

**ANALYSIS OF BROWNFIELD CLEANUP
ALTERNATIVES (ABCA) &
REMEDIAL ACTION PLAN (RAP)**

The Park Synagogue Complex
3300 Mayfield Road
Cleveland Heights, Cuyahoga County, Ohio 44118

July 2023

PREPARED FOR
Friends of Mendelsohn 2306 West 17 th Street Cleveland, Ohio 44113

PREPARED BY
BJAAM Environmental, Inc. P.O. Box 523, 472 Elm Ridge Avenue Canal Fulton, Ohio 44614 Phone #: 330-854-5300 Fax #: 330-854-5340 BJAAM Job #: 121115

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1.0 Introduction and Background

1.1 Subject Property Description

The Subject Property, located at 3300 Mayfield Road, Cleveland Heights, Cuyahoga County, Ohio 44118, is comprised of Cuyahoga County Auditor Parcels #68434001 and #68435001, totaling approximately 28.26-acres. A Site Map of the Subject Property is included as Figure 1. The Subject Property is situated within a mixed commercial/residential area. Mayfield Road is located to the north, followed by two (2) apartment buildings located at 3237 and 3265 Mayfield Road along with U-Haul Moving and Storage located at 3211 Mayfield Road to the northwest. St. Constantine & Helen Greek Orthodox Cathedral is located at the eastern adjoining property at 3352 Mayfield Road; and residential structures located at 1512-1658 Compton Road. The southern adjoining property consists of residential structures located at 3281-3365 Euclid Heights Boulevard. An electrical substation is located at the western adjoining property at 3218 Mayfield Road; and residential structures located at 1557-1667 Ivydale Road.

1.2 Site Use

The Subject Property currently contains a preschool, synagogue, boiler house/maintenance building, and parking lot for Cleveland Heights bus parking. Based on historical research, the southern portion of the Subject Property (parcel #68435001) was developed as early as 1937 with The Park School of Cleveland located at 3325 Euclid Heights Boulevard. The central portion of the Subject Property (parcel #68435001) was developed with The Park Synagogue by 1950. A classroom wing is situated east of The Park Synagogue's courtyard. An auditorium wing was developed by 1969 that connects to The Park Synagogue through a bridge like structure. The planned redevelopment of the Subject Property includes housing, a public park, arts/culture, offices, wellness, and incubation spaces.

1.3 Previous Assessments

1.3.1 Professional Service Industries, Inc., Asbestos Survey – May 2020

An Asbestos Survey was conducted by Professional Service Industries, Inc. (PSI) in May 2020 to identify asbestos-containing materials (ACMs) at the Subject Property. Based on a review of the report, ACMs were identified and include materials that were both sampled and confirmed to be ACM, and those that were assumed to be ACM. A summary of PSI's findings are as follows:

Sampled

- 600 square feet (SF) of 2'x4' ceiling panels in the Synagogue offices.
- 10,000 SF of brown mastic for the 1'x1' ceiling tile in the Synagogue offices, choir room, and classrooms.
- 400 linear feet (LF) of black mastic for the 6" vinyl cove base in the Synagogue-offices-library.
- 1,600 SF of popcorn ceiling texture in the main sanctuary entrance, stairwell, hallway and sitting area.
- 8,500 SF of 9"x9" floor tiles in the Synagogue-Sanctuary, and hallway in rear of glass auditorium.
- 1,100 SF of ceiling texture in the Synagogue-choir loft.
- 500 SF of 9"x9" floor tile in the Synagogue-choir loft.
- 40 LF of 4" outer diameter (OD) pipe insulation in the Synagogue-2nd floor mechanical room for sanctuary and Rosenthal Hall.
- 40 each of 6" OD mudded elbows in the Synagogue-2nd floor mechanical room for sanctuary and Rosenthal Hall.
- 400 LF of 4" vinyl cove base and black mastic in the Synagogue-classrooms.
- 100 SF of 9"x9" floor tile in the Synagogue-room under stairs.
- 200 SF of 9"x9" floor tile in the Synagogue-classrooms.
- 300 LF of 10" OD pipe insulation in the 1st floor mechanical room.
- 2,250 LF of aircell pipe insulation on pipes above ceiling in kitchen of Rosenthal Hall, and 1st floor mechanical room.
- 3,700 SF of plaster heavy ceiling texture in the Synagogue-hallways and Fellowship rooms below sanctuary.
- 630 SF of 9"x9" floor tile in the Synagogue-coat area.
- 400 SF of 12"x12" floor tile in the Synagogue-parlor area.
- 60 SF of vinyl floor tile in the Synagogue-small kitchen.
- 24 round windows with interior window glazing in the Synagogue-round copper windows-glass auditorium.
- 400 SF of 12"x12" floor tile and mastic in the bridge and mechanical room.
- 5,000 SF of drywall mud throughout Kangesser.

