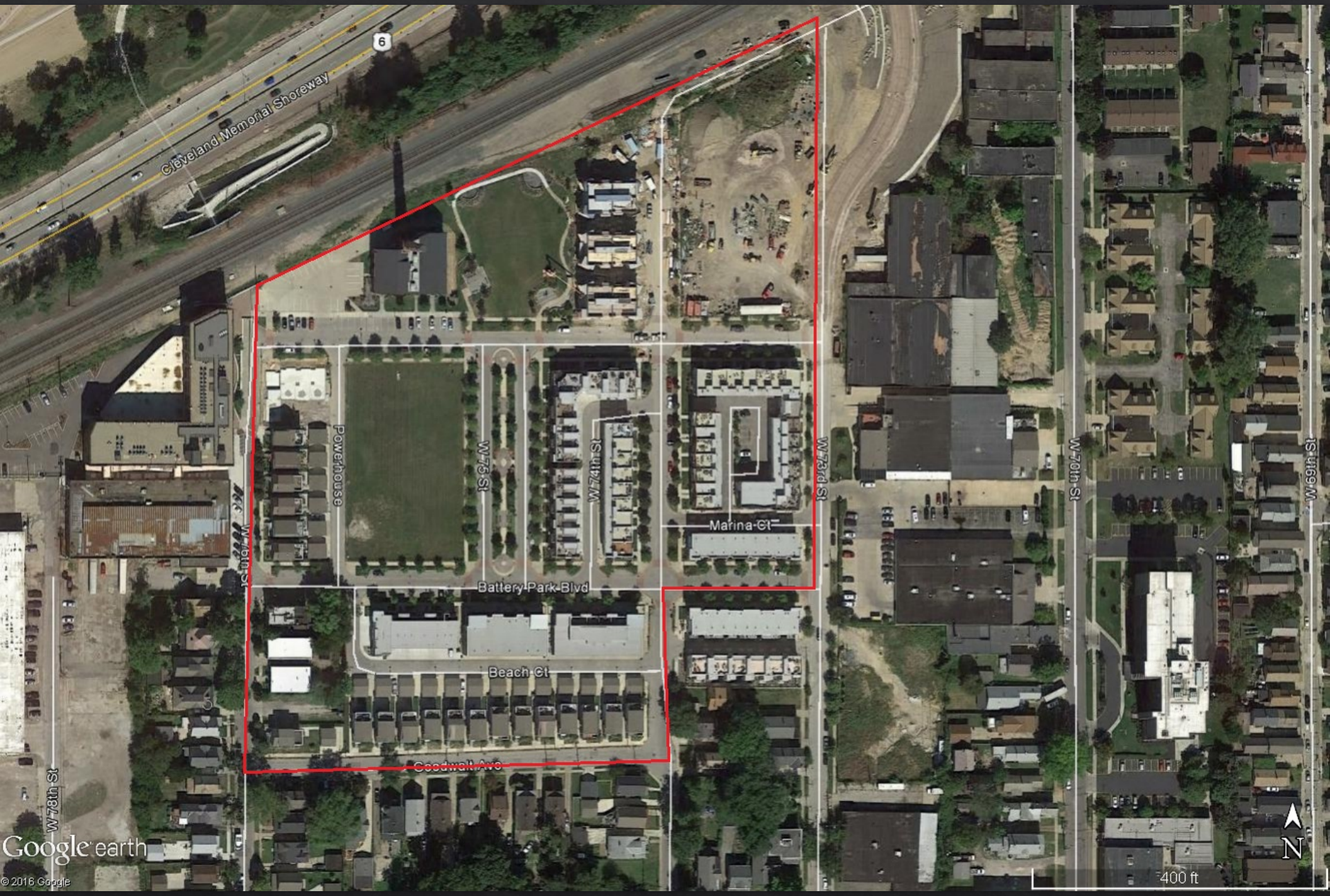
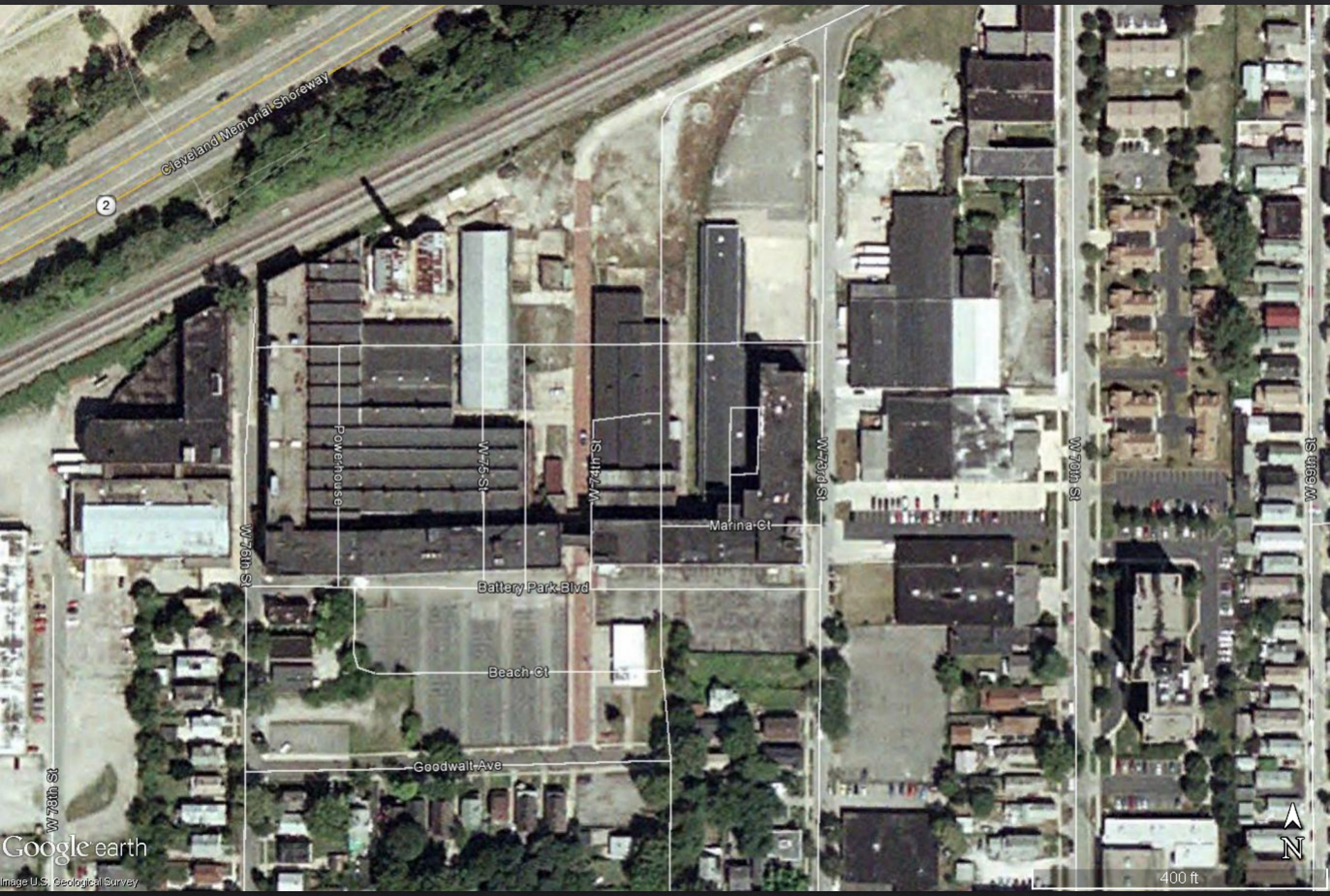
Major Modifications to a VAP Property Under an O&M Agreement

