

Brecksville Business Park



Brecksville Business Park

Fronting I-77 just north of the Ohio Turnpike in the upscale community of Brecksville, Ohio, Fogg has 40 acres of land suitable for an office development able to accommodate users up to 500,000 square feet. This freeway visible site is ideal for a corporate headquarters building or a large office campus. Located between Cleveland and Akron, the site is easily accessible from I-77, I-480, State Route 21 and the Ohio Turnpike (I-80). All utilities are available at the street and the sites are readily available for build-to-suit lease projects.



"I have worked with various property managers finding corporate expansion facilities for the last twenty-five years in five different States and by far Ray Fogg Corporate Properties management services has the smoothest operations and the nicest people to work with."

- E & R Industrial



216.351.7976
fogg.com

STANDARD SPECIFICATIONS

Brecksville Business Park

The following information is a general description of the project.



LOCATION & ACCESS

- I-77 freeway visibility
- Situated south of Miller Rd. and north of W. Snowville Rd. along I-77.
- Located in the high image community of Brecksville, OH
- Midway between Cleveland and Akron
- Access via W. Snowville Rd.
- Easy Access to I-77, Ohio Turnpike (I-80) and I-271

ZONING

- Office or Laboratory

PROPERTY DATA

- Available: up to 40.69 acres
- Will build-to-suit

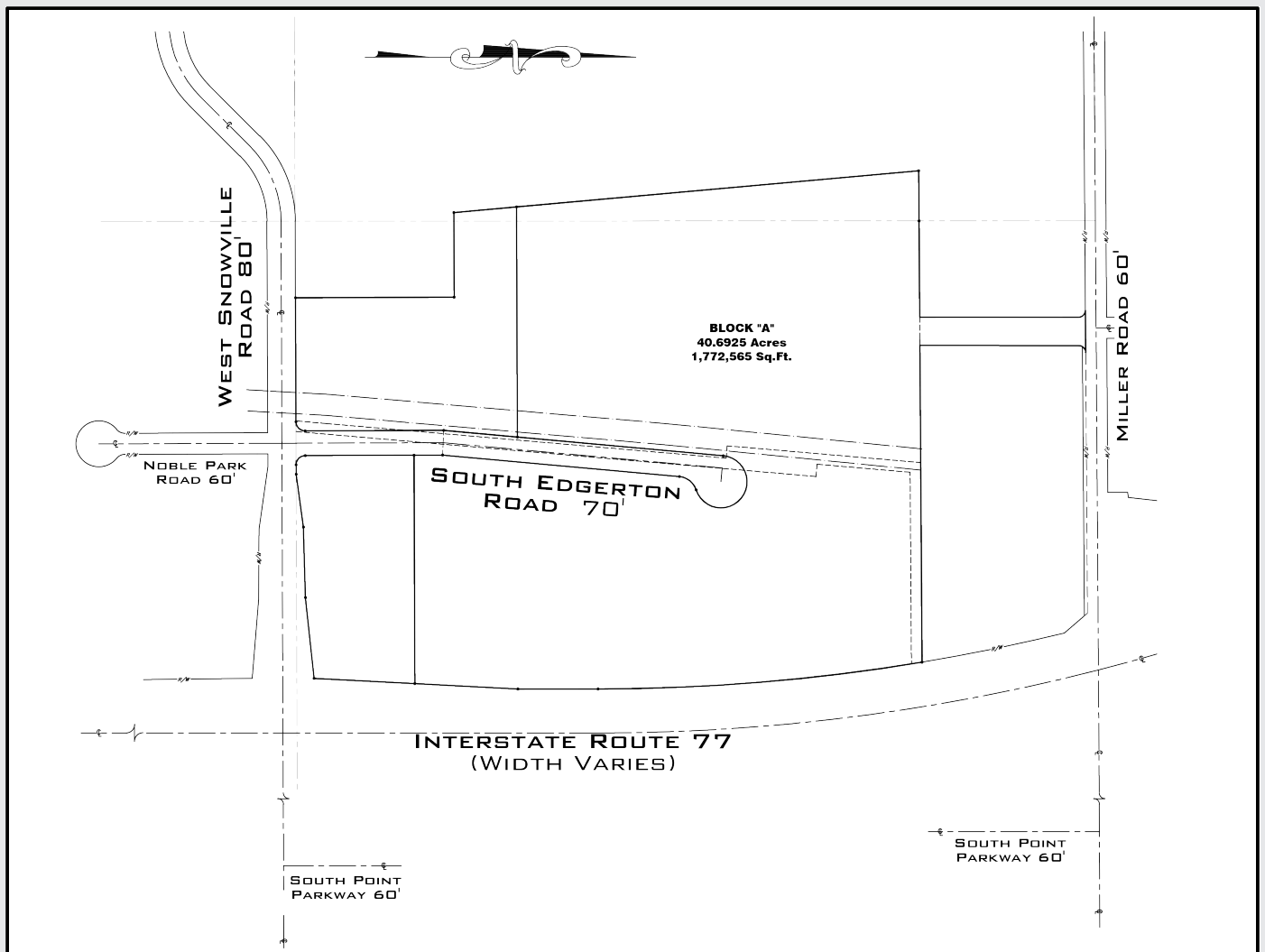
UTILITIES - All available at the street

- Electric: The Illuminating Co.
- Gas: East Ohio Gas
- Water: City of Cleveland
- Sanitary & Storm Sewer: City of Cleveland

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"Fogg was extremely well prepared. They did the hard work and up-front planning that kept things running smoothly and without unwelcome surprises." - **Metokote Corporation**



The information contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy hereof.