- 700 SF of 12"x12" floor tile and mastic in the Kangesser-storage room/bathroom (Goldberg Assembly Hall), hallways, and restrooms.
- 900 SF of drywall-joint compound-ceiling texture in the Kangesser-storage room (Goldberg Assembly Hall).
- 1,600 SF of ceiling texture and drywall joint compound in the Stein Auditorium-hallways.
- 48 SF of vinyl tile and black mastic in the Kangesser-Stein Auditorium.
- 2,325 SF of ceiling texture in the Kangesser-lobby areas.
- 70 LF of 16" OD pipe insulation in the boiler house.
- 40 windows with window glazing in the boiler house.
- 180 windows with exterior window caulk on metal windows in the Synagogue-school.
- 10 windows with exterior window caulk-small round windows in Kangesser hall.
- 10,000 SF of 9"x9" floor tile and mastic in the Synagogue-classrooms, hallways, glass auditorium.
- 500 LF of 6" vinyl cove base in the synagogue-hallways near classrooms.
- 500 LF of 6" vinyl cove base in the synagogue hallways near classrooms.
- 640 SF of acoustical ceiling plaster in the Synagogue-outside glass auditorium.
- 180 windows with interior window glazing in the synagogue-school-throughout.
- 160 each of 4" pipe insulation mudded elbows in the synagogue-2nd floor mechanical room for sanctuary and Rosenthal Hall.
- 500 LF of 6" OD pipe insulation in the Synagogue-2nd floor mechanical room for sanctuary and Rosenthal Hall.
- 20 doors with fire door insulation in the Synagogue-school.
- 64 SF of insulation on wooden box in the Synagogue-glass auditorium.
- 20 fixtures with light fixture insulation in Kangesser and various other spaces.

Assumed

- 16 vibration clothes throughout.
- 2 coolers/freezers in kitchen areas.
- 32 mirrors with mirror mastic in restrooms.
- 40 chalkboards with mastic in classrooms.
- 1 built-in safe in an office.
- 30 SF of wallboard remnants in the 1st floor closet under north stairwell to glass auditorium.

- ~50 fire doors throughout the Synagogue, Kangesser Hall and boiler house.
- 20 LF of transite roof drainpipe in the boiler house.

According to PSI's report, most of the ACMs were observed to be in good condition. Some of the ACMs were identified to be in damaged or significantly damaged condition including such materials as pipe insulation, floor tiles, window glazing, window caulking, acoustical ceiling plaster, fire door insulation, and wallboard remnants. PSI's recommendations stated ACMs should be maintained in a good non-damaged condition and periodically inspected, typically through the use of an Operations and Maintenance (O&M) program. Damaged or significantly damaged ACMs should be repaired, encapsulated, enclosed, or removed. The Day Care Center Building was not accessed during the asbestos survey due to COVID-19 virus.

1.3.2 BJAAM Environmental Inc., Phase I Environmental Site Assessments – January 2022 & March 2023

In January 2022, BJAAM completed a Phase I ESA at the Subject Property in general accordance with the Ohio Voluntary Action Program (VAP). In March 2023, BJAAM completed a Phase I ESA at the Subject Property in accordance and under the scope and limitations of American Society of Testing and Materials Standard (ASTM) E1527-21. The assessments revealed evidence of the following REC in connection with the Subject Property:

1. *Existing Buildings and Asbestos Containing Materials (ACM)* – The existing buildings at the Subject Property were constructed between the 1920s and 2000s. An Asbestos Survey Report was completed in 2020, which identified the presence of asbestos in various building materials. Additionally, while a lead-based paint survey has not been completed, based on the building construction dates the presence of lead-based paint in the buildings cannot be ruled out. Depending on future renovation and/or demolition activities, appropriate handling and abatement of asbestos and lead-based paint building materials needs to be done to ensure they are not inadvertently released into the environment.

2.0 Analysis of Brownfield Cleanup Alternatives (ABCA)

2.1 Applicable Regulations and Cleanup Standards

The property is proposed for entry into the Ohio EPA's VAP. The site cleanup and No Further Action (NFA) eligibility will be overseen by a Certified Professional (CP) Under the VAP; Mr. Zachary Pierce (CP #391) of BJAAM Environmental, Inc.

2.1.1 Cleanup Standards for Major Contaminants

Asbestos Containing Material (ACM) is defined as materials and products containing greater than one (1) percent asbestos. Building owners and employers are required to comply with the United States Environmental Protection Agency (US EPA) and Occupational Safety and Health Administration (OSHA) regulations pertaining to ACM. Handling and disposal of ACM during renovation and demolition activities is regulated by the US EPA under the National Emissions Standards for Hazardous Air Pollutants (NESHAPs) specified in 40 CFR Part 61 Subpart M. Employee exposure to ACM is regulated by OSHA under 29 CFR 1910 and 1926. Additional state and/or local regulations may also apply.

2.2 Evaluation of Cleanup Alternatives and Cost to Complete

The Subject Property is planned to undergo extensive renovation and both damaged and non-damaged ACMs will be disturbed during the renovation process. To address the presence of ACM at the Subject Property, three (3) alternatives were considered including Alternative #1 - No Action; Alternative #2 – Removal of all ACM and lead based paint; and Alternative #3 – Remove any ACM and lead based paint that will be disturbed during renovation activities, and repair, encapsulate, or enclose any damaged ACM and lead based paint that would not be disturbed by renovation activities.