Battery Park

Matthew Knecht
HzW Environmental Consultants, LLC

Bill Hocevar
The Great Lakes Construction Co.


Cleveland Memorial Shoreway
6
Powerhouse
W 76th St
W 74th St
W 73rd St
W 70th St
W 69th St
W 78th St
Marina Ct
Battery Park Blvd
Beach Ct
Goodwill Ave
Google earth
© 2016 Google
400 ft
N

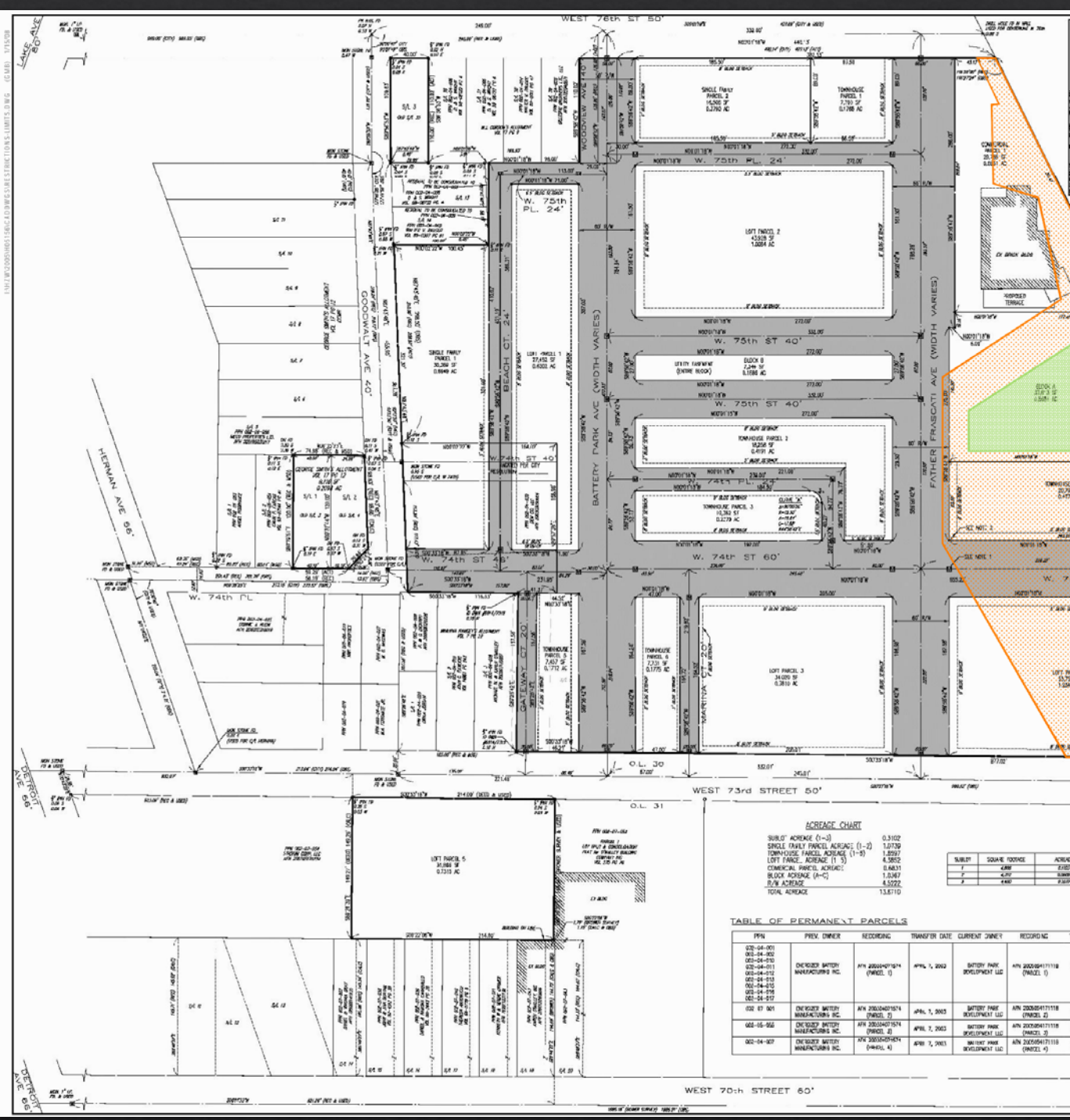

Cleveland Memorial Shoreway
2
Powerhouse
W 76th St
W 75th St
W 74th St
W 73rd St
W 70th St
W 68th St
W 78th St
Marina Ct
Battery Park Blvd
Beach Ct
Goodwall Ave
Google earth
Image U.S. Geological Survey
400 ft
N