The centerline of West Snowville Road as North 89°17'05" West by the Dedicated Plat of West Snowville Road recorded in Volume 194, Page 78 of Cuyahoga County Map Records.

1.2714 ACRES
55,381 SQ.FT.

RELOCATED SOUTH EDGERTON ROAD
(PRIVATE ROAD)

Situated in the City of Brecksville, County of Cuyahoga and State of Ohio and known as being all of Parcel No. 1 and part of Parcel Nos. 4 and 5 in the Fogg-Brecksville Development Company Industrial Park Subdivision No. 1, as shown by the plat recorded in Volume 214, Page 100 of Cuyahoga County Map Records and known as being all of Parcels A, B, E, F and G in the Fogg-Brecksville Development Company Industrial Park Re-Subdivision of part of the Original Brecksville Township Lot Nos. 60 and 61, as shown by the plat recorded in Volume 225, Page 43 of Cuyahoga County Map Records.

Situated in the City of Brecksville, County of Cuyahoga and State of Ohio and known as being all of Parcel No. 1 and part of Parcel Nos. 4 and 5 in the Fogg-Brecksville Development Company Industrial Park Subdivision No. 1, as shown by the plat recorded in Volume 214, Page 100 of Cuyahoga County Map Records and known as being all of Parcels A, B, E, F and G in the Fogg-Brecksville Development Company Industrial Park Re-Subdivision of part of the Original Brecksville Township Lot Nos. 60 and 61, as shown by the plat recorded in Volume 225, Page 43 of Cuyahoga County Map Records.

I the undersigned Raymon B. Fogg, Jr., Trustee, owner of the property shown and described hereon as the Fogg-Brecksville Development Company Industrial Park Resubdivision No. 2 do hereby assent to and adopt this subdivision of the same.

Witness MICHAEL J. MERLE

FOGG-BRECKSVILLE DEVELOPMENT COMPANY
By: Roymon B. Fogg, Jr., Trustee of the 2004 Roymon B. Fogg Sr. FBGP Irrevocable Trust
General Partner

State of OHIO
County of CUYAHOGA

Before me a Notary Public in and for said County and State, personally appeared the above named Owner who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed individually, and as said representative the free act and deed of said Fogg-Brecksville Development Company.

In witness whereof, I have hereunto set my hand and official seal at Cleveland Ohio this 21ST day of NOVEMBER, 2011.



MICHELE M. PAPAY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 04, 2012

Michelle M. Lapsy
Notary Public
3/7/12
My commission expires

This plat of the Fogg-Brecksville Development Company Industrial Park Resubdivision No. 2 has been approved by the Planning Commission of the City of Brecksville, Ohio, this 29th day of December, 2011.

Chairman _____
Secretary _____

This plot is hereby approved by the Council of the City of Brecksville, Ohio. This Approval does not constitute a dedication or acceptance of South Edgerton Road (Private Road).

SEPTEMBER 20, 2011
Date
President of Council
Mary Saul
Clerk of Council

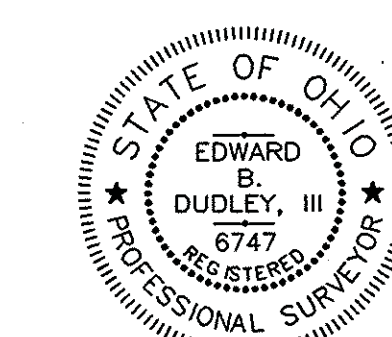
This plot is hereby approved by the City Engineer this 8th day of December, 2011.

City Engineer

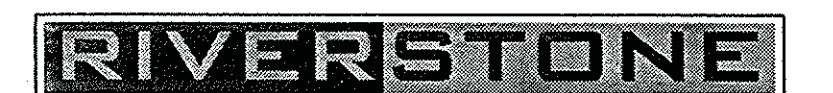
This Fogg-Brecksville Development Company Industrial Park Resubdivision No. 2 was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian intended to include angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

September 6th, 2011

Edward B. Dudley P.S. No. 6747 Date



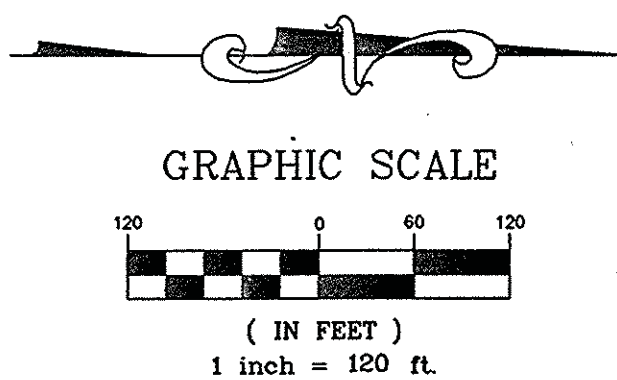
BDK EBD PS No. 6747



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11-089 , PAGE 1 OF 1

(DEDICATION VOLUME 302,
PAGE 94 C.C.M.R.)
(A PUBLIC RIGHT-OF-WAY)



