

RE 25-17
Revised 01-2014

RIGHT-OF-WAY APPRAISAL REPORT

IDENTIFICATION OF
SUBJECT PROPERTY: 6875 Pickerington Road NW
Violet Township, Fairfield County, Ohio

IDENTIFICATION OF
PROJECT/PARCEL: FAI-33-2.64
Parcel 36
Owner: Sabine Reed
PID No. 77555
Federal Project #: E220031

PREPARED FOR: Mr. James M. Fisher
Principal / Senior Vice President
TranSystems
39 W. McKinley Way
Poland, Ohio 44514

PREPARED BY: G. Franklin Hinkle, II, MAI
President
Hinkle Real Estate Advisors, Inc.
P.O. Box 1280
Worthington, Ohio 43085
P: (614) 204-4358
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DATE OF VALUE: January 12, 2024

Summary Sheet

Estimates of Value and Determination of Total Damages, If Uncured						
<input type="checkbox"/>	Value Before - Value of Residue (Uncured) = Difference - Part Taken = Total Damages, If Uncured					
	\$186,248	-	\$106,400	=	\$79,848	-
					\$79,848	=
						\$0
Compensation Based Upon a Limited-Scope Appraisal						
<input checked="" type="checkbox"/>	Value Before \$0 *Note: Value stated may not include all structures					
	Part Taken	+	Net Cost-to-Cure	+	Temporary Easement(s)	= Compensation
	\$0	+	\$0	+	\$0	= \$0
The Cost-to-Cure Analysis						
Feasibility of the Cost-to-Cure						
	if Cost-to-Cure <		Total Damages, If Uncured		then Cost-to-Cure is	Feasible
	if Cost-to-Cure >		Total Damages, If Uncured		then Cost-to-Cure is	Not Feasible
	\$0		\$0		NOT FEASIBLE	
Damages Remaining After the Residue is Cured						
<input checked="" type="checkbox"/>	Value of Residue (Cured) - Value of Residue (Uncured) = Value of the Cure					
	\$0	-	\$0	=	\$0	
	Total Damages, If Uncured		-	Value of the Cure		= Remaining Damages (Uncured)
	\$0		-	\$0		= \$0
Net Cost-to-Cure						
	Cost-to-Cure - Items Cured, But Paid For in the Part Taken = Net Cost-to-Cure					
	\$0	-	\$	=	\$0	

Allocation of Compensation to the Part Taken						
	Parcel No.	Area	Description	Amount		
Land	36-WL	0.276 Ac.	0.276 Net Ac. X \$80,000 per Acre :	\$22,080		
	36-WL	0.102 Ac.	0.102 Ac. PRO	\$1.00		
	36-WDV	0.722 Ac.	0.722 Net Ac. X \$80,000 per Acre :	\$57,760		
	Total Allocation to Land Taken					\$79,841
Site Improvements	36-WL		Site Improvements (poor condition)	\$1.00		
	36-WDV		Site Improvements (poor condition)	\$1.00		
	Total Allocation to Site Improvements Taken					\$2.00
Structures	36-WL		Single-family residence (poor condition)	\$1.00		
	36-WL		Outbuilding (poor condition)	\$1.00		
	36-WL		Outbuilding (poor condition)	\$1.00		
	36-WL		Outbuilding (poor condition)	\$1.00		
	36-WL		Outbuilding (poor condition)	\$1.00		
Total Allocation to Structures Taken					\$5.00	
Total Allocation to the Part Taken						\$79,848

Allocation of Compensation to Damages					
Damages	Cost-to-Cure / Net Cost-to-Cure				
	Parcel No.	Area	Description	Amount	
	N/A				
	Total Allocation to Cost-to-Cure				\$0
	Uncured Damages				
	Parcel No.	Area	Description	Amount	
	N/A				
Total Allocation to Uncured Damages				\$0	
Total Allocation to Damages				\$0	

Allocation of Compensation to Temporary Easements					
Temporary Easements	Parcel No.	Area	Description	Amount	
	N/A				
	Total Allocation to Temporary Easements				\$0

Estimate of Total Compensation				
Total Allocation to the Part Taken			\$79,848	
Damages				
Total Allocation to Cost-to-Cure		\$0		
Total Allocation to Uncured Damages		\$0		
Total Damages			\$0	
Total Allocation to Temporary Easements			\$0	
Total Compensation				\$79,848

RE 25-6
Rev. 03-2019

CERTIFICATE OF APPRAISER

COUNTY FAI
ROUTE US 33
SECTION 02.64
PARCEL # 36
PID # 77555
FEDERAL PROJECT # E220031

I hereby certify:

That on January 12, 2024 and February 9, 2024 (date(s)) I personally made a field inspection of the property herein appraised, and that I have afforded Sabine Reed, property owner/designated representative, the opportunity to accompany me at the time of inspection. The property was toured in the presence of Mr. Jim Reed. I have also, on various dates in January 2024, personally made a field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal.

That to the best of my knowledge and belief the statements contained in the appraisal herein above set forth are true, and the information upon which the opinions expressed herein are based is correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. I am in agreement with all statements provided in this report.

That I understand that such appraisal may be used in connection with the acquisition of right of way for a transportation project to be constructed by The Ohio Department of Transportation with the assistance of Federal-aid highway funds or other Federal Funds.

That such appraisal has been made in conformity with the appropriate State laws, regulations, and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of the State of Ohio.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

That I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised, and no personal interest with respect to the parties involved.

That I, in determining the compensation for the property, have disregarded any decrease or increase in the fair market value of the real property that occurred prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the Ohio Department of Transportation or officials of the Federal Highway Administration, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as Federal regulation 49 CFR Part 24 and Ohio Administrative Code 5501:2-5-06.

Class of Certification/Licensure: Certified General Certified Residential Licensed Residential Registered Assistant
 Temporary Certification or License

Certification/License Number: 431768

This report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

I disclose that:

- I am an employee of the Ohio Department of Transportation (or Agency) and I am approved to perform appraisal services.
- I am a consultant approved by the ODOT - Office of Consultant Services to perform appraisal services for ODOT projects and Federally funded projects.
- I have not provided any services regarding the subject property within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity. If this box is not checked then the appraiser must provide an explanation and clearly and conspicuously disclose whatever services have been provided for this property in the past three years.
- No one provided significant real property appraisal assistance to the person signing this certification. *(When any portion of the work involves significant real property appraisal assistance, the appraiser must describe the extent of that assistance. The signing appraiser must also state the name(s) of those providing the significant real property appraisal assistance in the certification, in accordance with Standards Rule 2-3.)*
- Alysia Jackson provided assistance to the person signing this report by assisting in data research and verification and assisting in the production of the report. The analysis was performed by G. Franklin Hinkle, II.

That my opinion of the fair market value of the property being acquired, including temporaries, as of January 12, 2024
is \$79,848 based upon my independent appraisal and the exercise of my professional judgement.

February 28, 2024

Date Signed



Signature

G. Franklin Hinkle, II, MAI

Typed Name

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5. PART 1 INTRODUCTION

6. Executive Summary

Location and Property Type:

The subject property and “larger parcel” for purposes of this appraisal report is comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360033500 and is entirely titled to Sabine Reed. The site is located off the west side of Pickerington Road NW, south of Columbus-Lancaster Road (US 33), and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 2.430 gross acres of which 0.102 acres are located within present right-of-way indicating a net acreage of 2.328 acres. The site is vacant land with the exception of older residential improvements and garage/storage buildings. The property is addressed as 6875 Pickerington Road NW, Carroll, Ohio 43112.

Land Areas:

Area of Larger Parcel: The larger parcel contains a total of 2.430 gross acres of which 0.102 acres are located within present right-of-way indicating a net acreage of 2.328 acres per the right-of-way plans provided.

Part Acquired:

<u>Parcel</u>	<u>Area</u>	<u>Rights Acquired</u>
36-WL	0.378 Gross/0.276 Net Acres	Fee simple warranty deed taking with limitation of existing access rights in the name of Ohio Department of Transportation.
36-WDV	0.722 Gross/Net Acres	Fee simple warranty deed taking without limitation of existing access rights in the name and for the use of the Fairfield County Commissioners, Fairfield County, Ohio.

Area of Residue: The residue land area contains 1.330 gross/net acres.

Larger Parcel Before the Take:

The subject property and “larger parcel” for purposes of this appraisal report is comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360033500 and is entirely titled to Sabine Reed. The site is located off the west side of Pickerington Road NW, south of Columbus-Lancaster Road (US 33), and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 2.430 gross acres of which 0.102 acres are located within present right-of-way indicating a net acreage of 2.328 acres. The site is vacant land with the exception of older residential improvements and garage/storage buildings. The property is addressed as 6875 Pickerington Road NW, Carroll, Ohio 43112.

Residue Property:

The subject property is comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360033500 and is entirely titled to Sabine Reed. The site is located off the west side of Pickerington Road NW, south of Columbus-Lancaster Road (US 33), and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 1.330 gross/net acres. The site is vacant land and is addressed as 6875 Pickerington Road NW, Carroll, Ohio 43112.

Effects of the Take:

The Ohio Department of Transportation is proposing to construct road improvements within the area of the subject property. The purpose of the proposed project is to replace the existing intersection of US 33 and Pickerington Road with an interchange and remove the Allen Road intersections. The project will eliminate four at-grade railroad crossings.

Per the right-of-way plans provided, the subject property is subject to two permanent fee simple takings identified as follows:

<u>Parcel</u>	<u>Area</u>	<u>Rights Acquired</u>
36-WL	0.378 Gross/0.276 Net Acres	Fee simple warranty deed taking with limitation of existing access rights in the name of Ohio Department of Transportation.
36-WDV	0.722 Gross/Net Acres	Fee simple warranty deed taking without limitation of existing access rights in the name and for the use of the Fairfield County Commissioners, Fairfield County, Ohio.

The permanent takes will result in a reduced site area from 2.430 gross acres/2.328 net acres to 1.330 gross/net acres. The taking will also result in the removal of the residence and related structures.

The subject property will continue to be considered a legal-conforming site “as vacant” under the current zoning.

In summary, the proposed project does not result in a reduction of functional utility or highest and best use for the subject property. The taking is not considered complex and does not result in any diminution in value to the residue beyond the part taken. Therefore, there is no damage to the residue property area.

Estimated Compensation: \$79,848

Identification of Plans Valuation Was Based On:

I have been supplied with right-of-way plans identified as FAI-33-2.64; PID 77555 with a Final Completion Date of 2-6-2024.

7. Special Assumptions or Conditions

The USPAP disclosure requirements state the appraiser must “clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment”. [Source: USPAP, 2024 Ed., Page 22, SR 2-1 (c)]

An **extraordinary assumption** is defined as:

“An assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.”

USPAP, 2024 Ed.

There are no extraordinary assumptions which have been made within this report which would affect the value estimate of the property being analyzed.

A **hypothetical condition** is defined as:

“A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.”

USPAP, 2024 Ed.

A hypothetical condition may be used in an assignment only if:

- “use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison; and
- “use of the hypothetical condition results in a credible analysis; and”
- “the appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.”[Source: USPAP].

The following items represent hypothetical conditions for purposes of this appraisal report:

- This report is based upon the ODOT Office of Real Estate Appraisal Manual and conforms to Uniform Standards of Professional Appraisal Practice (USPAP). Per the ODOT Office of Real Estate Appraisal Manual, as based upon Rule C(2) of Section 5501:2-5-06 of the Ohio Administrative Code (same as 49 CFR 24.103 (b)), Influence Of The Project On Just Compensation:

“To the extent permitted by applicable law, the appraiser shall disregard any decrease or increase in fair market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within reasonable control of the owner.”

8. General Assumptions and Limiting Conditions

The appraisal attached hereto is made expressly subject to the following conditions, limitations and stipulations:

Possession of this report, or any copy thereof, does not carry with it the right of publication, duplication or distribution, nor may the same be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant, and any event, only in its entirety.

The appraisal has been made with the following general assumptions:

- No responsibility is assumed for any legal descriptions provided matters pertaining to legal or title considerations. Title is assumed to be good and marketable unless otherwise noted.
- The subject property has been appraised as if free and clear of any liens or encumbrances unless otherwise stated.
- Responsible ownership and competent property management are assumed.
- The information furnished by others is believed to be reliable; however, no warranty is given to for its accuracy.
- All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
- It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
- It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been described in the appraisal report.
- It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- It is assumed that the use of the land and improvements is confined within the boundaries of the property lines of the property described and that there is no encroachment or trespass noted in the report.

- Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain expert in this field, if desired.
- The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.

This appraisal has been made with the following general limiting conditions:

- Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- The appraiser, by reason of this report, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
- Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- We have not been provided with a legal description of the subject property. However, a legal description of the subject property and larger parcel is attached to the most recent property deed which is provided within the addendum of this appraisal report. The appraiser also relied upon public records to ascertain the physical dimensions and acreage of the property.
- The analyst assumed good title to all the property described or mentioned in the report and is appraised free and clear of any or all liens or encumbrances unless otherwise stated. No responsibility is assumed for matters legal in nature.
- The valuation indicated in this report is valid only for the valuation date and for the purpose stated.
- The appraisal assignment was not based upon a requested minimum valuation, a specific valuation or the approval of a loan.

- The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible that a compliance survey of the property and a detailed analysis of the requirements of the ADA would reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative impact on the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the property.
- Unless otherwise stated in this report, the existence of mold, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of mold on the property; however, mold does exist in most every property and usually causes no harm but it can be toxic in some situations. The appraiser is not qualified to detect such substances. The presence of mold may affect the value of the property. The value estimated herein is predicated on the assumption that there is no mold problem on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field if desired.
- This appraisal is not a “building inspection” and the appraiser is not acting as a “building inspector” when preparing this report. The appraiser visually observed areas that were readily accessible. This inspection is not intended to be technically exhaustive.

9. Certification

The undersigned does hereby certify as follows:

- 1) The Appraisal Institute conducts a program of continuing education for its designated members. As of the date of this report G. Franklin Hinkle, II has completed the requirements of the continuing education program of the Appraisal Institute.
- 2) The use of this report is subject to the requirements of the Appraisal Institute and the American Society of Appraisers relating to review by its duly authorized representatives and is subject to duly authorized representatives of the courts (subpoenaed or requested).
- 3) The statements of fact contained in this report are true and correct.
- 4) The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, unbiased professional analyses, opinions and conclusions.
- 5) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. This assignment represents the only professional or personal services performed on the property within the previous five years.
- 6) My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- 7) My analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation, the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and The Counselors of Real Estate.
- 8) A personal inspection of the property was last performed by G. Franklin Hinkle, II on January 12, 2024 and on February 9, 2024.
- 9) Alysia Jackson provided assistance to the person signing this report by assisting in data research and verification and assisting in the production of the report. The analysis was performed by G. Franklin Hinkle, II.
- 10) The real estate, which is the subject of this report, was valued as of January 12, 2024. The date of this report is February 28, 2024.
- 11) This report is within the scope of my certifications, is not contingent upon any fee, and is provided by ourselves as disinterested and unbiased third parties.
- 12) The appraisal assignment is not based on a specific or requested minimum valuation or the approval of a loan.