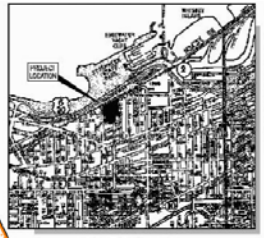
BATTERY PARK DEVELOPMENT

FOR

W. 73rd REDEVELOPMENT, LLC

Situated in the City Cleveland, County of Cuyahoga and State of Ohio, and known as being part of W. J. Gordon's Allotment of part of Original Brooklyn Township Lot Nos. 29 and 30, as shown by the plat recorded in Volume 17 Page 8 of Cuyahoga County Map Records, part of George Smith's Allotment of part of Original Brooklyn Township Lot No. 30 as shown by the plat recorded in Volume 17 Page 12 of Cuyahoga County Map Records, part of Minerva Dennedy's Allotment of part of Original Brooklyn Township Lot No. 30 as shown by the plat recorded in Volume 7 Page 26 of Cuyahoga County Map Records, West 74th Street from Goodwick Avenue north to the vacated portion of West 74th Street, all of that portion of West 74th Street vacated by Ordinance No. 1140-75 and shown on the plat recorded in Volume 217 Page 34 of Cuyahoga County Map Records, Woodview Avenue from West 74th Street westerly to the vacated portion of Woodview Avenue, all of that portion of Woodview Avenue N. W. vacated by Ordinance No. 1309-72 and shown on the plat recorded in Volume 171 Page 72 of Cuyahoga County Map Records and all those portions of Washington Street, N. W., West 75th Street and a 10 foot wide alley vacated by Ordinance No. 8426.





LOCATION MAP

NOT TO SCALE

LEGEND

BASEMENT RESTRICTION AND CONSTRUCTION BORDER (IMPERVIOUS AREA)

RESIDENTIAL DWELLING RESTRICTION AREA

Scale: 1" = 60'

Job No. 13/0-

DEDICATION AND ACCEPTANCE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT AND DEDICATE TO PUBLIC USE THE LAND THEREOF AS FATHER FRASCATI AVENUE, BATTERY PARK AVENUE, WEST 74th STREET, WEST 75th STREET, WEST 75th PLACE, WEST 74th PLACE, MARINA COURT, BEACH COURT AND GATEWAY COURT AS SHOWN IN SHADE.

MANAGER:

STATE OF OHIO)
CUYAHOGA COUNTY)

PRESIDENT
W. 73rd REDEVELOPMENT, LLC

BEFORE ME, A NOTARY PUBLIC IN SAID COUNTY AND STATE, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THAT HE DID SIGN THE "DEDICATION INSTRUMENT" AND THAT THE SAME WAS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2005.

NOTARY PUBLIC

COMMISSION EXPIRES:

APPROVALS

APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF CLEVELAND THIS DAY OF _____, 2005.

PLANNING DIRECTOR

PLANNING DIRECTOR

THIS SUBDIVISION IS IN ACCORDANCE WITH THE PLATTING LAWS OF THE STATE OF OHIO AND PLATTING RULES AND REGULATION OF THE CITY OF CLEVELAND, THE STREETS SHOWN HEREON ARE SUFFICIENTLY DEFINED BY MONUMENTS.

DATE PLANNING COMMISSIONER

THIS PLAT IS IN ACCORDANCE WITH THE RULES OF THE CITY PLANNING COMMISSION AND IS HEREBY APPROVED BY THE DIRECTOR OF PUBLIC SERVICE THIS DAY OF _____, 2005.

DIRECTOR OF PUBLIC SERVICE

THE LANDS EMBRACED IN _____ AS SHOWN IN SHADE ARE FREE FROM ALL ENCUMBRANCES EXCEPT TAXES, GENERAL OR SPECIAL AS SHOWN ON _____ DATED 19-6 _____ DAY OF _____ 2005.

DIRECTOR OF LAW ASSISTANT DIRECTOR OF LAW

APPROVED BY THE COMMITTEE ON PUBLIC SERVICE

APPROVED BY THE COMMITTEE ON CITY PLANNING

APPROVED BY THE COUNCIL OF THE CITY OF CLEVELAND, OHIO FILE NUMBER _____ DATED THIS _____ DAY OF _____ 2005. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE AS A PUBLIC THOROUGHFARE OF ANY STREETS SHOWN HEREON.

CLERK OF COUNCIL

NOTES:

1.) MONUMENT BOX ASSEMBLY TO BE SET AT ALL RIGHT-OF-WAYS.

