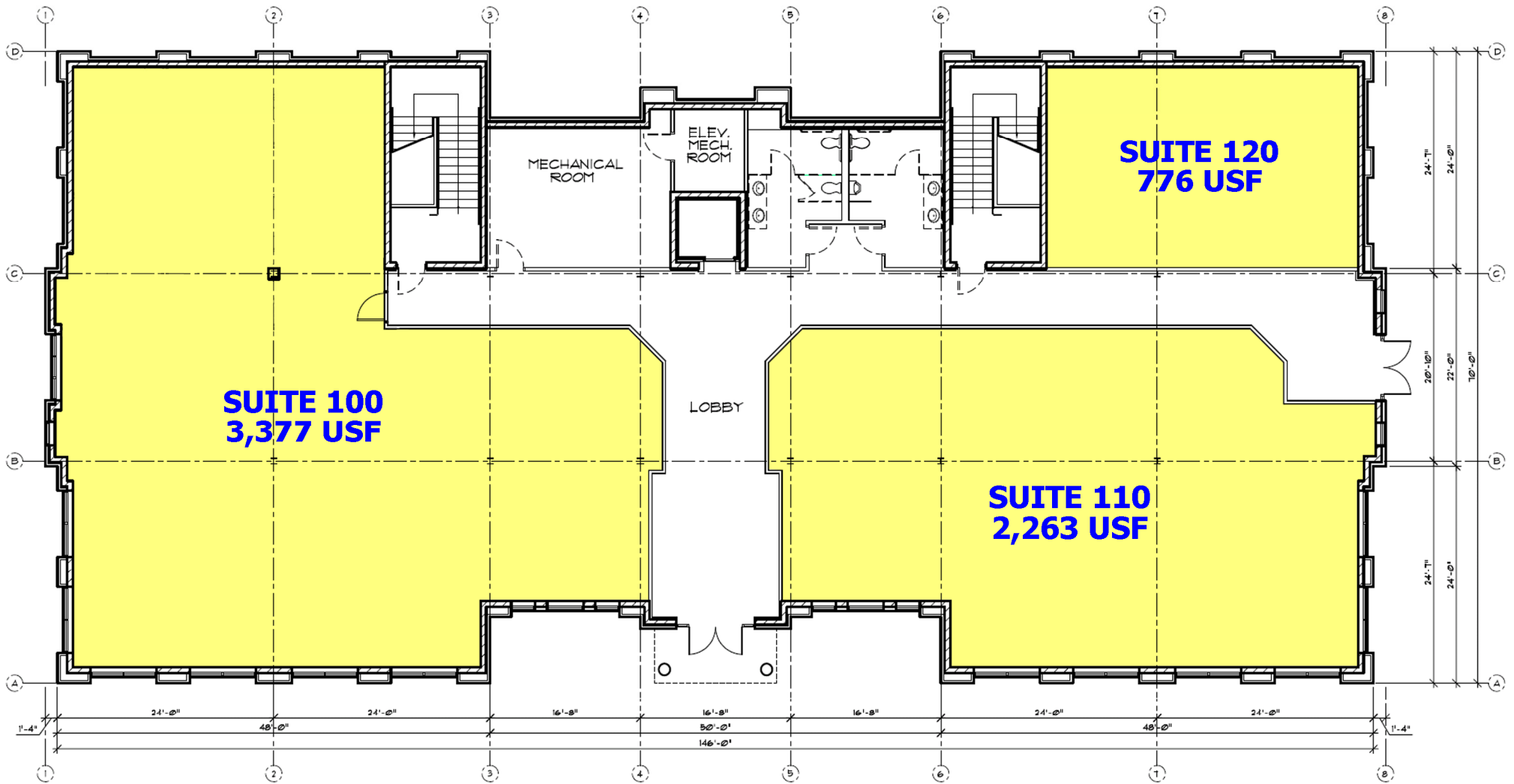


David Pelligrino Architects, Inc.
ARCHITECTURE • CONSULTING
 2831 Broad Blvd. • Cuyahoga Falls • Ohio 44223
 REVISIONS: 2/8/18-18/17 DATE: 7-17-17

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PROJECT
NEW BUILDING FOR:
THE SCHIPPER GROUP
 311 N. CLEVELAND-MASSILON RD., BATH TWP
DRAWING
LANDSCAPE PLAN