G. Franklin Hinkle, II, MAI
State Certified General Appraiser No. 431768

10. PHOTOGRAPHS OF SUBJECT PROPERTY

Photos taken by: G. Franklin Hinkle, II Date Taken: January 12, 2024 and February 9, 2024

Exterior and Interior Views - Building No. 1



View of Building No. 1 and Parcel 36 looking northeast



View of Building No. 1 and Parcel 36 looking northwest from Pickerington Road NW



PHOTOGRAPHS OF SUBJECT PROPERTY

Photos taken by: G. Franklin Hinkle, II Date Taken: January 12, 2024 and February 9, 2024

Exterior and Interior Views - Building No. 2



View of Building No. 2 and Parcel 36 looking east



View of Building No. 2 and Parcel 36 looking southwest from Pickerington Road NW



PHOTOGRAPHS OF SUBJECT PROPERTY

Photos taken by: G. Franklin Hinkle, II Date Taken: January 12, 2024 and February 9, 2024

Exterior and Interior Views - Building No. 3



View of Building No. 3 and Parcel 36
looking east



Exterior and Interior Views - Building No. 4



View of Building No. 4 and Parcel 36
looking northwest from Pickerington
Rd. NW



PHOTOGRAPHS OF SUBJECT PROPERTY

Photos taken by: G. Franklin Hinkle, II Date Taken: January 12, 2024 and February 9, 2024

Exterior and Interior Views - Building No. 5



View of Building No. 5 and Parcel 36 looking west



Exterior and Street Views



Pickerington Road NW looking south



Pickerington Road NW looking north

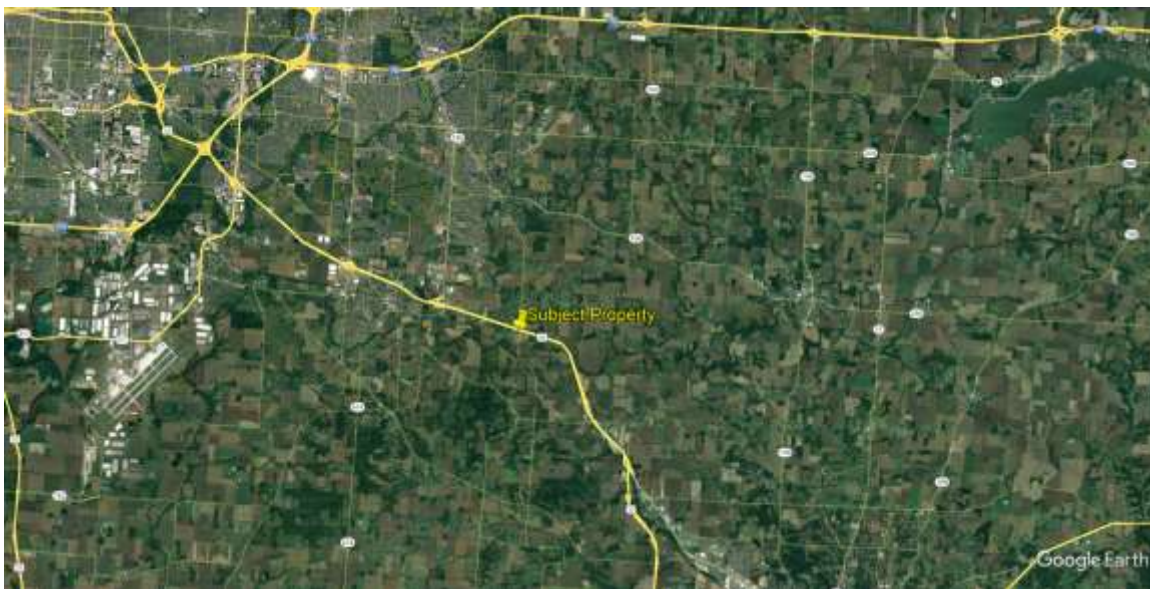
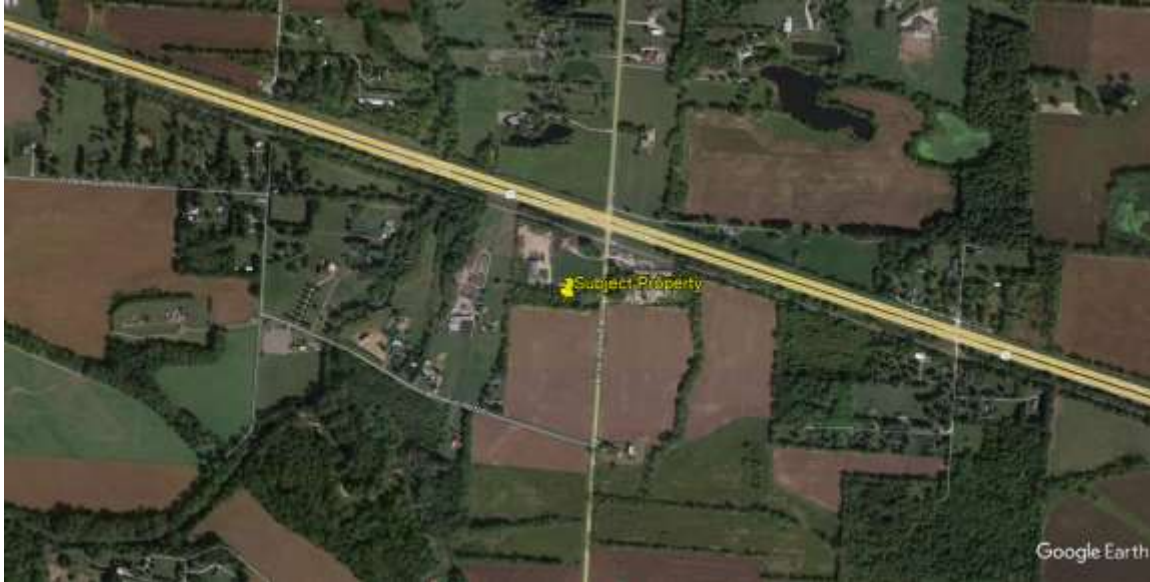


Subject property and Parcel 36 looking northwest across Pickerington Road NW



Subject property and Parcel 36 looking southwest across Pickerington Road NW

Aerial Photographs of Subject Property
(Taken from Google Earth on January 2, 2024)



11. Declaration of Reporting Option

The purpose of this appraisal report is to estimate the market value of the subject property before and after the proposed taking to calculate the compensation due the property owner.

12. Identify the Client and any Users

The client is TranSystems acting as agent for the Ohio Department of Transportation. The intended users of the appraisal report are the client, the Ohio Attorney General, the Ohio Department of Transportation, a court of law, the property owner, and the report is a public record.

13. State the Intended Use of the Appraisal

The appraisal report, if recommended by ODOT, may be used as a basis to establish the fair market value of the part taken and damages, if any, to the residue property. The appraisal will be given to the property owner during the negotiation process in compliance with Ohio law and it may be used as evidence in an appropriation case.

14. Summarize the Identity of the Real Estate Involved in the Appraisal

The subject property and “larger parcel” for purposes of this appraisal report is comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360033500 and is entirely titled to Sabine Reed. The site is located off the west side of Pickerington Road NW, south of Columbus-Lancaster Road (US 33), and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 2.430 gross acres of which 0.102 acres are located within present right-of-way indicating a net acreage of 2.328 acres. The site is vacant land with the exception of older dilapidated residential improvements and garage/storage buildings. The property is addressed as 6875 Pickerington Road NW, Carroll, Ohio 43112.

15. State the Real Property Interest Being Appraised

The real property interest being appraised is the fee simple interest in the whole property before the taking and the fee simple interest of the residue property after the taking.

16. State the purpose of the appraisal

The purpose of the appraisal is to estimate compensation to the property owner for the part taken and damages, if any, to the residue property due to the proposed roadway project. Compensation is the total of the part taken, damages to the residue property (if any) and any temporary easement takings.

17. Definition of Market Value

The definition of fair market value utilized by ODOT is based on the Ohio Jury Instruction [CV 609.05 Compensation] and is:

You will award to the property owner(s) the amount of money you determine to be the fair market value of the property taken. Fair market value is the amount of money which could be obtained on the market at a voluntary sale of the property. It is the amount a purchaser who is willing, but not required to buy, would pay and that a seller who is willing, but not required to sell, would accept, when both are fully aware and informed of all the circumstances involving the value and use of the property. You should consider every element that a buyer would consider before making a purchase. You should take into consideration the location, surrounding area, quality and general conditions of the premises, the improvements thereon and everything that adds or detracts from the value of the property.

The market value estimated in this appraisal is based on the regulatory requirement for Influence of the Project on Just Compensation, section 5501:2-5-06 (C)(2) of the Ohio Administrative Code, which requires the appraiser do the following:

To the extent permitted by applicable law, the appraiser shall disregard any decrease or increase in fair market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within reasonable control of the owner.

18. Dates of the Appraisal

Date of the Report:	February 28, 2024
Effective Date of the Value Estimate:	January 12, 2024

19. Summarize the Valuation Problem and Scope of Work Necessary for the Valuation Problem

The Valuation Problem

The Ohio Department of Transportation is proposing to construct road improvements within the area of the subject property. The purpose of the proposed project is to replace the existing intersection of US 33 and Pickerington Road with an interchange and remove the Allen Road intersections. The project will eliminate four at-grade railroad crossings. As part of this project, a portion of the subject property will be acquired. The purpose of this appraisal report is to estimate the compensation due the property owner due to the proposed project and takings.

The subject property and “larger parcel” for purposes of this appraisal report is comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360033500 and is entirely titled to Sabine Reed. The site is located off the west side of Pickerington Road NW, south of Columbus-Lancaster Road (US 33), and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 2.430 gross acres of which 0.102 acres are located within present right-of-way indicating a net acreage of 2.328 acres. The site is vacant land with the exception of older residential improvements and garage/storage buildings. The property is addressed as 6875 Pickerington Road NW, Carroll, Ohio 43112.

The Scope of Work Necessary for the Valuation Problem

The scope of this summary appraisal report describes the extent of the process of collecting, confirming and reporting the data contained within the report.

In efforts to estimate the market value, the subject property was last physically inspected on February 9, 2024, and pertinent public records and right-of-way plans and legal descriptions were reviewed and analyzed.

During the course of the inspection, the subject property and its environs were analyzed in efforts to quantify its location attributes, quality, condition, functional utility, and overall appeal to the marketplace.

The subject’s market was then researched for economic conditions and local and regional factors which influence the value of the subject property. These factors, as well as the zoning of the property, play a role in analyzing the subject’s highest and best use, which influences the data researched in the valuation process.

The cost approach to value is not presented in this analysis due to the older age and dilapidated condition of the subject property’s improvements. The inherent difficulty and subjectivity in estimating the accrued depreciation from all sources renders any value indicated by the cost approach unreliable. Further, market participants are not basing their purchase decisions upon the replacement cost new less depreciation for these type properties, they are basing their decisions upon the sales of similar properties.

The income approach to value is not applied in this appraisal report since properties such as the subject are not typically purchased for their income producing abilities.

The sales comparison approach involves the research and analysis of sales of properties which represent alternatives to the subject property in the marketplace. The sales are verified with a knowledgeable party and are compared to the subject property. After adjustments for items of dissimilarity, the adjusted unit indicators provide the basis for the valuation of the subject property.

In arriving at a final value estimate for the subject property, consideration is given to each of these approaches which have been developed. The strengths and weaknesses of each approach are analyzed, culminating in the final value estimate.

20. Exposure Time

A reasonable exposure period for the subject property has also been considered. A reasonable exposure period may be defined as “an opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. *Appraisal Institute, The Dictionary of Real Estate Appraisal Page 68 (7th Ed. 2022).*

The estimation of a reasonable exposure period is contingent upon an asking price near the estimate of market value provided in this report. Based on the subject's physical, location, economic and competitive characteristics, it is my opinion that an exposure period of three-to-five months is appropriate if priced at or near the market value estimate contained herein.

21. Right of Accompaniment

Inspection by: G. Franklin Hinkle, II
Dates of Inspection: January 12, 2024 and February 9, 2024

Identification of the Person(s) Who Accompanied the Appraiser:

The property was toured in the presence of Mr. Jim Reed, husband of the titled property owner, (740) 475-9295 on January 12, 2024. The property was subsequently photographed without the presence of Mr. Reed on February 9, 2024 due to inclement weather during the previous inspection.

22. PART 2 FACTUAL DATA BEFORE THE TAKING

23. Identification of the Larger Parcel – Before the Taking

The “larger parcel” is defined as “the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.” *Appraisal Institute, The Dictionary of Real Estate Appraisal Page 105 (7th Ed. 2022).*

The three conditions that establish the larger parcel is described as follows:

Unity of Title and Contiguity - The subject property is comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360033500 and is entirely titled to Sabine Reed. The site is located off the west side of Pickerington Road NW, south of Columbus-Lancaster Road (US 33), and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 2.430 gross acres of which 0.102 acres are located within present right-of-way indicating a net acreage of 2.328 acres. The site is vacant land with the exception of older residential improvements and garage/storage buildings. The property is addressed as 6875 Pickerington Road NW, Carroll, Ohio 43112.

Unity of Highest and Best Use - The highest and best use of the subject property “as vacant and available” is for business industrial or commercial use in conformance with adjacent properties to the north, land trends for the area and in conformance with area land planning (See Highest and Best Use Section of this Appraisal Report).

After applying the three tests to the subject property, the subject parcel and larger parcel for purposes of this appraisal report is therefore considered to be comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360033500 and is entirely titled to Sabine Reed. The site is located off the west side of Pickerington Road NW, south of Columbus-Lancaster Road (US 33), and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 2.430 gross acres of which 0.102 acres are located within present right-of-way indicating a net acreage of 2.328 acres. The site is vacant land with the exception of older residential improvements and garage/storage buildings. The property is addressed as 6875 Pickerington Road NW, Carroll, Ohio 43112.

24. Legal Description – Before the Taking

A legal description of the subject property and larger parcel is located following on a copy of the most recent property deed which is provided within the addendum section of this report.

25. Summarize Area, City and Neighborhood Analysis

The area of influence, commonly called a “neighborhood”, can be defined as “a group of complementary land uses.” *Appraisal Institute, The Dictionary of Real Estate Appraisal Page 130 (7th Ed. 2022)*. A residential neighborhood, for example, may contain single family homes and commercial properties that provide services for local residents. A district, on the other hand, has one predominant land use. In broader terms, appraisers analyze the market area within which a subject property competes for the attention of buyers and sellers in the real estate market. A market area can encompass one or more neighborhoods and/or districts.