2.) 1" RE-BAR TO BE SET AT ALL PROPERTY CORNERS UPON COMPLETION OF CONSTRUCTION.

ACREAGE CHART

SUBLOT ACREAGE (1-3)	0.3102
SINGLE FAMILY PARCEL ACREAGE (1-2)	1.0739
TOWNHOUSE PARCEL ACREAGE (1-8)	1.8997
LOFT PARCEL ACREAGE (1-5)	4.3852
COMMERCIAL PARCEL ACREAGE	0.4637
BLOCK ACREAGE (A-C)	1.0497
R/W ACREAGE	4.5222
TOTAL ACREAGE	13.5710

SUBLOT	SQUARE FOOTAGE	ACREAGE
1	4,898	0.1125
2	4,510	0.1035
3	4,400	0.1010

TABLE OF PERMANENT PARCELS

PPN	PREV. OWNER	RECORDING	TRANSFER DATE	CURRENT OWNER	RECORDING	TRANSFER DATE
020-04-001 002-04-002 002-04-010 002-04-011 002-04-012 002-04-013 002-04-015 002-04-016 002-04-017	CHESEBRO BATTERY MANUFACTURING INC. (PARCEL 1)	AFN 200204071574	APRIL 7, 2003	BATTERY PARK DEVELOPMENT LLC	AFN 200505417118 (PARCEL 1)	MAY 17, 2005