2.2.1 Alternative #1: No Action

Alternative #1 is for Friends of Mendelsohn to take no action to remediate the Subject Property.

1. Effectiveness – This alternative is not effective in controlling or preventing the release of ACM or lead based paint to the environment nor exposure of receptors. This option would not facilitate re-use of the Subject Property.
2. Implementability – The No Action alternative requires no effort to implement.
3. Cost – There would be no immediate cost for the No Action alternative. However, future

clean-up, abatement, or litigation costs resulting from the potential exposure to ACM or lead based paint are unknown.

2.2.2 Alternative #2: Removal of all ACM and Lead Based Paint

Alternative #2 is for Friends of Mendelsohn to remove and dispose of all ACM and lead based paint.

1. Effectiveness – The removal of all ACM and lead based paint from the facility prior to initiating renovation activities would be an effective way to reduce, manage, and eliminate risk at the site, and the ACM and lead based paint would be removed and the exposure pathways would no longer exist. Renovation activities could then safely be performed.
2. Implementability – This alternative is implementable.
3. Cost – The costs to removal of all ACM and lead based paint from the facility are estimated to be \$715,000.

2.2.3 Alternative #3: Remove any ACM and lead based paint that will be disturbed during renovation activities, and repair, encapsulate, or enclose any damaged ACM and lead based paint that would not be disturbed by renovation activities.

1. Effectiveness – Asbestos containing materials and lead based paint can sometimes be safely managed in place so long as the materials are in good condition and the potential for disturbance is minimized. This option is a combination of the previous options and would mitigate the potential for ACM and lead based paint releases to the environment during renovation activities. However, the possibility of future releases of ACM or lead based paint cannot be ruled out, as the materials would still be present. An Operations and Maintenance (O&M) Plan would need to be implemented to ensure the materials remain in good condition and are not released into the environment.
2. Implementability – This alternative is implementable; however this option would require periodic monitoring of the remaining ACM and lead based paint in perpetuity.
3. Cost – Due to the extensive renovation planned for the site, the majority of ACM and lead based paint would be disturbed to some degree, and may require removal and/or repairs. As such, the costs to implement this alternative are similar to the previous Alternative #2 of approximately \$715,000, but with the additional costs for repairing, encapsulating or enclosing any remaining ACM and lead based paint. The future costs of monitoring the

ACM and lead based paint, any repairs, and/or cleanups are unknown.

2.3 Recommended Cleanup Alternative

The recommended cleanup alternative is Alternative #2: Removal of all ACM and Lead Based Paint.

2.3.1 Potential Impacts Caused by Extreme Weather Events

Potential impacts caused by observed and forecasted climate change conditions and extreme weather events were considered during selection of this remedy. According to the US Global Change Research Program (USGCRP), climate trends for the Midwest region of the United States include increased growing season temperatures, increased spring rainfall, and an increased frequency of late-growing-season drought conditions. The Site is in Cleveland Heights, Ohio, approximately 3.7 miles southeast of Lake Erie. The Great Lakes' surface temperatures are increasing, lake ice cover is declining, the seasonal stratification of temperatures in the lakes is occurring earlier in the year, and summer evaporation rates are increasing. Increasing storm impacts and declines in coastal water quality can put coastal communities at risk. Based on the nature of the Site and its proposed reuse and remedial activities, these potential climate change conditions and extreme weather events are not expected to significantly affect the Site or the selected remedy.

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3.0 Project Property and Overview

3.1 Activities/Media Remedied

This Analysis of Brownfield Cleanup Alternatives (ABCA) and Remedial Action Plan (RAP) was prepared for Friends of Mendelsohn by BJAAM for The Park Synagogue Complex. Based on observations made during the Phase I ESA site reconnaissance and a review of the 2016 7.5-minute series Cleveland South Quadrangle, partially excerpted as Figure 2, topography at the Subject Property exhibits a down-gradient slope to the west by northwest and is situated at an elevation of approximately 900-feet above mean sea level (amsl).

The Subject Property currently contains a preschool, synagogue, boiler house/maintenance building, and parking lot for Cleveland Heights bus parking. Based on historical research, the southern portion of the Subject Property (parcel #68435001) was developed as early as 1937 with The Park School of Cleveland located at 3325 Euclid Heights Boulevard. The central portion of the Subject Property (parcel #68435001) was developed with The Park Synagogue by 1950. A classroom wing is situated east of The Park Synagogue's courtyard. An auditorium wing was developed by 1969 that connects to The Park Synagogue through a bridge like structure. The RAP was derived based on information obtained from the Asbestos Survey (PSI – May 2020) and the Phase I ESAs (BJAAM – January 2022/March 2023).

The remedial actions outlined in this RAP will be completed to demonstrate the Subject Property meets applicable Ohio EPA VAP Rules 3745-300-01 through 3745-300-14 as outlined in the Ohio Administrative Code (OAC) and in support of an NFA letter. The planned redevelopment of the Subject Property includes housing, a public park, arts/culture, offices, wellness and incubation spaces. The RAP can and may be amended to account for additional site specific information that may become available.