The subject property is located off the west side of Pickerington Road, just south of US 33, and north of Benadum Road within Violet Township, Fairfield County, Ohio. The neighborhood is considered generally bounded by the city of Pickerington area to the north; Lithopolis Road to the south; the village of Carroll and general Lancaster areas to the southeast.

The subject’s immediate area is semi-rural in nature featuring residential homesites, wooded and agricultural land tracts, and local industrial uses.

US 33 is a major highway extending northwest/southeast through the state of Ohio and provides convenient access northwest through Canal Winchester and the city of Columbus to the northwest. US 33 interchanges with Columbus outerbelt I-270 and east-west freeway I-70 providing access through all portions of Franklin County and the Columbus CBD respectively.

The area is witnessing migrating growth southeast along US 33 from the Columbus area including the developing US 33/Diley Road interchange northwest of the subject area. This interchange is anchored by Mount Carmel health center and a Meijer retail store. Outparcels include a McDonalds, Taco Bell, a strip retail center and office uses. There are developing single-family residential subdivisions in this corridor.

The migrating growth is primarily comprised of industrial and some neighborhood-oriented business properties along Basil Western Road to the Pickerington Road area.

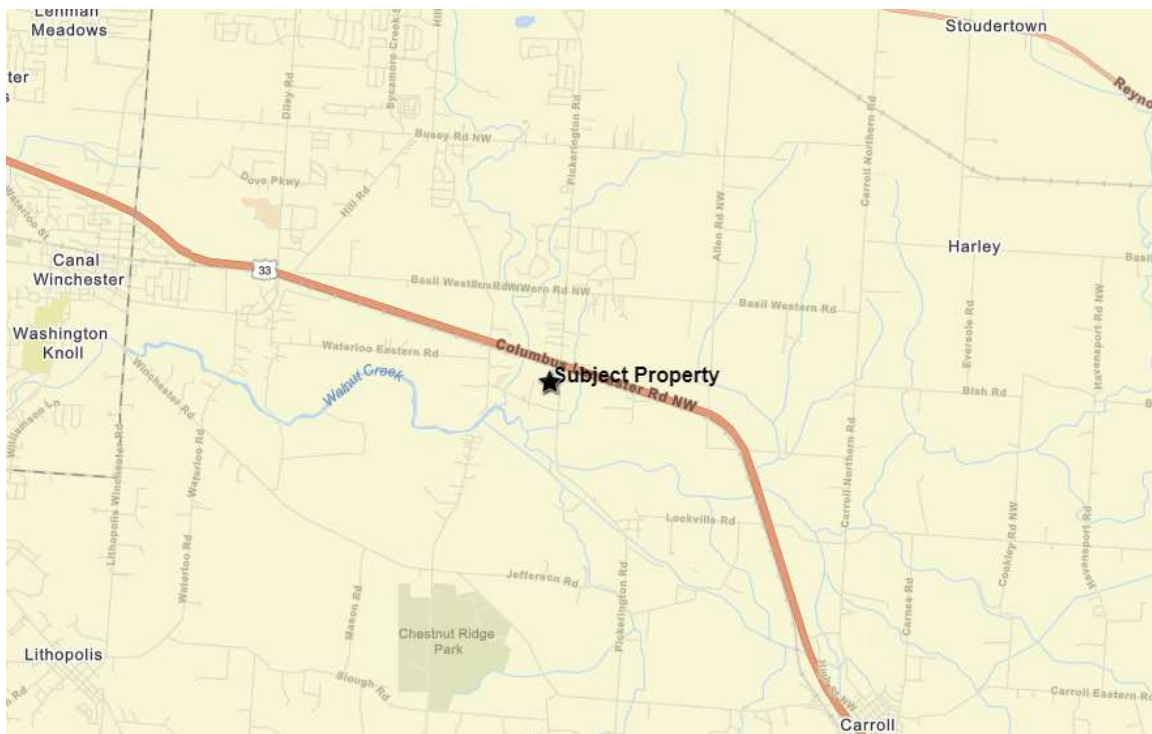
Pickerington, Canal Winchester and Lancaster are within short commutes north, northwest and southeast respectively and provide most area employment and retail shopping opportunities.

Recreational uses in the area of the subject include Pickerington Ponds Metro Park, Turnberry Golf Course, and various smaller parks. Single-family dwellings are scattered throughout the area and present a mix of older and newer construction.

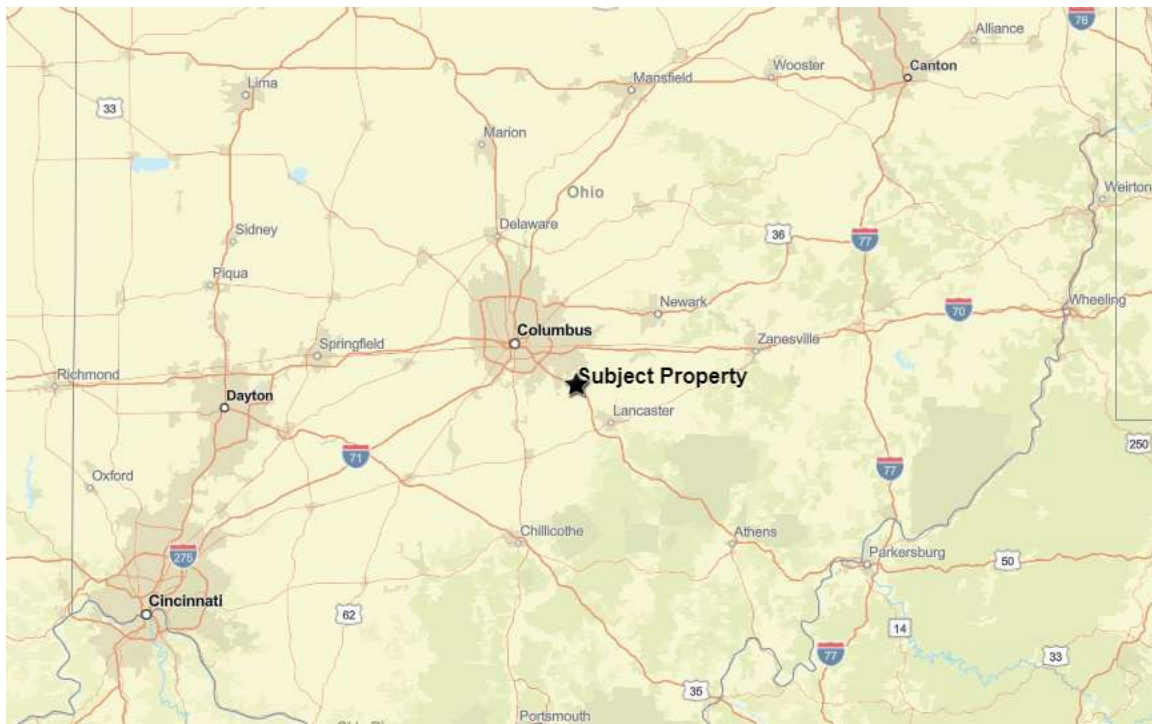
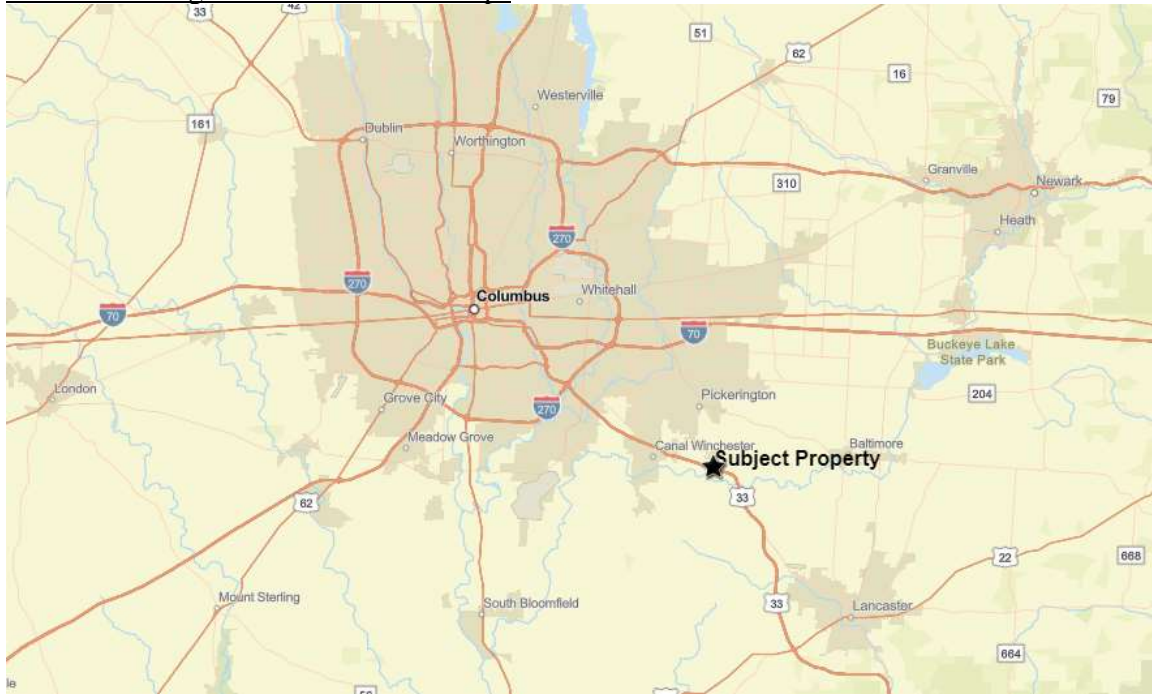
In summary, the subject is located within a primarily a rural/suburban residential area within Fairfield County in central Ohio that benefits from its close proximity to the cities of Pickerington, Canal Winchester, Lancaster, and Columbus. The area is stable with growth forecasted in the near future as is typical for most central Ohio suburban areas.

Maps exhibiting the location of the subject property and applicable economic information for the area are provided on the following pages.

Subject and Neighborhood Area Location Maps



General and Regional Area Location Maps



ECONOMIC OVERVIEW OF THE MARKET AREA

Ohio County Profiles

Prepared by the Office of Research

2021 Edition



Fairfield County

Established: Proclamation - December 9, 1800
 2020 Population: 158,921
 Land Area: 505.7 square miles
 County Seat: Lancaster City
 Named for: The "fair fields" of the area



Taxes

Taxable value of real property	\$4,080,846,830
Residential	\$3,232,437,460
Agriculture	\$316,593,010
Industrial	\$48,640,570
Commercial	\$482,855,020
Mineral	\$320,770
Ohio income tax liability	\$101,402,499
Average per return	\$1,443.88

Land Use/Land Cover

	Percent
Developed, Lower Intensity	10.87%
Developed, Higher Intensity	1.75%
Barren (strip mines, gravel pits, etc.)	0.07%
Forest	25.35%
Shrub/Scrub and Grasslands	0.67%
Pasture/Hay	18.12%
Cultivated Crops	42.03%
Wetlands	0.28%
Open Water	0.87%

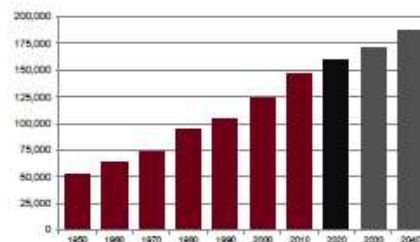
Largest Places

	Census 2020	Census 2010
Lancaster city	40,552	38,780
Pickerington city (part)	22,999	18,205
Violet twp UB	20,407	18,994
Columbus city (part)	10,849	9,666
Bloom twp UB	7,612	7,028
Pleasant twp UB	5,650	5,512
Liberty twp UB	5,241	4,950
Greenfield twp UB	5,227	5,027
Hocking twp UB	4,850	4,672
Walnut twp UB	4,655	4,789

UB: Unincorporated balance.

Total Population

Census	Population
1800	38,201
1810	11,381
1820	16,833
1830	24,786
1840	31,924
1850	30,264
1860	30,538
1870	31,138
1880	34,284
1890	33,939
1900	34,259
1910	39,201
1920	40,484
1930	44,010
1940	48,490
1950	52,130
1960	63,912
1970	73,301
1980	93,678
1990	103,461
2000	122,759
2010	146,156
2020	158,921
2030 (Projected)	170,630
2040 (Projected)	186,810



Ohio County Profiles

Fairfield County

Population by Race	Number	Percent
ACS Total Population	154,457	100.0%
White	134,573	87.1%
African-American	11,384	7.4%
Native American	183	0.1%
Asian	2,492	1.6%
Pacific Islander	71	0.0%
Other	1,107	0.7%
Two or More Races	4,867	3.0%
Hispanic (may be of any race)	3,398	2.2%
Total Minority	21,581	14.0%

Educational Attainment	Number	Percent
Persons 25 years and over	104,296	100.0%
No high school diploma	7,689	7.4%
High school graduate	35,512	34.0%
Some college, no degree	22,581	21.7%
Associate degree	9,789	9.4%
Bachelor's degree	18,639	17.9%
Master's degree or higher	10,106	9.7%

Family Type by Employment Status	Number	Percent
Total Families	40,190	100.0%
Married couple, husband and wife in labor force	17,279	43.0%
Married couple, husband in labor force, wife not	6,077	15.1%
Married couple, wife in labor force, husband not	2,540	6.3%
Married couple, husband and wife not in labor force	5,700	14.2%
Male householder, in labor force	2,124	5.3%
Male householder, not in labor force	541	1.3%
Female householder, in labor force	4,263	10.6%
Female householder, not in labor force	1,866	4.1%

Household Income	Number	Percent
Total Households	56,339	100.0%
Less than \$10,000	2,284	4.1%
\$10,000 to \$19,999	4,019	7.1%
\$20,000 to \$29,999	5,174	9.2%
\$30,000 to \$39,999	5,065	9.0%
\$40,000 to \$49,999	3,977	7.1%
\$50,000 to \$59,999	4,265	7.6%
\$60,000 to \$74,999	5,913	10.5%
\$75,000 to \$99,999	7,687	13.6%
\$100,000 to \$149,999	10,650	18.9%
\$150,000 to \$199,999	4,166	7.4%
\$200,000 or more	3,139	5.6%
Median household income	\$67,809	

Percentages may not sum to 100% due to rounding.