002 07 001	CHESEBRO BATTERY MANUFACTURING INC.	AFN 200204071574 (PARCEL 2)	APRIL 7, 2003	BATTERY PARK DEVELOPMENT LLC	AFN 200505417118 (PARCEL 2)	MAY 17, 2005
002-05-006	CHESEBRO BATTERY MANUFACTURING INC.	AFN 200204071574 (PARCEL 3)	APRIL 7, 2003	BATTERY PARK DEVELOPMENT LLC	AFN 200505417118 (PARCEL 3)	MAY 17, 2005
002-04-007	CHESEBRO BATTERY MANUFACTURING INC.	AFN 200204071574 (PARCEL 4)	APRIL 7, 2003	BATTERY PARK DEVELOPMENT LLC	AFN 200505417118 (PARCEL 4)	MAY 17, 2005

CERTIFICATION

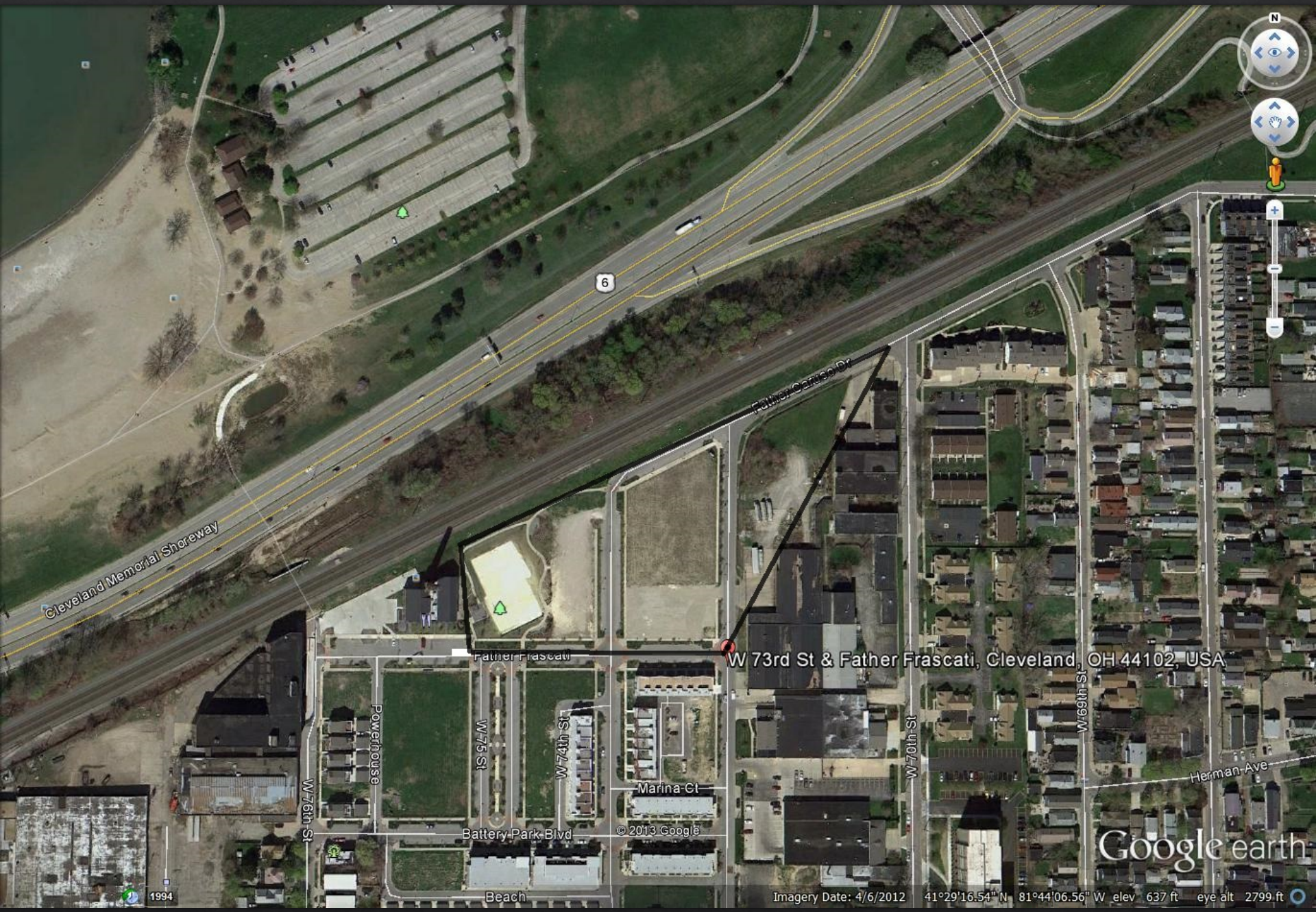
THE PLAT WAS PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I ACKNOWLEDGE TO BE CORRECT.