3.2 Property Boundary

The Subject Property consists of two (2) parcels of land, #68434001 and #68435001, totaling approximately 28.26-acres. The Subject Property is owned by Anshe Emeth Beth Teflio Congregation, managed by The Park Synagogue, a nonprofit religious organization. The ALTA survey noting property boundaries is included as Figure 3.

3.3 End Users

In October 2022, the Subject Property was awarded grant funding through the Ohio Department of Development (ODOD) Brownfield Remediation Program (ODSA-2022-190217).

3.4 VAP Eligibility Issues

There were no VAP eligibility issues identified at the Subject Property.

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4.0 Asbestos

4.1 Location, Quantity, Type, and Condition of ACM

An Asbestos Survey was conducted by PSI in May 2020 to identify ACMs at the Subject Property. Based on a review of the report, ACMs were identified and include materials that were both sampled and confirmed to be ACM, and those that were assumed to be ACM. A summary of PSI's findings are as follows:

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4.2 Proposed Remedial Activities

Removal of all ACM and lead based paint.

Figures



Legend

— Subject Property

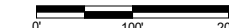


Figure 1 - Site Map

Job # 121115

Park Synagogue Complex
3300 Mayfield Road
Cleveland Heights, Ohio 44118

1" ~ 200'

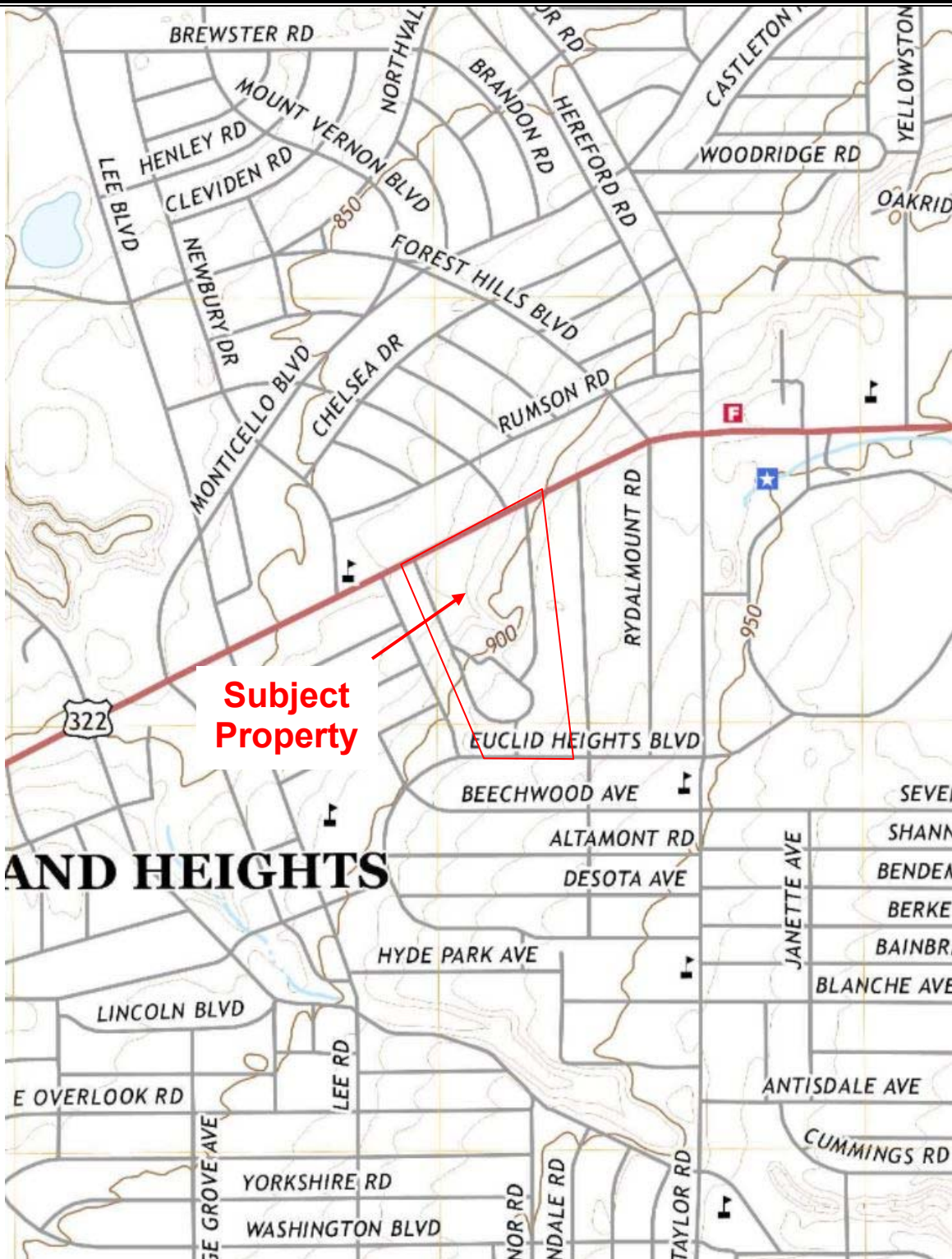


Note: Locations are approximate



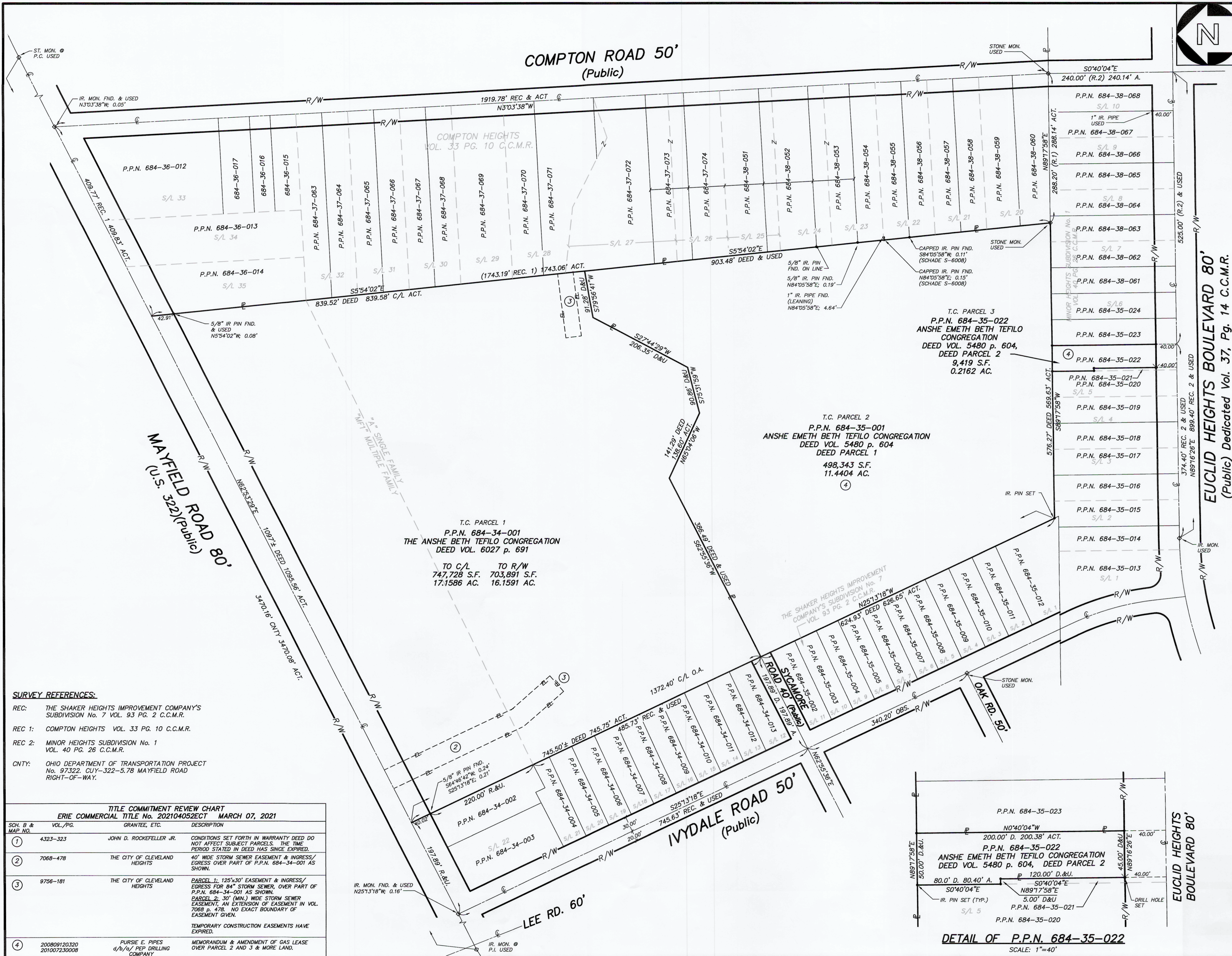
Google Earth
Aerial Imagery

Aerial photograph obtained from Google Earth and dated 3-11-2019



Topographic Map
 The Park Synagogue Complex
 3300 Mayfield Road
 Cleveland Heights, Cuyahoga County, Ohio 44118

Figure
2



DATE	REVISIONS	BY

VICINITY MAP

Site location map showing the project area within the Euclid Heights neighborhood, bounded by Euclid Heights Boulevard and Mayfield Road.

NOTES:

1. "IR. PIN SET" INDICATES 5/8" DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."

SURVEY REQUIREMENT NOTES:

ALL THE PROPERTY SHOWN ON THIS MAP OR PLAT ABUTS A PUBLICLY DEDICATED STREET AND THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY.

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS, THEREOF; BEARINGS ARE REFERENCED TO OBSERVATIONS MADE WITH OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM TO THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD83 (2011) DATUM ON APRIL 27, 2021, AND ARE USED TO INDICATE ANGLES ONLY. NO ROTATION. C.S.F. 1.000065793318

SPOT ELEVATIONS ARE ALSO GIVEN IN FEET AND DECIMAL PARTS THEREOF WITH AN ACCURACY OF .00 FOR HARD SURFACES AND .0 FOR ALL OTHERS. TOPOGRAPHY SHOWN ON SURVEY IS BASED UPON FIELD LOCATION AND COUNTY INFORMATION.