Population by Age	Number	Percent
ACS Total Population	154,457	100.0%
Under 5 years	9,133	5.9%
5 to 17 years	28,093	18.2%
18 to 24 years	12,935	8.4%
25 to 44 years	38,253	24.8%
45 to 64 years	42,284	27.4%
65 years and more	23,759	15.4%
Median Age	39.2	

Family Type by Presence of Own Children Under 18	Number	Percent
Total Families	40,345	100.0%
Married-couple families with own children	13,150	32.6%
Male householder, no wife present, with own children	1,495	3.7%
Female householder, no husband present, with own children	3,664	9.1%
Families with no own children	22,036	54.6%

Poverty Status of Families By Family Type by Presence of Related Children	Number	Percent
Total Families	40,345	100.0%
Family income above poverty level	37,684	93.4%
Family income below poverty level	2,661	6.6%
Married couple, with related children	405	1.0%
Male householder, no wife present, with related children	287	0.7%
Female householder, no husband present, with related children	1,314	3.3%
Families with no related children	655	1.6%

Ratio of Income To Poverty Level	Number	Percent
Population for whom poverty status is determined	151,338	100.0%
Below 50% of poverty level	5,743	3.8%
50% to 99% of poverty level	8,187	5.4%
100% to 124% of poverty level	4,787	3.2%
125% to 149% of poverty level	5,897	3.9%
150% to 184% of poverty level	9,886	6.5%
185% to 199% of poverty level	3,188	2.1%
200% of poverty level or more	113,650	75.1%

Geographical Mobility	Number	Percent
Population aged 1 year and older	152,656	100.0%
Same house as previous year	132,846	87.0%
Different house, same county	8,667	5.7%
Different county, same state	8,240	5.4%
Different state	2,600	1.7%
Abroad	303	0.2%

Ohio County Profiles

Fairfield County

Travel Time To Work	Number	Percent
Workers 16 years and over	69,670	100.0%
Less than 15 minutes	15,355	22.0%
15 to 29 minutes	20,753	29.8%
30 to 44 minutes	18,443	26.5%
45 to 59 minutes	9,288	13.3%
60 minutes or more	5,831	8.4%
Mean travel time	28.9 minutes	

Housing Units	Number	Percent
Total housing units	61,093	100.0%
Occupied housing units	56,339	92.2%
Owner occupied	41,854	73.9%
Renter occupied	14,685	26.1%
Vacant housing units	4,754	7.8%

Year Structure Built	Number	Percent
Total housing units	61,093	100.0%
Built 2014 or later	1,242	2.0%
Built 2010 to 2013	1,470	2.4%
Built 2000 to 2009	10,136	16.6%
Built 1990 to 1999	11,188	18.3%
Built 1980 to 1989	6,720	11.0%
Built 1970 to 1979	9,512	15.6%
Built 1960 to 1969	4,552	7.5%
Built 1950 to 1959	5,257	8.6%
Built 1940 to 1949	2,041	3.3%
Built 1939 or earlier	8,975	14.7%
Median year built	1980	

Value for Specified Owner-Occupied Housing Units	Number	Percent
Specified owner-occupied housing units	41,854	100.0%
Less than \$20,000	1,048	2.5%
\$20,000 to \$39,999	354	0.8%
\$40,000 to \$59,999	680	1.6%
\$60,000 to \$79,999	1,301	3.1%
\$80,000 to \$99,999	2,754	6.6%
\$100,000 to \$124,999	3,460	8.3%
\$125,000 to \$149,999	3,939	9.5%
\$150,000 to \$199,999	9,860	23.7%
\$200,000 to \$299,999	11,831	28.4%
\$300,000 to \$499,999	5,306	12.7%
\$500,000 to \$999,999	988	2.4%
\$1,000,000 or more	133	0.3%
Median value	\$185,300	

House Heating Fuel	Number	Percent
Occupied housing units	56,339	100.0%
Utility gas	34,016	60.4%
Bottled, tank or LP gas	4,175	7.4%
Electricity	14,826	26.3%
Fuel oil, kerosene, etc	1,162	2.1%
Coal, coke or wood	1,441	2.6%
Solar energy or other fuel	425	0.8%
No fuel used	294	0.5%

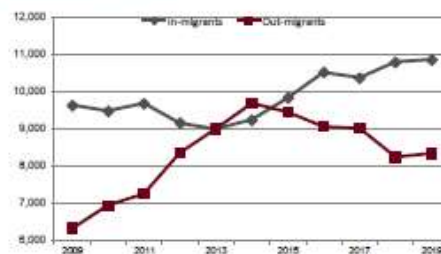
Percentages may not sum to 100% due to rounding.

Gross Rent	Number	Percent
Specified renter-occupied housing units	14,685	100.0%
Less than \$100	20	0.1%
\$100 to \$199	152	1.0%
\$200 to \$299	325	2.2%
\$300 to \$399	366	2.5%
\$400 to \$499	680	4.6%
\$500 to \$599	752	5.1%
\$600 to \$699	1,403	9.6%
\$700 to \$799	1,758	12.0%
\$800 to \$899	2,452	16.7%
\$900 to \$999	1,658	11.3%
\$1,000 to \$1,499	3,537	24.1%
\$1,500 or more	1,099	7.5%
No cash rent	483	3.3%
Median gross rent	\$867	
Median gross rent as a percentage of household income	28.9	

Selected Monthly Owner Costs for Specified Owner-Occupied Housing Units	Number	Percent
Specified owner-occupied housing units	28,846	100.0%
with a mortgage		
Less than \$400	125	0.4%
\$400 to \$599	617	2.1%
\$600 to \$799	1,768	6.1%
\$800 to \$999	3,196	11.1%
\$1,000 to \$1,249	5,075	17.6%
\$1,250 to \$1,499	4,605	16.0%
\$1,500 to \$1,999	7,909	27.4%
\$2,000 to \$2,999	4,679	16.2%
\$3,000 or more	872	3.0%
Median monthly owners cost	\$1,448	
Median monthly owners cost as a percentage of household income	19.2	

Vital Statistics	Number	Rate
Births / rate per 1,000 women aged 15 to 44	1,638	55.6
Teen births / rate per 1,000 females 15-19	47	28.7
Deaths / rate per 100,000 population	1,469	932.3

Domestic Migration



Ohio County Profiles

Fairfield County

Agriculture

Land in farms (acres)	188,407
Number of farms	1,117
Average size (acres)	169
Total cash receipts	\$99,750,000
Per farm	\$89,302
Receipts for crops	\$77,395,000
Receipts for livestock/products	\$22,356,000

Education

Traditional public schools buildings	43
Students	25,637
Teachers (Full Time Equivalent)	1,549.3
Expenditures per student	\$9,294
Graduation rate	94.1
Community/charter schools buildings	0
Students	0
Teachers (Full Time Equivalent)	0.0
Expenditures per student	
Graduation rate	
Private schools	7
Students	1,421
4-year public universities	0
Regional campuses	1
2-year public colleges/satellites	0
Ohio Technical Centers	0
Private universities and colleges	0
Public libraries (Districts / Facilities)	3 / 8

Transportation

Registered motor vehicles	181,781
Passenger cars	120,718
Noncommercial trucks	28,578
Total license revenue	\$4,728,903.32
Permissive tax revenue	\$4,108,145.00
Interstate highway miles	2.38
Turnpike miles	0.00
U.S. highway miles	50.93
State highway miles	138.82
County, township, and municipal road miles	1,247.95
Commercial airports	2

Health Care

Physicians	298
Registered hospitals	2
Number of beds	255
Licensed nursing homes	8
Number of beds	757
Licensed residential care	10
Number of beds	814
Persons with health insurance (Aged 0 to 64)	93.2%
Adults with insurance (Aged 18 to 64)	92.1%
Children with insurance (Aged Under 19)	95.6%

Communications

Television stations	0
Radio stations	3
Daily newspapers	1
Circulation	3,479
Average monthly unique visitors	226,059
Weekly newspapers	0
Circulation	0
Average monthly unique visitors	0
Online only	0
Average monthly unique visitors	0

Crime

Total crimes reported in Uniform Crime Report	3,771
Violent crime	260
Property crime	3,511

Finance

FDIC insured financial institutions (HQs)	2
Assets (000)	\$382,953
Branch offices	42
Institutions represented	17

Transfer Payments

Total transfer payments	\$1,358,016,000
Payments to individuals	\$1,323,102,000
Retirement and disability	\$492,469,000
Medical payments	\$631,989,000
Income maintenance (Supplemental SSI, family assistance, food stamps, etc)	\$95,734,000
Unemployment benefits	\$10,115,000
Veterans benefits	\$60,581,000
Federal education and training assistance	\$18,967,000
Other payments to individuals	\$13,247,000
Total personal income	\$7,452,479,000
Dependency ratio	18.2%
(Percent of income from transfer payments)	

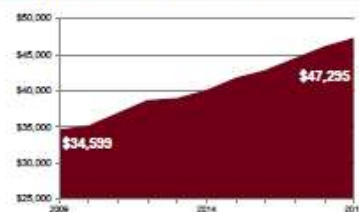
Voting

Number of registered voters	109,176
Voted in 2020 election	84,061
Percent turnout	77.0%

State Parks, Forests, Nature Preserves, Scenic Waterways, And Wildlife Areas

Areas/Facilities	13
Acresage	5,009

Per Capita Personal Income



Ohio County Profiles

Fairfield County

Civilian Labor Force	2020	2019	2018	2017	2016
Civilian labor force	78,600	78,900	77,400	77,400	76,300
Employed	73,400	76,000	74,200	74,100	72,900
Unemployed	5,200	3,000	3,100	3,300	3,300
Unemployment rate	6.6	3.8	4.1	4.3	4.3

Establishments, Employment, and Wages by Sector: 2019

Industrial Sector	Number of Establishments	Average Employment	Total Wages	Average Weekly Wage
Private Sector	2,875	37,318	\$1,421,934,857	\$733
Goods-Producing	469	6,904	\$363,660,069	\$1,013
Natural Resources and Mining	24	80	\$2,269,902	\$548
Construction	337	2,575	\$137,450,636	\$1,027
Manufacturing	108	4,250	\$223,939,531	\$1,013
Service-Providing	2,406	30,413	\$1,058,274,788	\$669
Trade, Transportation and Utilities	634	8,594	\$269,595,635	\$648
Information	37	249	\$9,279,393	\$717
Financial Services	307	1,192	\$58,410,676	\$943
Professional and Business Services	477	4,396	\$182,427,701	\$798
Education and Health Services	392	7,740	\$359,589,514	\$893
Leisure and Hospitality	326	6,719	\$108,216,015	\$310
Other Services	227	1,518	\$50,554,613	\$641
Federal Government		243	\$14,630,072	\$1,160
State Government		718	\$41,837,644	\$1,121
Local Government		5,770	\$277,255,358	\$924

Private Sector total includes unclassified establishments not shown.

Change Since 2013

Private Sector	10.3%	7.5%	23.4%	14.9%
Goods-Producing	12.7%	13.7%	23.7%	8.8%
Natural Resources and Mining	20.0%	-20.0%	-51.0%	-38.4%
Construction	18.7%	38.9%	68.1%	21.1%
Manufacturing	-3.6%	3.2%	7.9%	4.5%
Service-Producing	9.9%	6.2%	23.3%	16.1%
Trade, Transportation and Utilities	5.1%	-1.1%	15.4%	16.8%
Information	37.0%	-3.5%	-24.0%	-21.3%
Financial Services	12.0%	4.8%	35.5%	29.4%
Professional and Business Services	17.8%	-7.6%	10.6%	19.6%
Education and Health Services	19.9%	13.9%	33.6%	17.2%
Leisure and Hospitality	7.9%	19.1%	36.9%	15.2%
Other Services	-6.6%	12.4%	32.1%	17.6%
Federal Government		5.7%	10.1%	4.2%
State Government		-15.5%	15.3%	36.5%
Local Government		6.2%	23.0%	15.8%

Residential

Construction	2020	2019	2018	2017	2016
Total units	744	551	682	671	454
Total valuation (000)	\$204,897	\$139,506	\$152,815	\$133,189	\$108,485
Total single-unit bldgs	633	497	565	442	376
Average cost per unit	\$309,411	\$266,677	\$254,569	\$272,701	\$274,108
Total multi-unit bldg units	111	54	117	229	78
Average cost per unit	\$81,438	\$129,034	\$76,782	\$55,265	\$69,487

26. Sale History of the Subject Property

The subject property is entirely titled to Sabine Reed. The property transferred from James W. Reed to Sabine Reed via Warranty Deed on April 2, 2019 for a recorded \$0.

There have been no additional recorded transfers of the subject property within the previous five years per a review of public records and the property is not known to be offered for sale.

Use History:

The subject property is being used for single-family residential purposes.

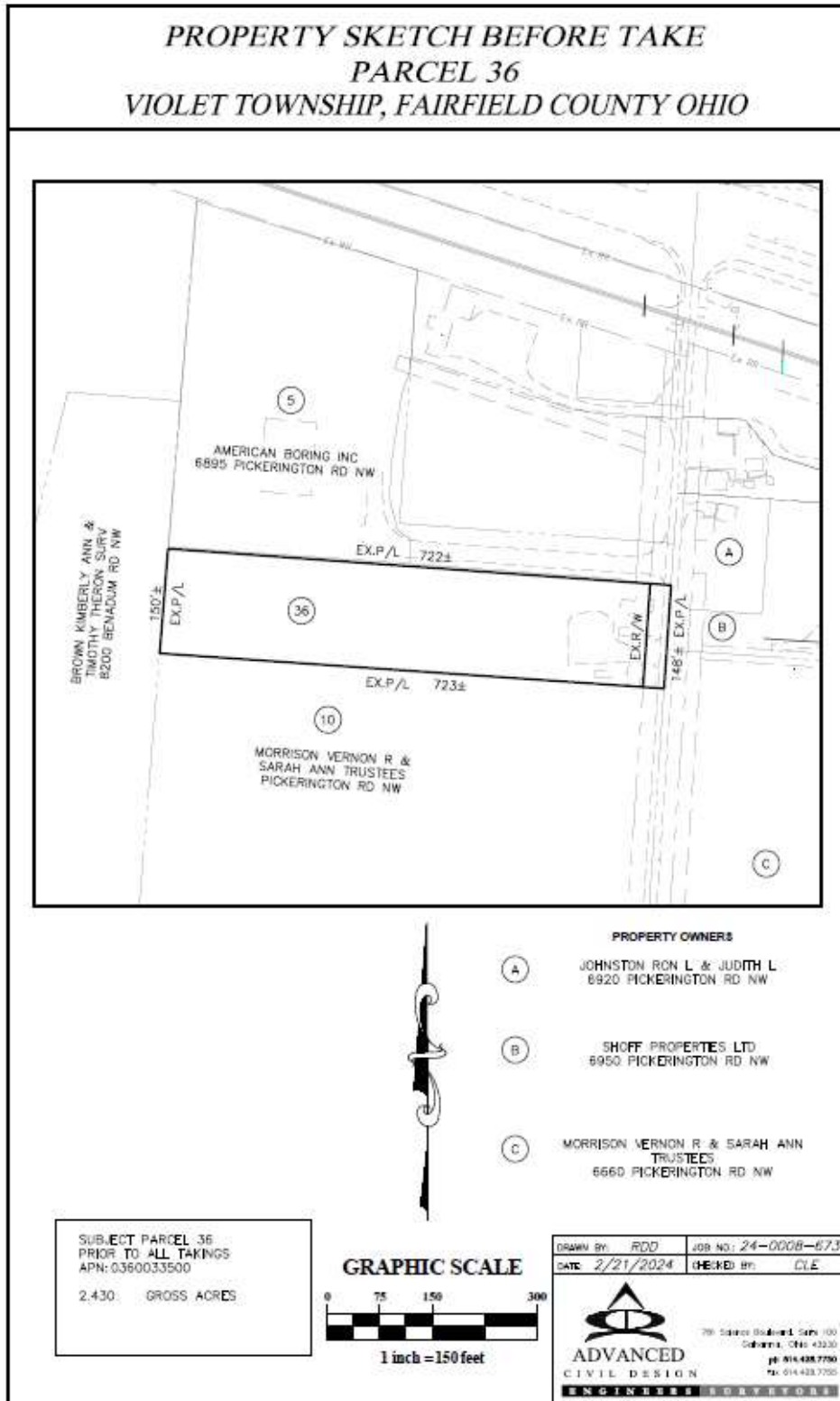
Rental History:

The subject property has historically been used for residential owner occupancy or related purposes.