THE C.W. CHUNTRY COMPANY
1111 Lakeside Avenue, Suite 1500
770 Hub Tower
Cleveland, Ohio 44114-1184
(216) 781-9225 FAX (216) 781-9680
www.cwchuntry.com

STATE OF OHIO
JOHN C. JANSKY
6140
PROFESSIONAL SURVEYOR

JOHN C. JANSKY
OHIO REGISTERED SURVEYOR NO. S-6140

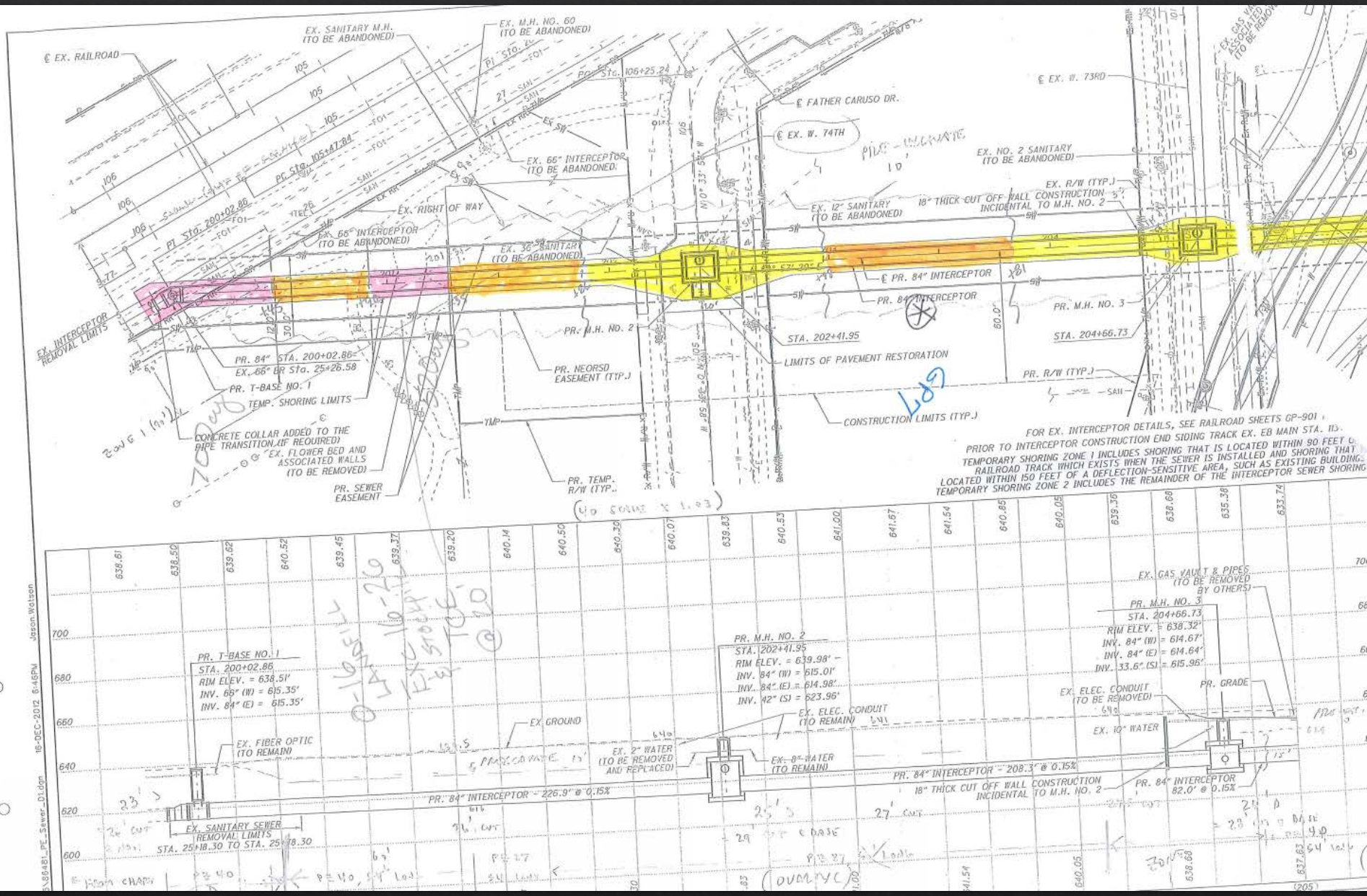
DATE


Cleveland Memorial Shoreway
6
Father Gerson Dr
Father Frascati
W 73rd St & Father Frascati, Cleveland, OH 44102, USA
W 76th St
Powerhouse
W 75 St
W 74th St
Marina Ct
Battery Park Blvd
© 2013 Google
W 70th St
W 69th St
Herman Ave
Beach
1994
Google earth
Imagery Date: 4/6/2012 41°29'16.54" N 81°44'06.56" W elev 637 ft eye alt 2799 ft

Cleveland Memorial Shoreway
Father Caruso Dr, Cleveland, OH
Father Caruso Dr
Father Frascati
© 2012 Google
Google earth
Imagery Date: 4/6/2012
1994
41°29'16.45" N 81°44'04.65" W elev 635 ft
Eye alt 1897 ft

MH-1
MH-2
MH-3
MH-4
MH-5
MH-6
MH-7
MH-8
Google earth

SCALE: 1"=80'	DATE: JANUARY 2013	Baker MICHAEL BAKER Jr., INC. MOON TOWNSHIP, PENNSYLVANIA	FIGURE 2 GEOPROBE BORING LOCATION WESTERLY INTERCEPTOR RELOCATION MAP CUY – LAKEFRONT WEST – WEST 73rd (PID 86481) CITY OF CLEVELAND, CUYAHOGA COUNTY, OHIO
S.O. NO.: 122527	FILE: 122527_SRW_04		
DSN/DWN: TC/RRR	CHK: TC		