MAP OF ALTA/NSPS LAND TITLE SURVEY MADE FOR AND AT THE INSTANCE OF THE ANSHE BETH TEFILO CONGREGATION; ANSHE EMETH BETH TEFILO CONGREGATION; ERIE COMMERCIAL TITLE & DOMINION TITLE, LLC

BEING PART OF ORIGINAL EUCLID TOWNSHIP LOTS 14, 15 AND 48, TRACTS No. 1 AND 9 AND THE DILLE TRACT & PART OF SUBLOT 5 IN THE MINOR HEIGHTS SUBDIVISION No. 1 AS SHOWN BY THE RECORDED PLAT IN VOLUME 40 PAGE 26 OF CUYAHOGA COUNTY MAP RECORDS. NOW IN THE CITY OF CLEVELAND HEIGHTS CUYAHOGA COUNTY, OHIO

TO THE ANSHE BETH TEFILO CONGREGATION; ANSHE EMETH BETH TEFILO CONGREGATION; ERIE COMMERCIAL TITLE & DOMINION TITLE, LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6a, 8, 9, 13, 14, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 14, 2021.

STATE OF OHIO
MICHAEL A. ACKERMAN
8196
REGISTERED SURVEYOR

Michael A. Ackerman 6/14/2021
DATE

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	DRN	CRD.	DATE
1"=80'	M.D.	M.A.	JUNE, 2021

FILE NO.	ORDER NO.
522200SV	5222

1
3



DATE	REVISIONS	BY

LEGEND	
ITEM	DESCRIPTION
	RIGHT-OF-WAY
	CENTERLINE OF R/W
	PROPERTY LINE
	EASEMENT LINE
	STORM SEWER & MANHOLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER & MANHOLE
	WATER MAIN, HYDRANT & VALVE
	WATER SHUTOFF
	GAS MAIN AND GAS SHUTOFF VALVE
	OVERHEAD WIRES (AS NOTED)
	TRAFFIC SIGN
	UNDRGD. ELECTRIC DUCTS/CONDUIT
	UNDRGD. TELEPHONE DUCTS/CONDUIT AND MANHOLE
	TREE
	WOOD UTILITY POLE
	WOOD UTILITY POLE WITH ANCHOR
	UTILITY POLE WITH LIGHT
	LIGHT POLE
	CONCRETE
	METAL GUARD POST
	FENCE - AS NOTED
	SPOT ELEVATION
	CONTOUR ELEVATION

TABLE "A" NOTES:

3) THE PREMISES IS LOCATED IN FLOOD ZONE X-AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN-AS PER THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP FOR CUYAHOGA COUNTY, OHIO & INCORPORATED AREAS; MAP NUMBERS 39035C0089E & 39035C0093E, DATED DECEMBER 03, 2010.

6) PER CITY OF CLEVELAND HEIGHTS ZONING MAP: SUBJECT LAND IS CURRENTLY ZONED "A" SINGLE FAMILY AND "MF1" MULTIPLE FAMILY DISTRICTS.

-NO ZONING REPORT HAS BEEN PROVIDED. PER CITY ZONING CODE, THE FOLLOWING APPLY TO ZONE "A":

MIN. LOT AREA: 7,500 S.F.
MIN. LOT WIDTH: 50'
MIN. FRONT YARD: 25'
MIN. SIDE YARD: 5'
MIN. REAR YARD: 30'
MAX. HEIGHT: 35'

THE FOLLOWING APPLY TO ZONE "MF1":

MIN. LOT AREA: 3,500 S.F.
DENSITY: 12.4 UNITS/ACRE
MIN. LOT WIDTH: 100'
MIN. FRONT YARD: 30'
MIN. SIDE YARD: 15'
MIN. REAR YARD: 30'
MAX. HEIGHT: 35'

THE CITY OF CLEVELAND HEIGHTS SHOULD BE CONTACTED REGARDING ALL QUESTIONS OF VARIANCES, ZONING COMPLIANCE, ETC.

- 9) CURRENTLY THERE ARE 289 REGULAR PARKING SPACES, 21 HANDICAPPED SPACES & 49 BUS PARKING SPACES ON SUBJECT PARCELS.
- 16) NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.
- 17) NO INFORMATION ON PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS
- 18) NO DELINEATED WETLANDS OBSERVED ON SITE.

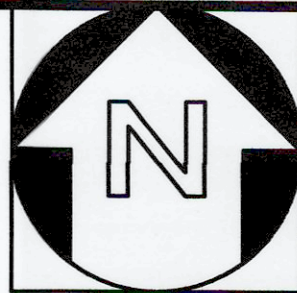
NOTES:

1. UNDERGROUND UTILITIES ARE SHOWN BASED UPON ACTUAL LOCATIONS OF ABOVE GROUND STRUCTURES AND RECORDS OF OTHERS AS TO UNDERGROUND LOCATIONS, SIZES, AND CONFIGURATIONS.