27. State the Use of the Real Estate Existing as of the Date of Value and the Use of the Real Estate Reflected in the Appraisal.

The subject property and “larger parcel” for purposes of this appraisal report is comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360033500 and is entirely titled to Sabine Reed. The site is located off the west side of Pickerington Road NW, south of Columbus-Lancaster Road (US 33), and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 2.430 gross acres of which 0.102 acres are located within present right-of-way indicating a net acreage of 2.328 acres. The site is vacant land with the exception of older dilapidated residential improvements and garage/storage buildings. The property is addressed as 6875 Pickerington Road NW, Carroll, Ohio 43112.

28. Site Plan Sketch Reflecting Property – Before the Take



29. Site Description – Before the Taking

The subject property is comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360033500 and is entirely titled to Sabine Reed. The site is located off the west side of Pickerington Road NW, south of Columbus-Lancaster Road (US 33), and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 2.430 gross acres of which 0.102 acres are located within present right-of-way indicating a net acreage of 2.328 acres. The site is vacant land with the exception of older residential improvements and garage/storage buildings. The property is addressed as 6875 Pickerington Road NW, Carroll, Ohio 43112.

Size:

2.430 Gross Acres

0.102 PRO Acres

2.328 Net Acres

The subject property is rectangular in configuration and the dimensions are as follows:

148.09+/- Feet (East Property Line Fronting on Pickerington Road)

723.00+/- Feet (South Property Line)

150.00+/- Feet (West Property Line)

722.00+/- Feet (North Property Line)

Access: There is currently unrestricted frontage along the west side of Pickerington Road.

Topography, Drainage and Soil Conditions

The subject site is relatively level and at-grade with adjacent roadways and properties. There were no drainage issues observed at the time of inspection. Site drainage is assumed to be adequate. No soil or subsoil tests have been provided; however, soil conditions appear to be adequate to support the present improvements as well as any proposed development.

The existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. Hazardous materials may affect the value of the subject property. The value estimate reported herein has been estimated on the assumption that there is no such material on or in the property that would cause a loss in value. The client is urged to retain an expert in this field, if desired.

Availability and Description of Utilities

The property has access to all public utilities including public water and sewer.

Flood Plain

Per FEMA Flood Insurance Rate Map 39045C0130H, dated July 19, 2018, the property is not located within a known 100-year flood hazard area.

Zoning

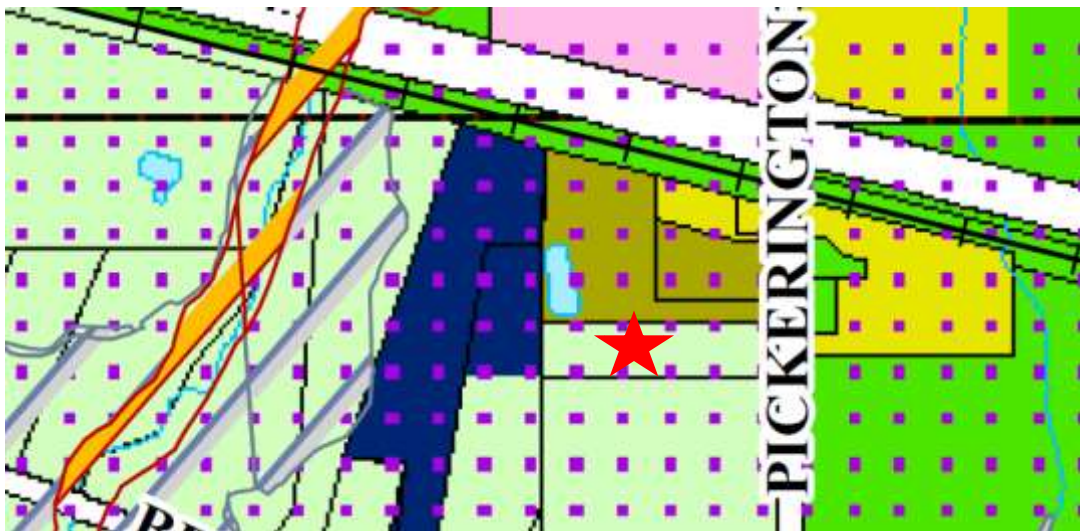
Per the Violet Township Zoning Department, the subject property is zoned R-2, Single Family Residential (Low Density) District.

Permitted uses in the R-2 District include single family dwellings and accessory buildings or uses in association with an existing single family dwelling. Conditional uses include but are not limited to churches and cemeteries; community halls; governmental buildings (with exceptions); hospitals, health clinics, and nursing homes; elementary and secondary schools; and public recreational buildings.

The R-2 district minimum site requirements are as follows:

- Minimum lot area: Thirty thousand (30,000) square feet.
- Minimum lot width: One hundred (120) feet. Lots more than two acres minimum is one hundred twenty-five (125) feet.
- Minimum front yard depth: Fifty (50) feet from the dedicated right-of-way line or right-of-way easement.
- Minimum parking area: One 9' x 20' space per dwelling unit.
- Minimum side yard: Fifteen (15) feet between each side lot line and the dwelling.
- Minimum rear yard: Fifty (50) feet between the rear lot line and the dwelling.
- Height regulations: Fourteen (14) feet.
- Minimum size of living unit: 1,550 sq.ft. ground and/or first floor; or 1,300 sq.ft. first floor if overall square footage is 1,800 sq.ft. or more on two or three levels.

Additionally, per a review of the Violet Township Zoning District Map, the subject property is located within the PCOD, Planned 33 Corridor Overlay District as indicated with a red star below.



 PCOD, PLANNED 33 CORRIDOR OVERLAY DISTRICT

The purpose of the PCOD Overlay District is to further the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting public and utility services, and encouraging innovation in the planning and building of appropriate types of commercial and light industrial development.

The subject property is considered to represent a legal-conforming site “as vacant”.

Future Land Use Plan

The subject is located in an area targeted for Business, Logistics, and Manufacturing uses per the Year 2022 Violet Township Comprehensive Plan.

Easements/Encroachments/Restrictions

There are no easements or deed restrictions of which the appraiser is aware that would significantly impact the use or marketability of the property. No responsibility is assumed by the appraiser for title and/or property conditions resulting from legal and title data regarding the subject property that may be incomplete, in error, or omitted. No encroachments were noted.

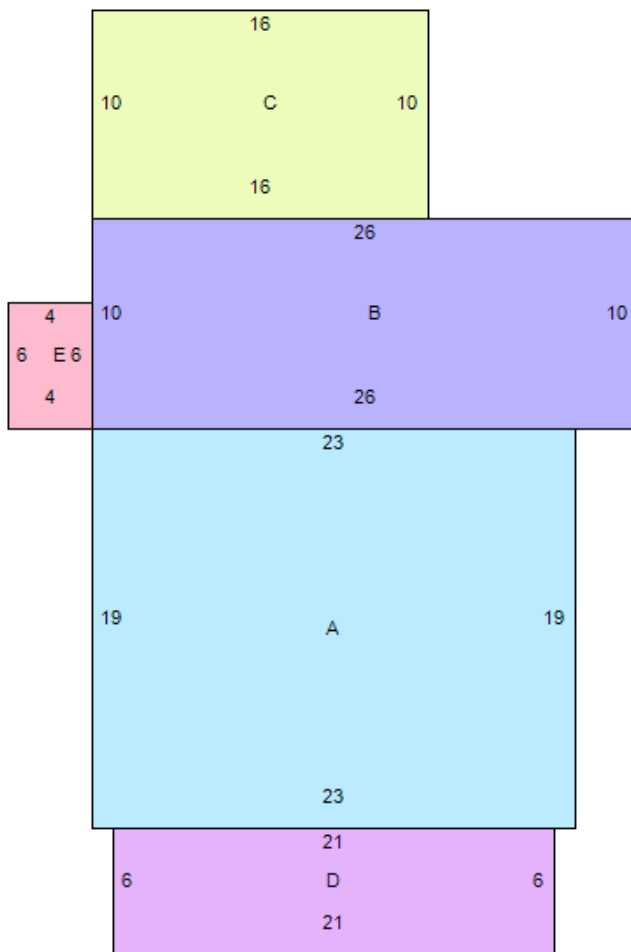
In Summary

In summary, the subject property is comprised of one parcel located off the west side of Pickerington Road NW, south of Columbus-Lancaster Road (US 33), and north of Benadum Road within Violet Township, Fairfield County, Ohio; is rectangular in configuration; and contains 2.430 gross/2.328 net acres. The property is zoned for residential purposes but lies within a PCOD overlay district permitting industrial and business-oriented uses; has access to all public utilities including public water and sewer; is generally level and at-grade with neighboring streets and throughfares; and is considered to be a legal conforming site.

30. Building/Floor Plan Sketch – Before the Taking

The existing buildings are old and in dilapidated condition. However, a footprint sketch of the single-family residence is provided below for reader reference.

Room Type	Area
A Main Area	437
B FRAME	260
C FRAME	160
D PATIO CONCRETE / CANOPY	126
E E PORCH ENCLOSED FRAME	24



31. Building Description – Before the Taking

The subject property is improved with a single-family residence and multiple dilapidated outbuildings. The building ages and condition are summarized below.

<u>Location</u>	<u>Building</u>	<u>Improvement</u>	<u>Year Built/Effective Age</u>	<u>Condition</u>
36-WL	1	Single-Family Residence	Old	Poor
36-WL	2	Outbuilding	Old	Poor
36-WL	3	Outbuilding	Old	Poor
36-WL	4	Outbuilding	Old	Poor
36-WL	5	Outbuilding	Old	Poor
36-WL	N/A	Site Improvements	Unk.	Poor
36-WDV	N/A	Site Improvements	Unk.	Poor

Photographs of the subject property are located within Section 10 of this report. The buildings are in dilapidated condition and are at the end of their useful lives. There are no known leases on the land.

(a) Property is Leased Yes [] No [X]

32. Legal and Political Constraints – Before the Taking

(a) Zoning

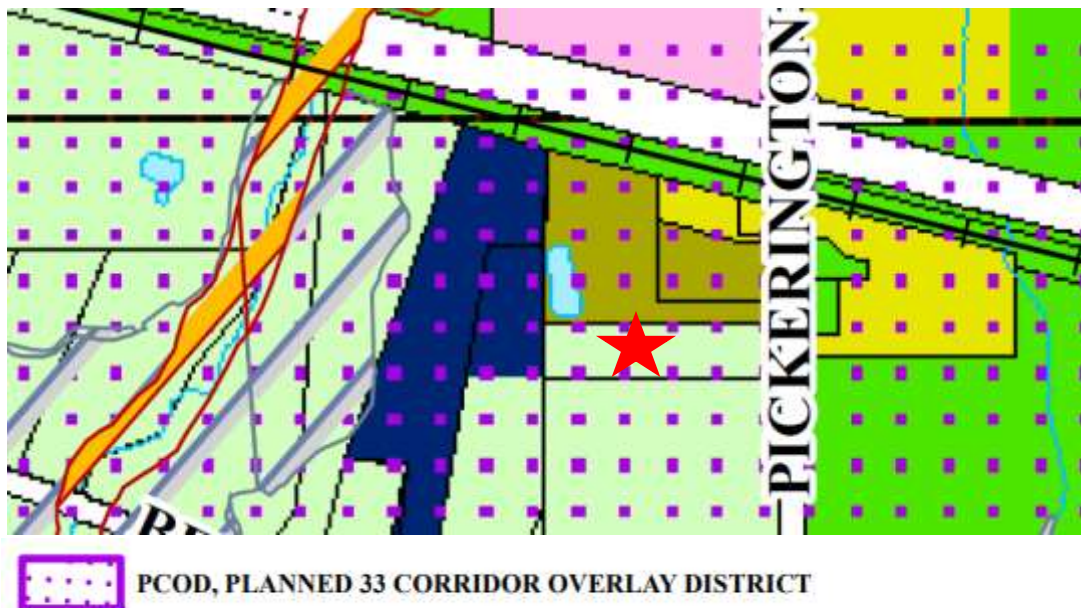
Per the Violet Township Zoning Department the subject property is zoned R-2, Single Family Residential (Low Density) District.

Permitted uses in the R-2 District include single family dwellings and accessory buildings or uses in association with an existing single family dwelling. Conditional uses include but are not limited to churches and cemeteries; community halls; governmental buildings (with exceptions); hospitals, health clinics, and nursing homes; elementary and secondary schools; and public recreational buildings.

The R-2 district minimum site requirements are as follows:

- Minimum lot area: Thirty thousand (30,000) square feet.
- Minimum lot width: One hundred (120) feet. Lots more than two acres minimum is one hundred twenty-five (125) feet.
- Minimum front yard depth: Fifty (50) feet from the dedicated right-of-way line or right-of-way easement.
- Minimum parking area: One 9' x 20' space per dwelling unit.
- Minimum side yard: Fifteen (15) feet between each side lot line and the dwelling.
- Minimum rear yard: Fifty (50) feet between the rear lot line and the dwelling.
- Height regulations: Fourteen (14) feet.
- Minimum size of living unit: 1,550 sq.ft. ground and/or first floor; or 1,300 sq.ft. first floor if overall square footage is 1,800 sq.ft. or more on two or three levels.

Additionally, per a review of the Violet Township Zoning District Map, the subject property is located within the PCOD, Planned 33 Corridor Overlay District as indicated with a red star below.



The purpose of the PCOD Overlay District is to further the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting public and utility services, and encouraging innovation in the planning and building of appropriate types of commercial and light industrial development.

The subject property is considered to represent a legal-conforming site “as vacant”.

- (b) Does overall property conform to zoning code Yes [X] No []
- (c) Land Use Plan: The subject is located in an area targeted for Business, Logistics, and Manufacturing uses per the Year 2022 Violet Township Comprehensive Plan.
- (d) Tax Assessment and Annual Real Estate Taxes for the subject property are provided below:

Current Tax Informaion							
<u>Parcel</u>	<u>Appraised Value</u>			<u>Assessed Value</u>			<u>Annual Taxes</u>
	<u>Land</u>	<u>Improvements</u>	<u>Total</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>	
0360033500	\$80,380	\$11,970	\$92,350	\$28,130	\$4,190	\$32,320	\$1,505.14

Note: Per the Fairfield County Auditor’s office, the residence is in poor condition and is uninhabitable. The outbuilding improvements are in sever disrepair and are not being valued for tax purposes.

