

BASELINE DOCUMENTATION REPORT

**FOR
EMERALD VALLEY BUSINESS PARK
VILLAGE OF GLENWILLOW, OHIO**

CUYAHOGA COUNTY, OHIO

September 29, 2006

Prepared for:

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INTRODUCTION

In 2000, Duke-Weeks Realty Corporation proposed construction of a commercial development, Emerald Valley Business Park ("Development"), located in the Village of Glenwillow, Ohio, Geauga County. Situated off the new Cochran Road, this development includes dedicated green space totaling approximately fifty-eight (58) acres and approximately 1,643 linear feet of Beaver Meadow Creek and riparian corridor of the Tinkers Creek watershed.

Ohio Stream Preservation, Inc. ("OSP") was asked to consider a third-party stewardship role by accepting a conservation easement over the 58-acre Preserve. In early 2000, OSP provided a written stewardship agreement to Duke-Weeks Realty Corporation to serve as the conservator of the Preserve areas. Duke-Weeks Realty Corporation and OSP reached an agreement for these services in July 2000.

OSP prepared the Grant of Conservation Easement and conducted several site visits of the Emerald Valley Business Park. This document was recorded with the Cuyahoga County Recorder's office on 3-30-2004. This Baseline Documentation Report shall be recorded as part of the original Conservation Easement.

MONITORING RESULTS

A monitoring site visit was conducted as part of the Baseline Survey at the Conservation Easement ("CE") of Emerald Valley Business Park September 29, 2006. This visit was conducted to place signs at easement boundaries and to document any areas of encroachment. Overall, boundaries of the CE appeared undisturbed.

The CE is generally located within forested land (see photos 1-2, 5-8, 25-26). The northern boundary runs parallel to The Cleveland Electric Illuminating Company utility easement (see photo 19). Tinker's Creek, flowing northeast to southwest, forms the edge of the northwest side of the easement (see photos 13-14, 16). The Wheeling & Lake Erie Railroad Company railroad tracks run along the right bank of Tinker's Creek as one looks downstream (see photo 15). New Cochran Road is along a short portion of the southwest boundary of the CE (see photos 12-13). The residential edge of the CE along the east side has more light shining into the woods. Depressions in the landscape

are scattered throughout this area supporting lush, green vegetation. Wildlife was common within the CE. Approximately five individual sightings of deer were made within the middle portion of the CE.

The shape of the CE is similar to a shallow horseshoe. The two outer lobes of the horseshoe point to the south. The west (left) lobe CE boundaries were difficult to locate. They appear to be along a treeline, adjacent to scrub growth (see photos 5-8). Buildings have been proposed to be built in this shrubby area.

The southern boundary of the CE between the two lobes runs along a thick shrub area uphill to a parking lot (see photos 1-2). The western and southern edges of the east (right) lobe of the CE are along mowed grass or shrubby areas behind parking lots for other building (see photos 23-24). No encroachments were seen in these areas.

A possible encroachment occurs along the northern edge near the utility easement. There is a walking path leading into the woods near Tinker's Creek and the railroad tracks (see photo 18). The path appears to have been there a long time.

The eastern edge of the east lobe is bordered by approximately 12 residential properties. An old chainlink fence spans most of this area. A couple of encroachments were observed. One was at a dark brown house (possibly S/L 59). This property had piles of brush and branches within the confinements of the CE (see photo 21). A break in the chainlink fence of another property (possibly S/L 57) appears to be used for access to mow within the CE. This mowed area consists of approximately 20 ft by 12 ft (see photo 22). A GPS unit is suggested to determine accuracy of the CE boundary line along this eastern edge.

APPENDIX A

**PHOTO SAMPLING POINTS
and EASEMENT AREA MAP**

**FOR
EMERALD VALLEY BUSINESS PARK
VILLAGE OF GLENWILLOW, OHIO**

CUYAHOGA COUNTY, OHIO

APPENDIX B

PHOTO SAMPLING

FOR

EMERALD VALLEY BUSINESS PARK
VILLAGE OF GLENWILLOW, OHIO

CUYAHOGA COUNTY, OHIO

Photo Journal – September 2006
Emerald Valley Business Park



Photo 1: Looking E along Conservation Easement Boundary ("CEB"), CE to left



Photo 2: Looking W along CEB, CE to right



Photo 3: Looking E toward CEB from within CE



Photo 4: Looking SE toward CEB from within CE



Photo 5: Looking SW into CE left lobe



Photo 6: Looking NW to CEB with back to gazebo



Photo 7: Looking N to CEB with back to gazebo



Photo 8: Looking W-NW to CEB with back to gazebo

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Photo 9: Looking S to CEB and gazebo across Emerald Valley Pkwy from CE



Photo 10: Looking S to CEB and New Cochran Road from within CE



Photo 11: Looking NE along CEB with back to New Cochran Road



Photo 12: Looking NW along CEB, New Cochran Road to left



Photo 13: Looking SE along CEB, New Cochran Rd to right, Tinker's Creek in foreground



Photo 14: Looking NE along CEB, Tinker's Creek and CE to right, railroad to left



Photo 15: Looking SW along CEB, Tinker's Cr and CE to left and railroad to right

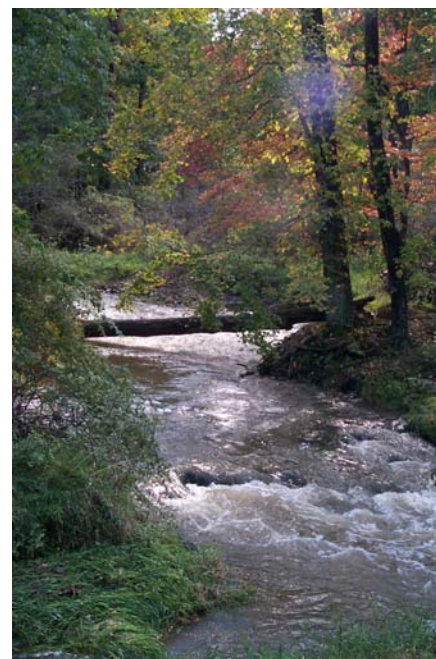


Photo 16: Looking NE along CEB, Tinker's Cr after a big rainstorm



Photo 17: Looking SW along CEB from NW corner of CE, CE to left



Photo 19: Looking E along CEB on N side of CE



Photo 18: Looking S at path leading into CE near NW CE corner



Photo 20: Looking N towards NE corner of CE along CEB, CE to left



Photo 21: Looking S along CEB, CE to right, encroachment of brush pile within CE



Photo 22: Looking S along CEB, encroachment of SL 57 beyond CE fence



Photo 23: Looking E along CEB right lobe



Photo 24: Looking N along CEB, W side of right lobe



Photo 25: Looking E along CEB, S side of CE



Photo 26: Looking W along CEB, S side of CE