M = Monument Box Found **C** = Centerline
○ = Iron Pin or Pipe Found **P** = Property Line
● = 5/8" Iron Pin Set **Plat** = Volume 225, Page 43
⊙ = Drill Hole Set / Found
+ = Concrete Nail Set / Found

Parcel line _____ Z _____

Original Sublot Line _____

Original Lot / Section Line _____

Centerline _____ C _____

Property Line _____

Right-of-way Line _____ R/W _____

Easement Line _____

(DEDICATION VOLUME 272, PAGE 27 C.C.M.R.)
(DEDICATION VOLUME 277, PAGE 7 C.C.M.R.)
(A PUBLIC RIGHT-OF-WAY)

LINE TABLE

CURVE TABLE

Curve	Radius	Arc	Delta	Tangent	Chord	Bearing
C1	20.00'	31.42'	90°00'00"	20.00'	28.28'	S45°42'55"W
C2	20.00'	31.42'	90°00'00"	20.00'	28.28'	S44°17'05"E
C3	530.20'	83.17'	41°10'32"	95.40'	95.40'	S21°01'57"E
C4	570.00'	84.36'	10°17'02"	42.29'	84.62'	S05°51'26"W
C5	560.45'	247.65'	2°11'55"	123.86'	247.66'	N00°20'25"E
C6	500.00'	89.74'	10°17'02"	44.99'	89.62'	S05°51'26"W
C7	308.44'	401.34'	74°18'40"	234.50'	373.79'	N26°09'23"W
C8	560.00'	394.01'	64°11'18"	220.00'	372.52'	S21°09'35"E
C9	31.00'	31.00'	90°00'00"	20.00'	28.28'	S45°42'55"W
C10	560.45'	332.53'	3°23'58"	168.31'	332.48'	N06°16'45"E
C11	560.45'	342.99'	3°20'23"	171.65'	342.94'	N03°21'34"W
C12	560.45'	1434.35'	14°20'32"	729.58'	1430.61'	N06°14'45"E
C13	339.44'	369.68'	32°52'59"	205.87'	351.68'	N20°12'02"E
C14	339.44'	78.27'	11°54'41"	39.44'	78.44'	N52°29'32"E
C15	380.00'	2459.14'	24°10'14"	2476.10'	3311.09'	S31°09'35"W
C16	20.00'	31.26'	89°32'33"	18.84'	28.17'	S45°45'50"W
C17	20.00'	31.26'	89°32'33"	18.84'	28.17'	S45°45'50"W
C18	380.00'	424.62'	64°01'24"	237.65'	402.87'	S31°01'09"E
C19	380.00'	1.66'	0°16'52"	0.93'	1.66'	S69°10'17"E
C20	380.00'	1.66'	0°16'52"	0.93'	1.66'	S69°10'17"E

<i>Line</i>	<i>Length</i>	<i>Bearing</i>
<i>L1</i>	172. 01"	N00°44'56"E
<i>L2</i>	167. 96"	S01°56'57"W
<i>L3</i>	28. 50"	N00°42'55"E
<i>L4</i>	62. 30"	N00°44'56"E
<i>L5</i>	120. 38"	S01°56'57"W
<i>L6</i>	37. 91"	S89°17'05"E
<i>L7</i>	151. 33"	N83°07'14"E
<i>L8</i>	202. 06"	N89°16'59"E
<i>L9</i>	230. 44"	N44°48'10"E
<i>L10</i>	368. 08"	S01°56'57"W
<i>L11</i>	282. 67"	N03°53'49"E
<i>L12</i>	141. 51"	N05°55'33"E
<i>L13</i>	65. 69"	N07°50'33"E
<i>L14</i>	264. 15"	S01°56'57"W
<i>L15</i>	148. 26"	N05°55'33"E
<i>L16</i>	100. 00"	S89°17'05"E
<i>L17</i>	13. 78"	S01°56'57"W
<i>L18</i>	450. 63"	S01°56'57"W
<i>L19</i>	28. 00"	S01°56'57"W
<i>L20</i>	6. 79"	S01°56'57"W
<i>L21</i>	52. 78"	S89°17'05"E
<i>L22</i>	60. 00"	S79°00'00"E
<i>L23</i>	43. 00"	N00°44'56"E
<i>L24</i>	100. 00"	S01°56'57"W

Note: ● All 5/8"x30" iron pins set and capped
"Riverstone Company-Dudley PS6747"

(DEDICATION VOLUME 272, PAGE 27 C.C.M.R.)
(DEDICATION VOLUME 277, PAGE 7 C.C.M.R.)
(A PUBLIC RIGHT-OF-WAY)

THE EFFECT OF CONSIDERATION AND SUBSTITUTION RATES ON THE EVOLUTION OF THE HUMAN GENOME