33. Highest and Best Use – Before the Taking

(a) Present use of the property: Old Dilapidated Buildings

(b) Definition of Highest and Best Use

The “Highest and Best Use” Concept is defined as:

“The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.” *Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Ed., Page 88 (Chicago: Appraisal Institute, 2022).*

(c) The Highest and Best Use As Vacant

Legally Permissible

Zoning is an important consideration in estimating the highest and best use of a site, as it generally represents what is legally permissible. Per Violet Township zoning officials, the subject is zoned R-2, Single Family Residential District and is located within the PCOD, Planned 33 Corridor Overlay District. The subject property is considered to be a legal site as vacant.

Physically Possible

The property is relatively level and at-grade with adjacent parcels and thoroughfares. The subject property is not located within a 100-year flood hazard area and it has access to public utilities including public water and sanitary sewer.

Based on the factors cited above, the legally permissible uses appear to conform to the configuration and size of the subject site and are considered physically possible.

Economic Feasibility and Maximally Productive

Economic feasibility is achieved when there is evidence of sales activity in the subject's neighborhood. The maximally productive use of the property is the use that results in the highest and most productive economic value of the property.

The subject is located within a rural character area of Fairfield County that is witnessing a growing demand for residential and business/industrial uses along the US 33 corridor emanating from the Franklin County/City of Columbus area. US 33 is a major freeway for the area providing access from the southeastern portions of Ohio through the city of Columbus area and is an attractive amenity for the area.

The subject's immediate area is primarily comprised of rural residential, industrial, and commercial oriented tracts. The industrial and commercial tracts are typically local type uses such as garages, storage facilities, etc. There is industrial and commercial development occurring northwest of the subject area at the Hill Road/Diley Road interchange area and the Canal Winchester incorporated areas and is eventually predicted to extend southeast to the subject property area.

The highest and best use of the property “vacant and available” is therefore for a business industrial or commercial use in conformance with adjacent properties to the north, land trends for the area and in conformance with area land planning and the PCOD overlay district.

(d) The Highest and Best Use As Improved

The subject property is improved with five dilapidated structures and related site improvements such as gravel drives, grass areas and an apparent older well and septic system. The improvements are in poor dilapidated condition and would be removed upon redevelopment of the site. The highest and best use “as improved” is therefore to remove the building and site improvements and redevelop the property with a business industrial or commercial use in conformance with adjacent properties to the north, land trends for the area and in conformance with area land planning.

34. PART 3: VALUATION BEFORE THE TAKING

35. Estimate of Land Value – Before the Taking

The sales comparison approach is “The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available.” *Appraisal Institute, The Dictionary of Real Estate Appraisal Page 170 (7th Ed. 2022).*

This process analyzes sales of similar, recently-sold properties in order to derive an indication of the most-probable sale price of the property being appraised.

The reliability of this technique is dependent upon the following.

- A) The availability of comparable sales data.
- B) The verification of sales data.
- C) The degree of comparability or extent of adjustment necessary for time differences.
- D) The absence of non-typical conditions affecting the sale price.

The market value of the subject property was determined utilizing comparable sales of similar sites located within the subject’s market area and in competing areas. Located on the following pages is a comparable sales location map and complete summaries of the sales used in this analysis. A land sales adjustment grid chart and a discussion of the sales analysis follows.

The sales were compared to the subject on a sale price per acre basis.

Salient Summary Grid

<u>Sale</u>	<u>Location</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Size (Net Acres)</u>	<u>\$/Acre</u>
<i>Subject</i>	<i>Pickerington Road Violet Township, Fairfield County, Ohio</i>	<i>N/A</i>	<i>N/A</i>	2.328	<i>N/A</i>
1	Basil-Western Road NW Violet Township, Fairfield County, Ohio	Nov-21	\$232,693	3.456	\$67,330
2	Howe Industrial Parkway Canal Winchester, Fairfield County, Ohio	May-23	\$209,000	2.083	\$100,336
3	Basil-Western Road NW Violet Township, Fairfield County, Ohio	Nov-21	\$232,565	3.452	\$67,371
4	Howe Industrial Parkway Canal Winchester, Fairfield County, Ohio	Feb-22	\$101,040	1.684	\$60,000

Comparable Sales Location Map



Land Sale No. 1

- 1) Address: Basil-Western Road NW
- 2) County: Fairfield
- 3) City: N/A
- 4) Township: Violet
- 5) School District: Canal Winchester LSD
- 6) Recording Data: Parcel Number 0370211731
- 7) Grantor: Mid-States Wood Growers Cooperative Association
- 8) Grantee: Gray Securities, LLC
- 9) Date of Transaction: November 3, 2021
- 10) Date Inspected: January 11, 2024
- 11) Dimensions: Rectangular (see sketch)
- 12) Size: 3.633± Gross/3.456± Net Acres (150,543± Sq.Ft)
- 13) Topography: Generally Level
- 14) Cash Equivalent Sale Price: \$232,693
- 15) Unit Price: **\$67,330/Net Acre (\$1.55/Sq.Ft.)**
- 16) Type of Instrument: Warranty Deed #202100029077

- 17) Location Description:
The site is located off the south side of Basil-Western Road NW, north of Columbus-Lancaster Road NW and east of Hill Road, within Violet Township, Fairfield County, Ohio.

- 18) Zoning: M-2, Limited Manufacturing
- 19) FEMA Flood Plain: Not Located within a 100-year flood hazard;
FEMA Map #39045C0110G, dated January 6, 2012
- 20) Present Use: Vacant
- 21) Highest and Best Use: Industrial and/or Business
- 22) Type of Financing: Conventional, TelHio Credit Union, \$162,500
- 23) Encumbrances: Typical
- 24) Type of Improvements: Vacant
- 25) Utilities: All Public

- 26) Verification:
Name: Robert LeVeck, Representative of Owner
(614) 582-4765
Person who Verified Sale: G. Franklin Hinkle, II
Date Verified: January 8, 2024
Conditions of Sale: Arm's-Length

- 27) Motivation of Parties: Commercial Development
- 28) Analysis of Pertinent Information: N/A

Remarks: The sale represents the purchase of 3.633± gross/3.456± net acres located off the south side of Basil-Western Road NW, north of Columbus-Lancaster Road NW and east of Hill Road, within Violet Township, Fairfield County, Ohio. The property was vacant at the time of sale. The site is addressed as 9215 Basil Western Road, Canal Winchester, Ohio 43110.

The property was purchased for commercial oriented development then transferred to Ugly Gray Leveck, LLC on July 3, 2023 for commercial oriented development via an exempt transfer. Ugly Gray Leveck, LLC also owns the adjacent properties to the west.

- 29) Sketch of the property (Measurements taken from legal description attached to deed)



North

Image courtesy of Fairfield County Auditor

30) Map of Closest Intersection



31) Photograph of Property



Land Sale No. 2

- 1) Address: Howe Industrial Parkway
- 2) County: Fairfield
- 3) City: Canal Winchester
- 4) Township: N/A
- 5) School District: Canal Winchester LSD
- 6) Recording Data: Parcel Number 0420376214
- 7) Grantor: Canal Pointe, LLC
- 8) Grantee: Accurate Electric Construction, Inc.
- 9) Date of Transaction: May 15, 2023
- 10) Date Inspected: January - 2024
- 11) Dimensions: Rectangular (see sketch)
- 12) Size: 2.083± Gross/Net Acres (90,735± Sq.Ft)
- 13) Topography: Generally Level
- 14) Cash Equivalent Sale Price: \$209,000
- 15) Unit Price: **\$100,336/Net Acre (\$2.30/Sq.Ft.)**
- 16) Type of Instrument: Limited Warranty Deed #202300007273

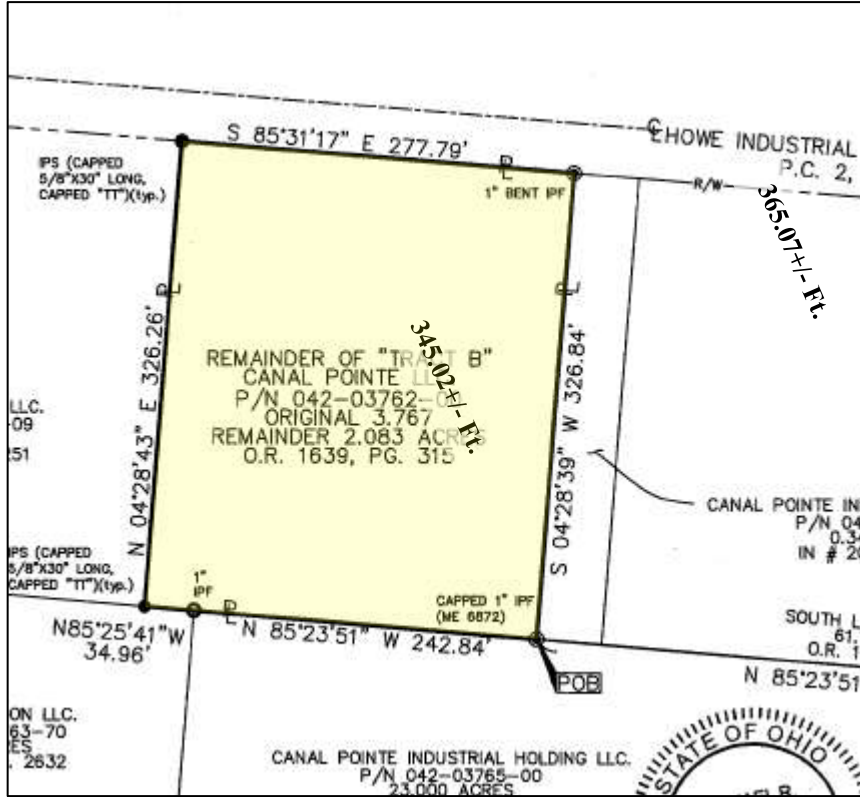
- 17) Location Description:
The site is located off the south side of Howe Industrial Parkway, east of Rutherford Drive, and west of Diley Road, within the City of Canal Winchester, Fairfield County, Ohio.

- 18) Zoning: LM, Limited Manufacturing
- 19) FEMA Flood Plain: Not Located within a 100-year flood hazard;
FEMA Map Panel Not Published
- 20) Present Use: Industrial Building
- 21) Highest and Best Use: Industrial and/or Business
- 22) Type of Financing: Conventional - FC Bank, \$2,080,000
- 23) Encumbrances: Typical
- 24) Type of Improvements: None
- 25) Utilities: All Public
- 26) Verification:
Name: Rob Gillie, Realtor
Kohr Royer Griffith
(614) 255-4369
Person who Verified Sale: G. Franklin Hinkle, II
Date Verified: January 15, 2024
Conditions of Sale: Arm's-Length

- 27) Motivation of Parties: Industrial/Business Development
- 28) Analysis of Pertinent Information: N/A

Remarks: The sale represents the purchase of 2.083+/- gross/net acres located off the south side of Howe Industrial Parkway, east of Rutherford Drive, and west of Diley Road, within the City of Canal Winchester, Fairfield County, Ohio.

- 29) Sketch of the property (Plat from Deed)



North

Image courtesy of Fairfield County Recorder

Land Sale No. 3

- 1) Address: Basil-Western Road NW
- 2) County: Fairfield
- 3) City: N/A
- 4) Township: Violet
- 5) School District: Canal Winchester LSD
- 6) Recording Data: Parcel Number 0370211730
- 7) Grantor: Mid-States Wood Growers Cooperative Association
- 8) Grantee: Ugly Mug Bar & Grill, LLC
- 9) Date of Transaction: November 3, 2021
- 10) Date Inspected: January 11, 2024
- 11) Dimensions: Rectangular (see sketch)
- 12) Size: 3.631± Gross/3.452± Net Acres (150,369± Sq.Ft)
- 13) Topography: Generally Level
- 14) Cash Equivalent Sale Price: \$232,565
- 15) Unit Price: **\$67,371/Net Acre (\$1.55/Sq.Ft.)**
- 16) Type of Instrument: Warranty Deed #202100029080

- 17) Location Description:
The site is located off the south side of Basil-Western Road NW, north of Columbus-Lancaster Road NW and east of Hill Road, within Violet Township, Fairfield County, Ohio.

- 18) Zoning: M-2, Limited Manufacturing
- 19) FEMA Flood Plain: Not Located within a 100-year flood hazard;
FEMA Map #39045C0110G, dated January 6, 2012
- 20) Present Use: Vacant
- 21) Highest and Best Use: Industrial and/or Business
- 22) Type of Financing: Conventional, WesBanco Bank, Inc., \$135,000
- 23) Encumbrances: Typical
- 24) Type of Improvements: Old Barn
- 25) Utilities: All Public
- 26) Verification:
Name: Robert LeVeck, Representative of Owner
(614) 582-4765
Person who Verified Sale: G. Franklin Hinkle, II
Date Verified: January 8, 2024
Conditions of Sale: Arm's-Length

- 27) Motivation of Parties: Industrial/Business Development
- 28) Analysis of Pertinent Information: N/A

Remarks: The sale represents the purchase of 3.631± gross/3.452± net acres located off the south side of Basil-Western Road NW, north of Columbus-Lancaster Road NW and east of Hill Road, within Violet Township, Fairfield County, Ohio. The property was improved with a dilapidated barn at the time of sale.

The property was purchased for commercial oriented development and subsequently transferred to Ugly Gray Leveck, LLC on June 21, 2023 via an exempt transfer for commercial oriented development. Ugly Gray Leveck, LLC also owns the adjacent land tracts to the east and west.

- 29) Sketch of the property (Measurements taken from legal description attached to deed)



North

Image courtesy of Fairfield County Auditor

30) Map of Closest Intersection



31) Photograph of Property



Land Sale No. 4

- 1) Address: Howe Industrial Parkway
- 2) County: Fairfield
- 3) City: Canal Winchester
- 4) Township: N/A
- 5) School District: Canal Winchester LSD
- 6) Recording Data: Parcel Number 0420376209
- 7) Grantor: Canal Pointe, LLC
- 8) Grantee: PAC Investments, LLC
- 9) Date of Transaction: February 24, 2022
- 10) Date Inspected: January - 2024
- 11) Dimensions: Rectangular (see sketch)
- 12) Size: 1.684± Gross/Net Acres (73,355± Sq.Ft)
- 13) Topography: Generally Level
- 14) Cash Equivalent Sale Price: \$101,040
- 15) Unit Price: **\$60,000/Net Acre (\$1.38/Sq.Ft.)**
- 16) Type of Instrument: Limited Warranty Deed #202200004251

- 17) Location Description:
The site is located off the south side of Howe Industrial Parkway, east of Rutherford Drive, and west of Diley Road, within the City of Canal Winchester, Fairfield County, Ohio.