℄ EX. RAILROAD
EX. SANITARY M.H. (TO BE ABANDONED)
EX. M.H. NO. 60 (TO BE ABANDONED)
PI Sta. 200+02.86
PC Sta. 105+47.84
PC Sta. 106+25.24
EX. 66" INTERCEPTOR (TO BE ABANDONED)
EX. RIGHT OF WAY
66" INTERCEPTOR (TO BE ABANDONED)
EX. 36" SANITARY (TO BE ABANDONED)
℄ FATHER CARUSO DR.
℄ EX. W. 74TH
℄ EX. W. 73RD
EX. NO. 2 SANITARY (TO BE ABANDONED)
EX. R/W (TYP.)
EX. 12" SANITARY (TO BE ABANDONED)
18" THICK CUT OFF WALL CONSTRUCTION INCIDENTAL TO M.H. NO. 2
℄ PR. 84" INTERCEPTOR
PR. 84" INTERCEPTOR
PR. M.H. NO. 3
STA. 204+66.73
STA. 202+41.95
LIMITS OF PAVEMENT RESTORATION
PR. M.H. NO. 2
PR. NEORSD EASEMENT (TYP.)
PR. R/W (TYP.)
CONSTRUCTION LIMITS (TYP.)
EX. INTERCEPTOR REMOVAL LIMITS
PR. 84" STA. 200+02.86
EX. 66" BR Sta. 25+26.58
PR. T-BASE NO. 1
TEMP. SHORING LIMITS
CONCRETE COLLAR ADDED TO THE PIPE TRANSITION (IF REQUIRED)
EX. FLOWER BED AND ASSOCIATED WALLS (TO BE REMOVED)
PR. SEWER EASEMENT
PR. TEMP. R/W (TYP.)
FOR EX. INTERCEPTOR DETAILS, SEE RAILROAD SHEETS GP-901
PRIOR TO INTERCEPTOR CONSTRUCTION END SIDING TRACK EX. EB MAIN STA. 115
TEMPORARY SHORING ZONE 1 INCLUDES SHORING THAT IS LOCATED WITHIN 80 FEET OF
RAILROAD TRACK WHICH EXISTS WHEN THE SEWER IS INSTALLED AND SHORING THAT
LOCATED WITHIN 150 FEET OF A DEFLECTION-SENSITIVE AREA, SUCH AS EXISTING BUILDING
TEMPORARY SHORING ZONE 2 INCLUDES THE REMAINDER OF THE INTERCEPTOR SEWER SHORING
PR. T-BASE NO. 1
STA. 200+02.86
RIM ELEV. = 638.51'
INV. 66" (W) = 615.35'
INV. 84" (E) = 615.35'
PR. M.H. NO. 2
STA. 202+41.95
RIM ELEV. = 639.98'
INV. 84" (W) = 615.01'
INV. 84" (E) = 614.98'
INV. 42" (S) = 623.96'
PR. M.H. NO. 3
STA. 204+66.73
RIM ELEV. = 638.32'
INV. 84" (W) = 614.67'
INV. 84" (E) = 614.64'
INV. 33.6" (S) = 615.95'
EX. GAS VAULT & PIPES (TO BE REMOVED BY OTHERS)
EX. ELEC. CONDUIT (TO BE REMOVED)
PR. GRADE
EX. 10" WATER
EX. GROUND
EX. FIBER OPTIC (TO REMAIN)
EX. 2" WATER (TO BE REMOVED AND REPLACED)
EX. ELEC. CONDUIT (TO REMAIN)
EX. 8" WATER (TO REMAIN)
PR. 84" INTERCEPTOR = 226.9' @ 0.15%
PR. 84" INTERCEPTOR = 208.3' @ 0.15%
18" THICK CUT OFF WALL CONSTRUCTION INCIDENTAL TO M.H. NO. 2
PR. 84" INTERCEPTOR 82.0' @ 0.15%
EX. SANITARY SEWER REMOVAL LIMITS
STA. 25+18.30 TO STA. 25+78.30
16-DEC-2012 6:46PM
Jason Watson

BLDG. 2

THE SHOREWAY

KOMATSU
PC
300
LC
KOMATSU

Manitowoc
02.11.2014 14:35

02.10.2014 14:29

HAZ
GROVE

KOMATSU
03.31.2014 13:50

BATTERY PARK
03.20.2014 15:36

03.25.2014 14:06

KOMATSU
03.25.2014 10:01

KOMATSU
NORTH
04.01.2014 08:48

KOMATSU
PC 300 LC
NORTH
04.01.2014 08:50

ATTERY PARK
04.02.2014 11:13

KOMATSU

KOMATSU
PC 300 LC

KOMATSU
KOMATSU
KOMATSU
R-302

EDGEWATER PARK
KOMATSU
KOMATSU
PC 300 LC

NS
NORFOLK SOUTHERN
8453
EDGEWATER PARK

EDGEWATER PARK

35