PROJECT NO.
0931
SHEET NO.
L-1

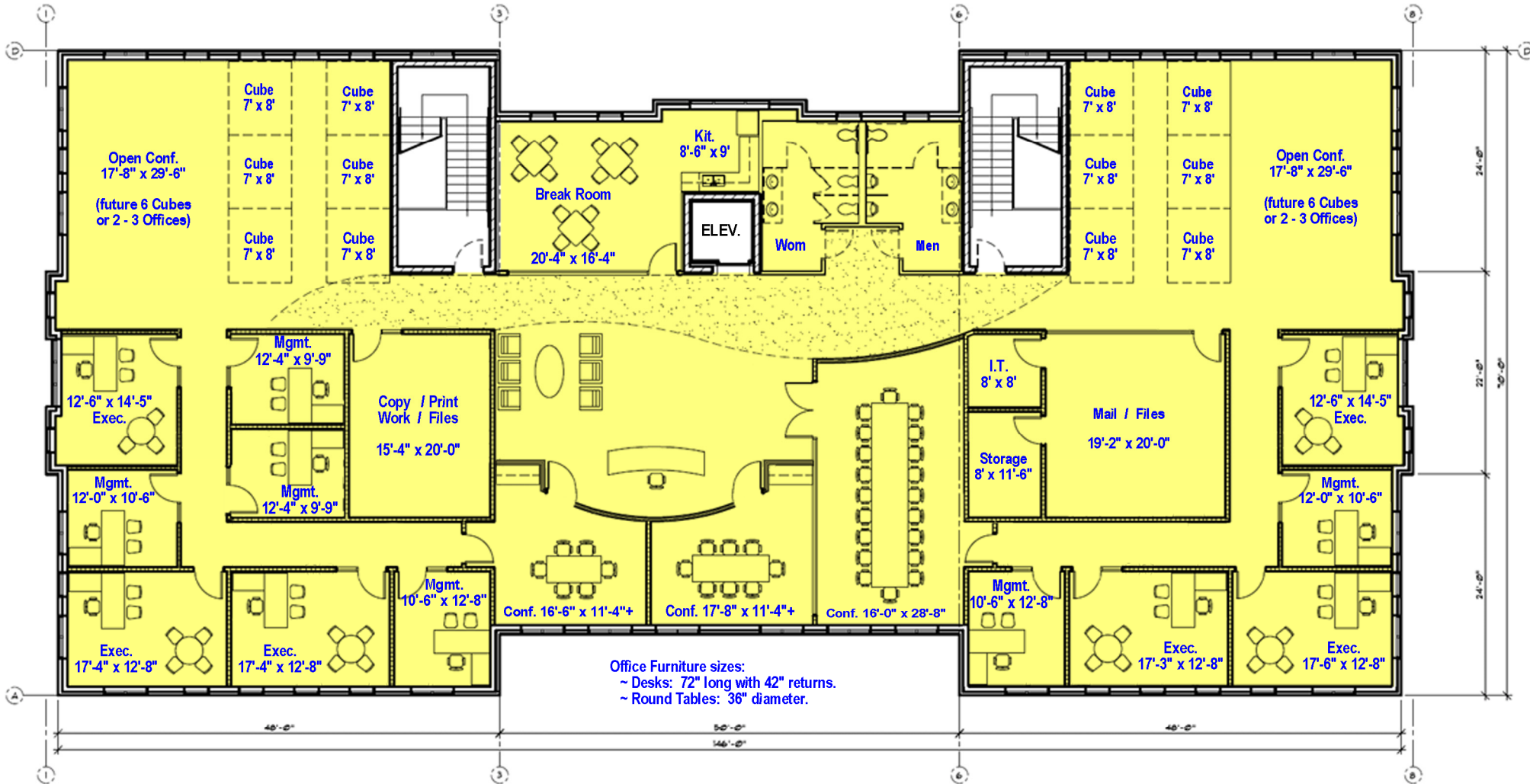


CLEVENGER BUILDING - FIRST FLOOR

TEST FIT PLAN

Scale: 3/32" = 1'-0"

1st Floor



2nd / 3rd Floors (concept plan)