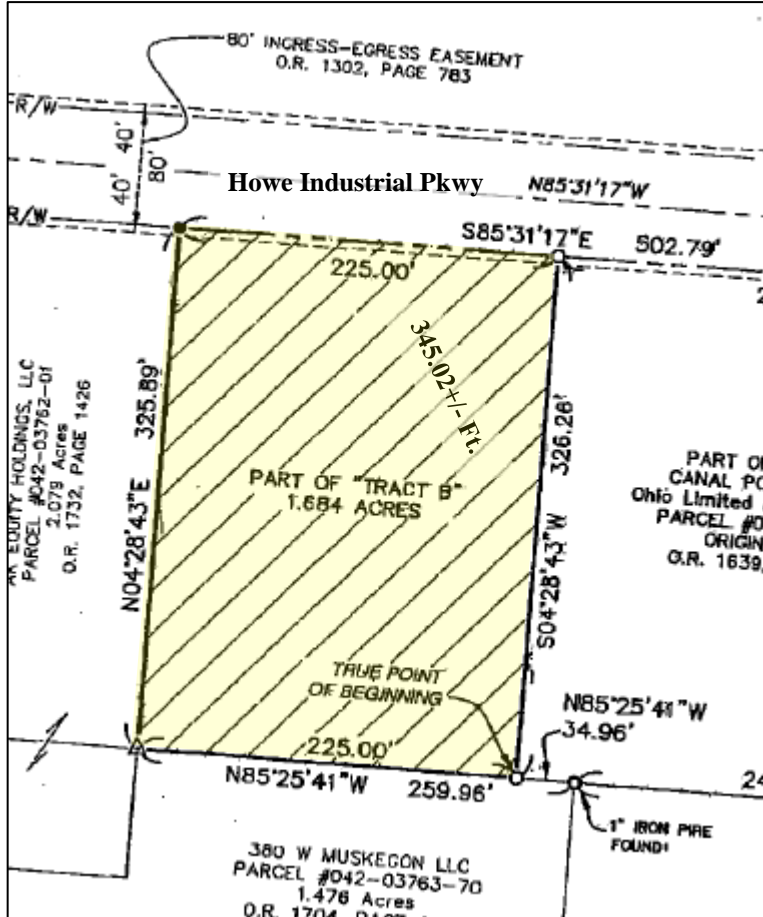
- 18) Zoning: LM, Limited Manufacturing
- 19) FEMA Flood Plain: Not Located within a 100-year flood hazard;
FEMA Map Panel Not Published
- 20) Present Use: Industrial Building
- 21) Highest and Best Use: Industrial and/or Business
- 22) Type of Financing: Cash to Seller
- 23) Encumbrances: Typical
- 24) Type of Improvements: None
- 25) Utilities: All Public

- 26) Verification:
Name: Rob Gillie, Realtor
Kohr Royer Griffith
(614) 255-4369
Person who Verified Sale: G. Franklin Hinkle, II
Date Verified: January 15, 2024
Conditions of Sale: Arm's-Length

- 27) Motivation of Parties: Industrial / Business Development
- 28) Analysis of Pertinent Information: N/A

Remarks: The sale represents the purchase of 1.684+/- gross/net acres located off the south side of Howe Industrial Parkway, east of Rutherford Drive, and west of Diley Road, within the City of Canal Winchester, Fairfield County, Ohio.

- 29) Sketch of the property (Plat from Deed)



North

Image courtesy of Fairfield County Recorder

30) Map of Closest Intersection



31) Photograph of Property



Land Sales Adjustment Grid Chart

	<u>Subject</u>	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Sale 4</u>
Location:	Pickerington Road Violet Township, Fairfield County, Ohio	Basil-Western Road NW Violet Township, Fairfield County, Ohio	Howe Industrial Parkway Canal Winchester, Fairfield County, Ohio	Basil-Western Road NW Violet Township, Fairfield County, Ohio	Howe Industrial Parkway Canal Winchester, Fairfield County, Ohio
Land Size (Net Ac.):	2.430 Gross / 2.328 Net Acres				
Sale Date:		3.456 November-21	2.083 May-23	3.452 November-21	1.684 February-22
Sale Price:		\$232,693	\$209,000	\$232,565	\$101,040
Indication (\$/NetAc.):		\$67,330	\$100,336	\$67,371	\$60,000
Property Rights Conveyed:		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment:		\$0	\$0	\$0	\$0
Conditions of Sale:		Arm's Length	Arm's Length	Arm's Length	Arm's Length
Adjustment:		\$0	\$0	\$0	\$0
Expenditures after Purchase:		None Noted	None Noted	None Noted	None Noted
Adjustment:		\$0	\$0	\$0	\$0
Financing:		Conventional	Conventional	Conventional	Cash to Seller
Adjustment:		\$0	\$0	\$0	\$0
Market Conditions		Inferior	Overall Comparable	Inferior	Overall Comparable
Total Adjustments:		\$11,635	\$0	\$11,628	\$0
Adjusted Sale Price:		\$11,500	\$0	\$11,500	\$0
Adjusted Sale Price / Per Acre:		\$244,193	\$209,000	\$244,065	\$101,040
		\$70,658	\$100,336	\$70,702	\$60,000
Applicable Adjustments					
Location/Zoning/Use:	Good Residential and Commercial	Overall Comparable	Overall Comparable	Overall Comparable	Overall Comparable
Adjustment:		0.00%	0.00%	0.00%	0.00%
Overall Location:	Average	Overall Comparable	Overall Superior	Overall Comparable	Overall Superior
Adjustment:		0.00%	-10.00%	0.00%	-10.00%
Topography/Amenities:	Level/Avg	Comparable	Comparable	Comparable	Comparable
Adjustment:		0.00%	0.00%	0.00%	0.00%
Utilities:	On-Site & All Public	Overall Comparable	Overall Superior	Overall Comparable	Overall Superior
Adjustment:		0.00%	-5.00%	0.00%	-5.00%
Configuration/Utility:	Rectangular/Average	Comparable	Comparable	Comparable	Comparable
Adjustment:		0.00%	0.00%	0.00%	0.00%
Land Size (Ac.):	2.430 Gross / 2.328 Net Acres	Overall Inferior/Larger	Overall Comparable	Overall Inferior / Larger	Overall Comparable
Adjustment:		10.00%	0.00%	10.00%	0.00%
Total Net Adjustment:		10.00%	-15.00%	10.00%	-15.00%
Indicated Market Value Per Acre:		\$77,723	\$85,286	\$77,773	\$51,000
Mean:		\$72,945			
Median:		\$77,748			

35. Estimate of Land Value – Before the Taking (Continued)

As a basis for estimating the value of the subject site, a search was made of the subject’s immediate area and competing areas of Fairfield County in efforts to locate sites exhibiting similar characteristics as the subject. Due to the lack of market activity, the comparable sales search was expanded beyond one year and to competing areas. Four land sales were located from which a reliable indication of market value could be estimated.

Before beginning a discussion of the individual sales, an overview of the adjustments considered will be discussed.

Property rights adjustments reflect differences in interest purchased (Lease Fee, Leasehold, etc.). No adjustment is warranted.

Conditions of sale adjustments reflect differences in purchase motivations. A foreclosure, a forced sale, or an adjacent owner may indicate other than an arm’s-length/fair market transaction. Each sale was based on market value indications and no adjustments are warranted.

Expenditures after purchase adjustments reflect any cost incurred by the Grantee after purchase that would correspond with the cash equivalent sale price of the subject property. No adjustment is warranted.

Financing adjustments take into consideration below market financing and its effect on property value. There are no indications that the properties were sold with below market financing. No adjustment is warranted.

Market Conditions Adjustment:

A market/time adjustment could not be extracted from recent land sales and they are consistent with current offering prices of similar sites. However, properties transferring prior to year 2022 are adjusted upward for their transfers within inferior market times.

Additional Adjustments

The sales were additionally adjusted for location, land size, features and amenities, and zoning.

After adjustments, the four sales indicate applicable market values of \$77,723, \$85,286, \$77,773 and \$51,000 per acre. Per Rob Gillie, Realtor for Sales No. 2 and No. 4, the owner of the industrial park was working with the purchaser of Sale No. 4 for “a while” and honored the ongoing negotiation price of around \$60,000 per acre. The asking price was increased to a premium price of around \$100,000 per acre for Sale No. 2 as it was the last lot in the park.

A market value of \$80,000 per acre is deemed warranted weighing the features of each sale, the subject’s smaller size, and favorable market attributes. Multiplying the subject’s net size of 2.328 net acres by \$80,000 per acre indicates an applicable market value estimate of \$186,240. Added to this market value estimate is the market value of the 0.102 acres of PRO of \$1.00 indicating a total market value estimate of \$186,241, unrounded.

**Market Value of Land Area via
Sales Comparison Approach to Value:**

\$186,241

36. Cost Approach – Before the Take

The cost approach is defined as “a set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of, or replacement for, the existing structure plus entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised” *Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Ed., Page 43 (Chicago: Appraisal Institute, 2022).*

The cost approach to value is not presented in this analysis due to the older age of the subject property. The inherent difficulty and subjectivity in estimating the accrued depreciation from all sources renders any value indicated by the cost approach unreliable. Further, market participants are not basing their purchase decisions upon the replacement cost new less depreciation for these type properties, they are primarily basing their decisions upon the recent prices paid for similar properties.

Market Value Indication Via Cost Approach to Value:

N/A

37. Sales Comparison Approach – Before the Taking

The improved sales comparison approach is a process in which a market value estimate is derived by analyzing the sales of similar properties and comparing them to the subject property. Estimates of cost, depreciation, and other value parameters may be derived in the other approaches to value using comparative techniques. These comparative techniques of analysis applied in the sales comparison approach are fundamental to the valuation process.

The subject property is vacant land with the exception of older residential improvements and garage/storage buildings. The buildings and site improvements are in poor dilapidated condition and are accorded a recognition value of \$1.00 per item for purposes of this appraisal report since they will be acquired as part of the project.

<u>Location</u>	<u>Building</u>	<u>Improvement</u>	<u>Year Built/Effective Age</u>	<u>Condition</u>	<u>Recognitioin Value</u>
36-WL	1	Single-Family Residence	Old	Poor	\$1.00
36-WL	2	Outbuilding	Old	Poor	\$1.00
36-WL	3	Outbuilding	Old	Poor	\$1.00
36-WL	4	Outbuilding	Old	Poor	\$1.00
36-WL	5	Outbuilding	Old	Poor	\$1.00
36-WL	N/A	Site Improvements	Unk.	Poor	\$1.00
36-WDV	N/A	Site Improvements	Unk.	Poor	<u>\$1.00</u>
				Total:	\$7.00

Adding the market value estimate of the underlying land of \$186,241 to the recognition value of the building and site improvements of \$7.00 indicates a market value estimate of \$186,248.

**Market Value of Subject via
Sales Comparison Approach to Value: \$186,248**

38. Income Approach to Value – Before the Taking

The income capitalization approach is defined as "Specific appraisal techniques applied to develop a value indication for a property based on its earning capability and calculated by capitalization of property income." *Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Ed., Page 94 (Chicago: Appraisal Institute, 2022).*

As mentioned, the income approach to value is not applied in this appraisal report since properties such as the subject are not typically purchased for their income producing abilities.

Market Value Indication Via Income Approach to Value:

N/A

39. Reconciliation of Value Indications and Value Conclusions – Before the Taking

As a basis for estimating the value of the subject property, the appraiser relied upon the sales comparison approach to value as this method is considered the best indicator of value for properties such as the subject and reflects the activities of typical buyers and seller of this type of property in the market place.

Therefore, as a result of my appraisal and analysis, it is my opinion that the market value of the fee simple estate of the subject property, in its present condition, “Before the Takings”, in terms of financial arrangements equivalent to cash, as of January 12, 2024, is:

**ONE HUNDRED EIGHTY-SIX THOUSAND TWO HUNDRED FORTY-EIGHT DOLLARS
(\$186,248)**

40. Allocation of the Value Estimate:

\$186,241.00	Land
\$ 2.00	Site Improvements
\$ <u>5.00:</u>	Building Improvements
\$186,248.00	

41. PART 4: ANALYSIS OF THE TAKE

42. Description of the Taking

The Ohio Department of Transportation is proposing to construct road improvements within the area of the subject property. The purpose of the proposed project is to replace the existing intersection of US 33 and Pickerington Road with an interchange and remove the Allen Road intersections. The project will eliminate four at-grade railroad crossings.

Per the right-of-way plans provided, the subject property is subject to two permanent fee simple takings identified as follows:

<u>Parcel</u>	<u>Area</u>	<u>Rights Acquired</u>
36-WL	0.378 Gross/0.276 Net Acres	Fee simple warranty deed taking with limitation of existing access rights in the name of Ohio Department of Transportation.
36-WDV	0.722 Gross/Net Acres	Fee simple warranty deed taking without limitation of existing access rights in the name and for the use of the Fairfield County Commissioners, Fairfield County, Ohio.

Parcel 36-WL is a permanent taking with limitation of existing access rights that extends along the subject's road frontage along Pickerington Road NW. Additionally, the taking lies adjacent to Parcel 36-WDV. The taking interest is being acquired in the name of the Ohio Department of Transportation and contains 0.378 gross acres of which 0.102 acres are located within the present right-of-way indicating a net take area of 0.276 acres. The taking is generally rectangular in configuration and measures 106.09 feet along its southern boundary beginning at the southeast corner of the subject property then extends the following: northeast 148.76 feet; southeast 116.00 feet; and southwest 148.09 feet along its frontage on Pickerington Road NW to the point of beginning.

Parcel 36-WDV is a permanent taking without limitation of existing access rights located adjacent to the west of Parcel 36-WL. The taking interest is being acquired in the name of the Fairfield County Commissioners, Fairfield County, Ohio and contains 0.722 gross/net acres. The taking is generally rectangular in configuration and measures 202.45 feet along its southern boundary beginning at its southeast corner then extends the following: northwest 151.70 feet; southeast 220.66 feet; and southwest 148.76 feet to the point of beginning.

Pertinent right-of-way plans are provided on the following pages.

RIGHT OF WAY LEGEND SHEET

FAI-33-2.64

SECTION 26, 27, 34, 35, 36, TWP. 15, RANGE 20 VIOLET TOWNSHIP, FAIRFIELD COUNTY STATE OF OHIO

GRADE CROSSING ELIMINATION WITH THE INDIANA & OHIO RAILWAY

PROJECT DESCRIPTION
REPLACE THE EXISTING INTERSECTION OF US 33 AND PICKERINGTON ROAD WITH AN INTERCHANGE AND INCREASE THE ALLEN ROAD RIGHT OF WAY FROM 200 FEET TO 200 FEET TO ELIMINATE FUTURE GRADE VIOLATION CONCERNS.