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE 1"=40'	DRN. OGD. M.D. M.A.	DATE JUNE, 2021	2 3
GR. SCALE 0' 20' 40'	FILE NO. 522200SV	ORDER NO. 5222	





DATE	REVISIONS	BY

TITLE COMMITMENT PARCEL 1

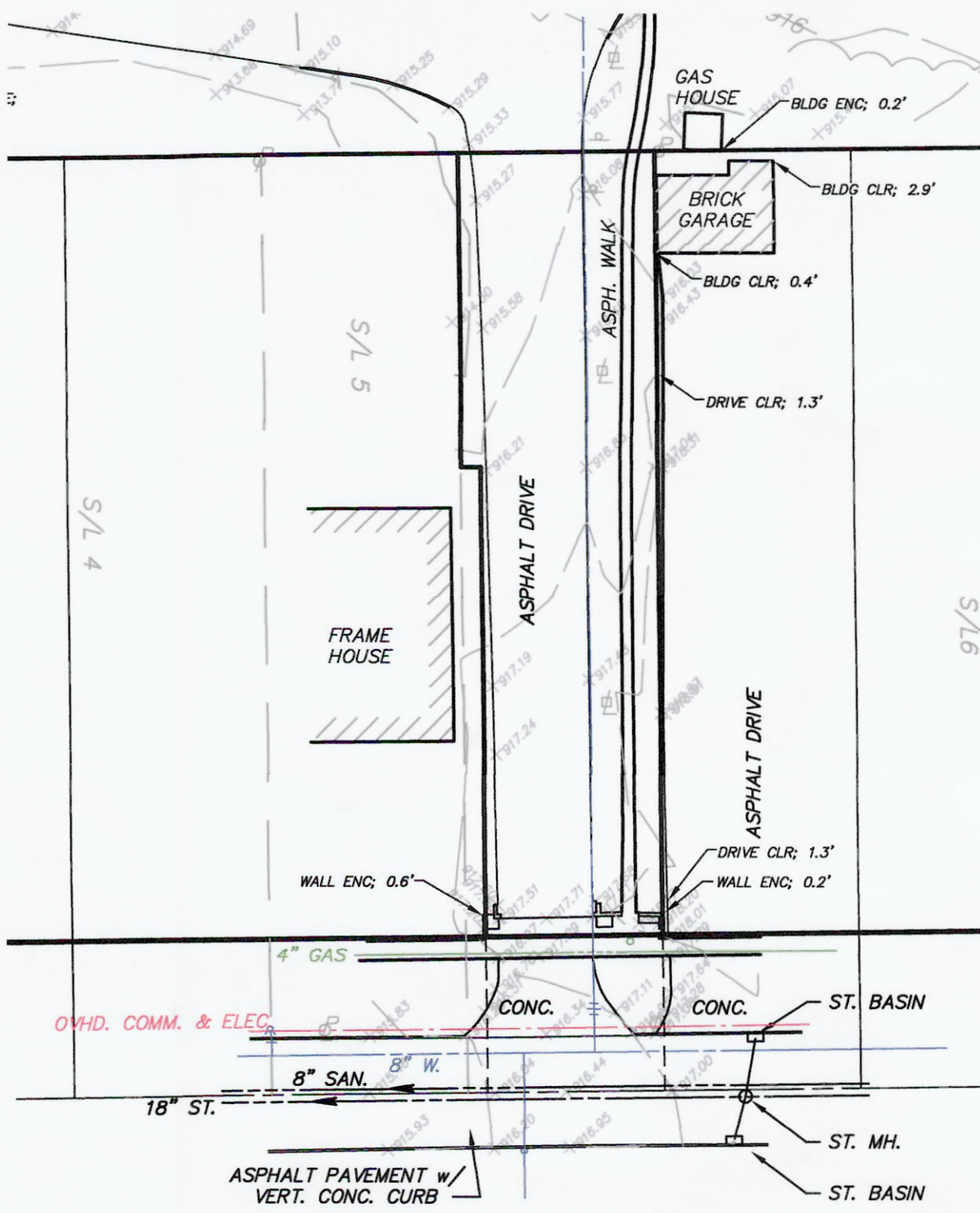
Situated in the City of Cleveland Heights, County of Cuyahoga and State of Ohio; and known as being part of Original Euclid Township Lot no. 14, bounded and described as follows:
Beginning at an iron pin located at the intersection of the center line of Sycamore Road (40 feet wide) and the Northwestly property line of the Shaker Hts. Improvement Company's Subdivision No. 7, said Subdivision being recorded in Volume 93 of Maps, Page 2 of Cuyahoga County Records; said iron pin being located North 63° 29' 05" East along the said center line of Sycamore Road a distance of 197.89 feet from an iron pin located at the intersection of said center line of Sycamore Road with the old center line of Ivdale Road, 40 feet wide; Ivdale being now 50 feet wide, the entire widening of 10 feet being made on the Easterly side; which intersection bears South 24° 21' 18" East along said old center line of Ivdale Road and is distant 745.50 feet from the intersection of said old center line of Ivdale Road (40 foot wide) with the center line of Mayfield Road (80 feet wide); thence North 24° 21' 18" West along the Easterly property line of said Shaker Hts. Improvement Company's Subdivision a distance of 745.50 feet more or less to the center line of Mayfield Road, 80 feet wide; thence North 62° 29' 52" East along said center line of Mayfield Road a distance of approximately 109.7 feet, to the point of intersection of said center line of Mayfield Road with the Westerly line extended Northerly, to meet the said center line, of the Compton Hts. Subdivision, said Subdivision being recorded in Volume 33 of Maps, Page 10 of Cuyahoga County Records; thence South 5° 18' 20" East along said Westerly property line and the Northerly extension of said Compton Hts. Subdivision, a distance of approximately 839.52 feet to an iron pin at an angle, said iron pin being the Northwestly corner of a parcel of land conveyed by Abeyton Realty Corporation to The Park School of Cleveland by limited Warranty deed dated May 9, 1932, and recorded in Volume 4239, Page 425 of Cuyahoga County Records; thence South 80° 32' 23" West a distance of 91.28 feet to an iron pin at an angle; thence South 28° 20' 11" West a distance of 206.35 feet to an iron pin at an angle; thence South 76° 07' 41" West a distance of 90.86 feet to an iron pin at an angle; thence North 65° 20' 36" West a distance of 141.29 feet to an iron pin at an angle; thence South 63° 29' 05" West a distance or 386.49 foot to the place of beginning, be the same more or less, but subject to all legal highways.

TITLE COMMITMENT PARCEL 2

Situated in the City of Cleveland Heights, County of Cuyahoga and State of Ohio; bounded and described as follows:
Beginning at an iron pin located at the intersection of the center line of Sycamore Road (40' wide) on the northeasterly property line of the Shaker Heights Improvements Company's Subdivision No. 7 said subdivision being recorded in Vol. 93, Page 2, Cuyahoga County Records of Deeds, said iron pin being located North 63° 29' 05" East along the said center line of Sycamore Road, a distance of 197.89 feet from an iron pin located at the intersection of said center line of Sycamore Road with the old center line of Ivdale Road 40' wide (Ivdale being now 50' wide the entire widening of 10' being made on the east side); and hence South 24° 21' 18" East along said old center line of Ivdale Road, a distance of 745.50 feet from the intersection of said old center line of Ivdale Road (40' wide) with the center line of Mayfield Road 80' wide.
Thence South 24° 21' 18" East along the easterly property line of said subdivision a distance of 624.93 feet to a drill hole in a stone monument at an angle.
Thence North 89° 49' 54" East along the northerly property line of the Minor Heights Subdivision, said subdivision being recorded in Vol. 40, Page 26, Cuyahoga County Records of Deeds, a distance of 576.27 feet to an iron pin at an angle.
Thence north 5° 18' 20" East along the westerly property line of the Compton Heights subdivision, said subdivision being recorded in Volume 33, page 10 Cuyahoga county Record of Deeds, a distance of 903.48 feet to an iron pin at an angle.
Thence South 80° 32' 23" West a distance of 91.28 feet to an iron pin at an angle.
Thence South 28° 20' 11" West a distance of 206.35 feet to an iron pin at an angle.
Thence South 76° 07' 41" West a distance of 90.86 feet to an iron pin at an angle.
Thence North 65° 20' 35" West a distance of 141.29 feet to an iron pin at an angle.
Thence South 63° 29' 05" West a distance of 386.49 feet to the point of beginning.
The above described parcel contains 11.517 acres, to be the same more or less.

TITLE COMMITMENT PARCEL 3

Situated in the City of Cleveland Heights, County of Cuyahoga and State of Ohio, and known as being a part of Sublot No. 5 in the Minor Heights Subdivision No. 1 of part of original Euclid Township Lot Nos. 15 and 48, Tracts Nos. 1 and 9 and the Dillie Tract, as shown by the recorded plat in Volume 40 of Maps, Page 28 of Cuyahoga County Records and bounded and described as follows:
Commencing at the Northerly line of Euclid Heights Boulevard, at the Southeast corner of Sublot No. 5; the Northerly, along the Easterly line of Sublot No. 5, about two hundred (200) feet to the Northeast corner of said Sublot; thence Westerly, along the northerly line of said Sublot No. 5, a distance of fifty (50) feet; thence Southerly and parallel with the Easterly line of said Sublot No. 5 a distance of eighty (80) feet; thence Easterly and parallel with the Northerly line of said Sublot No. 5 a distance of five (5) feet; thence Southerly and parallel with Easterly line of said Sublot No. 5 a distance of about one hundred and twenty (120) feet to the southerly line of said Sublot, being also the Northerly line of Euclid Heights Boulevard hence, Easterly, along the Northerly line of Euclid Heights Boulevard and the Southerly line of said Sublot No. 5, a distance of forty-five (45) feet to the place of beginning, be the same more or less but subject to all legal highways.



NOTES:
1. UNDERGROUND UTILITIES ARE SHOWN BASED UPON ACTUAL LOCATIONS OF ABOVE GROUND STRUCTURES AND RECORDS OF OTHERS AS TO UNDERGROUND LOCATIONS, SIZES, AND CONFIGURATIONS.

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HORIZ. SCALE 1"=40'	DRN M.D.	CKD M.A.	DATE JUNE, 2021	3
GR. SCALE 0"=20'	FILE NO. 522200SV	ORDER NO. 5222		3