THIS IMPROVEMENT IS ESPECIALLY DESIGNED FOR THROUGH TRAFFIC AND HAS BEEN DECLARED A LIMITED ACCESS HIGHWAY OR FREEWAY BY ACTION OF THE DIRECTOR IN ACCORDANCE WITH THE REVISIONS TO SECTION 3111.02 OF THE REVISED CODE OF OHIO.



PLANS PREPARED BY:

- FROM NAME: JIMMIE LUCAS
 ROW DESIGNER: JLM
 ROW REVIEWER: JDM
 FIELD REVIEWER: JDM
 MECHANICAL FIELD REVIEW DATE: 12/15/2024
 OWNERSHIP UPDATED BY: JDM/SM
 FIELD REVIEWER: JDM/SM
 FINAL FIELD REVIEW DATE: 12/15/2024
 FINAL P/W PLAN DATE: 12/15/2024

- STRUCTURE KEY**
- RESIDENTIAL
 - COMMERCIAL
 - OUT-BUILDING
- TYPES OF TITLE LEGEND:**
- WL = WARRANTY DEED WITH DIMENSIONS OF ACCESS
 - UD = UNDEVELOPED
 - UD+ = UNDEVELOPED WITH DIMENSIONS OF ACCESS
 - CO = CHANNEL EASEMENT
 - A = ACTUAL EASEMENT
 - PRE = PROPERTY RIGHTS EASEMENT
 - SW = SEWER EASEMENT

L. RICHARD J. MAYHAR, P.E., HAS CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR FAIRFIELD COUNTY, OHIO, IN JULY, 2024. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.

UNDERGROUND UTILITY LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THOUGH THEY ARE BELIEVED TO BE ACCURATE, THEIR LOCATION IS AS MARKED ON THE GROUND BY THE UTILITY COMPANY PER OHIO811 COMPANION NUMBERS 8015911241408, 8016031298488, AND THOSE MARKINGS SUBSEQUENTLY BEING SURVEYED AS A PART OF THIS PROJECT.

THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, SOUTH ZONE ON NAD 83 (2011) DATUM. THE PROJECT COORDINATE (US SURVEY FOOT) ARE RELATIVE TO STATE PLANE GRID COORDINATES METERS ON US SURVEY FEET BY A PROJECT ADJUSTMENT FACTOR OF 1.0000017.

AS A PART OF THIS PROJECT I HAVE RESEARCHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND THE EXISTING CENTERLINE OF THE ALLEN ROAD. PRESENT ROADWAY OCCURRED FROM A SET TACK AND NOT PLAT, AND NOT RECORDED. AS WELL AS PRESUMED THE LEGAL DESCRIPTIONS NECESSARY TO ACCURATELY SHOW THE WHEELS AS SHOWN HEREIN. AS A PART OF THIS WORK I HAVE SET RIGHT OF WAY MARKERS TO BE SET AT THE CORNERS AND OTHER POINTS ALONG THE RIGHT OF WAY AND ANGLE POINTS ON THE RIGHT OF WAY. THE PROPERTY LINES AND OTHER POINTS ARE SHOWN HEREIN.

ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4703-63 COMMONLY KNOWN AS THE PROFESSIONAL ENGINEER REGISTRATION ACT, AND I AM NOT PROVIDING ANY SERVICES UNDER THIS PROJECT AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

INDEX OF SHEETS:

- LEGEND SHEET
- CENTRAL PLAT
- PROPERTY MAP
- SUMMARY OF ADDITIONAL ROW
- SHEET LAYOUT SCHEMATIC
- ROW TOPOGRAPHIC SHEETS
- ROW BOUNDARY SHEETS
- RAILROAD PLAT

FINAL
2-6-2024



LOCATION MAP

LATITUDE: 39°20'00" LONGITUDE: -83°44'49"

NOTE: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 153.04 O.C.G.C.

- WATER AND SANITARY:
 - FAIRFIELD COUNTY UTILITIES
 - 3790 INTERCHANGE ROAD
 - COLUMBUS, OHIO 43233
 - ATTN: BARRY GILBERT
 - 614-633-3932
 - mailto:barry.gilbert@water.com
- ELECTRIC:
 - SOUTH CENTRAL POWER CO.
 - 2785 COUNTRY ROAD, NE
 - COLUMBUS, OHIO 43233
 - ATTN: RANDALL MUSIC
 - 614-633-3932
 - mailto:randall.music@energy.com
 - at:randall.music@energy.com
- TELEPHONE:
 - AT&T
 - 3601 NORTH SMITH STREET
 - ZANESVILLE, OHIO 43701
 - ATTN: BARBETT RAMASOONCH
 - 740-594-3332
 - 812779@att.com
- TELEPHONE:
 - 2ND
 - 160-888-6126
 - mailto:second@second.com

CONVENTIONAL SYMBOLS

- County Line
- Township Line
- Section Line
- Corporation Line
- Crossing Line
- Right of Way (R/W) (S)
- Right of Way (R/W) (N)
- Right of Way (R/W) (E)
- Right of Way (R/W) (W)
- Property Line Symbol
- Break Line Symbol
- Tree (T)
- Stone (S)
- Engineer (En)
- Engineer (Remove) (En)
- Wellhead (W)
- Water Meter (W)
- Water Valve (W)
- Hydrophone Pole (H)
- Light Pole (L)



PARCEL NO.	OWNER	SHEET NO.	OWNER'S RECORD DOCUMENT	NATURE OF SUCCESSION	ACRES	TOTAL ACRES	RESIDUAL ACRES	PERCENTAGE	NET TAKE	NET TAKE	TYPE	REMARKS	AN EXISTING DOCUMENT
14-001	CHRISTOPHER M. HAZZARD TRUSTEE AND SUCCESSORS AS TRUSTEES OF THE SIOUX ADVISORY PARTNERSHIP TRUST, DATED AUGUST 14, 2017	11-018	SIP TRST AC 104	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-002	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-003	CHAS. A. JAMES AND MARYE DAVIS	11-020	SIP TRST AC 105	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-004	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-005	BRUCE W. BROWN TRUSTEE	11-021	SIP TRST AC 106	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-006	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-007	RONA L. KING AND ADRIAN L. STELLA	11-022	SIP TRST AC 107	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-008	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-009	GERALD A. BROWN AND DANIEL G. WOOD	11-023	SIP TRST AC 108	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-010	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-011	PHILIP J. JOHNSON AND SOPHIA JOHNSON	11-024	SIP TRST AC 109	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-012	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-013	CLAYTON D. COLLINS AND SHARON S. COLLINS	11-025	SIP TRST AC 110	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-014	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-015	JACOB M. SORRELL	11-026	SIP TRST AC 111	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-016	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-017	STEPHANIE M. TONGER AND TONICIA L. TONGER	11-027	SIP TRST AC 112	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-018	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-019	SEBASTIAN M. BROWN TRUSTEE DATED 4-22-2016. ADRIAN M. BROWN TRUSTEE	11-028	SIP TRST AC 113	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-020	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-021	ROBERTA L. JOHNSON TRUSTEE	11-029	SIP TRST AC 114	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-022	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-023	BRUCE W. BROWN TRUSTEE	11-030	SIP TRST AC 115	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-024	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-025	BRUCE W. BROWN TRUSTEE DATED 4-22-2016. ADRIAN M. BROWN TRUSTEE	11-031	SIP TRST AC 116	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-026	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-027	BRUCE W. BROWN TRUSTEE	11-032	SIP TRST AC 117	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-028	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-029	BRUCE W. BROWN TRUSTEE	11-033	SIP TRST AC 118	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-030	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-031	BRUCE W. BROWN TRUSTEE	11-034	SIP TRST AC 119	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-032	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-033	BRUCE W. BROWN TRUSTEE	11-035	SIP TRST AC 120	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-034	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-035	BRUCE W. BROWN TRUSTEE	11-036	SIP TRST AC 121	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-036	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-037	BRUCE W. BROWN TRUSTEE	11-037	SIP TRST AC 122	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-038	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-039	BRUCE W. BROWN TRUSTEE	11-038	SIP TRST AC 123	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-040	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-041	BRUCE W. BROWN TRUSTEE	11-039	SIP TRST AC 124	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-042	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			
14-043	BRUCE W. BROWN TRUSTEE	11-040	SIP TRST AC 125	RESIDUARY	0.44	0.00	0.00	0.00	0.00	0.00	RESIDUARY	ACRES REMOVED	
14-044	TOTAL				0.44	0.00	0.00	0.00	0.00	0.00			

FEDERAL 80% - STATE 20%

SUMMARY SHEET

QUARTER: ALL PART OF ANY ACRES IN THIS NAME IF THE DEPARTMENT OF TRANSPORTATION, ANY PART OF ANY ACRES IN THE NAME OF ANOTHER AGENCY WILL CONTAIN THE "Y" PREFIX. DEN FIELD AND NAME OF THE AGENCY WILL BE SHOWN IN THE REMARKS COLUMN.

RETRIEVED RECORD AREA - TOTAL PRO-NET TIME
NET AND WELDED WAG - 1950 IN TIME
ALL AREAS IN ACRES

RETRIEVED RECORD AREA - TOTAL PRO-NET TIME
NET AND WELDED WAG - 1950 IN TIME
ALL AREAS IN ACRES

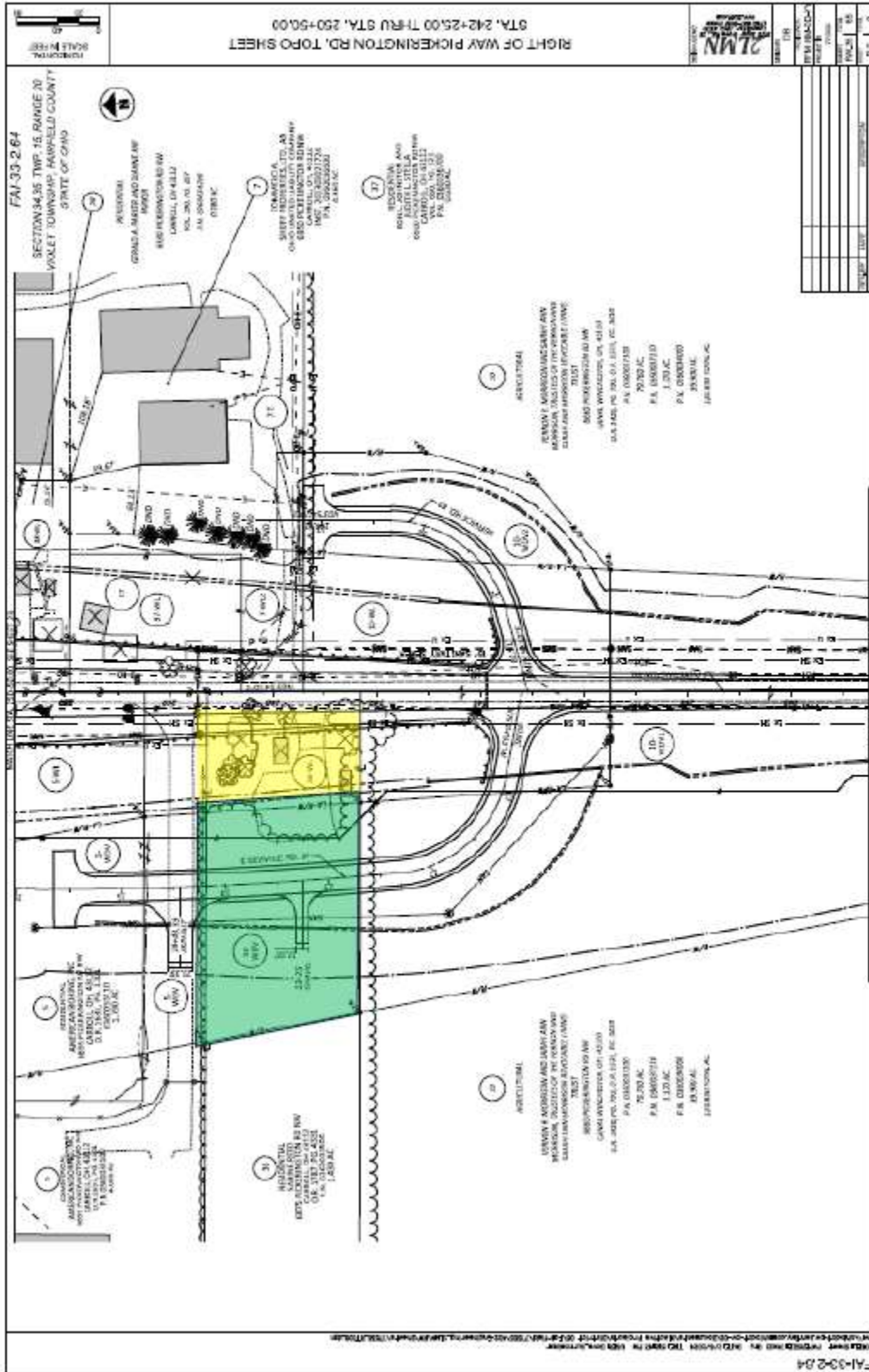
RETRIEVED RECORD AREA - TOTAL PRO-NET TIME
NET AND WELDED WAG - 1950 IN TIME
ALL AREAS IN ACRES

RETRIEVED RECORD AREA - TOTAL PRO-NET TIME
NET AND WELDED WAG - 1950 IN TIME
ALL AREAS IN ACRES

RETRIEVED RECORD AREA - TOTAL PRO-NET TIME
NET AND WELDED WAG - 1950 IN TIME
ALL AREAS IN ACRES

RETRIEVED RECORD AREA - TOTAL PRO-NET TIME
NET AND WELDED WAG - 1950 IN TIME
ALL AREAS IN ACRES

RETRIEVED RECORD AREA - TOTAL PRO-NET TIME
NET AND WELDED WAG - 1950 IN TIME
ALL AREAS IN ACRES



43. The Part Taken

Land

<u>Parcel</u>	<u>Land Area (Ac.)</u>	<u>\$/Acre</u>	<u>% of Fee</u>	<u>Total</u>
36-WL	0.276	\$80,000	100%	\$22,080
36-WL	0.102	PRO		\$1.00
36-WDV	0.722	\$80,000	100%	<u>\$57,760</u>
Total:				\$79,841

Total Land Value Permanently Acquired: \$79,841

Building and Site Improvements Permanently Acquired

<u>Location</u>	<u>Building</u>	<u>Improvement</u>	<u>Year Built/Effective Age</u>	<u>Condition</u>	<u>Recognitioin Value</u>
36-WL	1	Single-Family Residence	Old	Poor	\$1.00
36-WL	2	Outbuilding	Old	Poor	\$1.00
36-WL	3	Outbuilding	Old	Poor	\$1.00
36-WL	4	Outbuilding	Old	Poor	\$1.00
36-WL	5	Outbuilding	Old	Poor	\$1.00
36-WL	N/A	Site Improvements	Unk.	Poor	\$1.00
36-WDV	N/A	Site Improvements	Unk.	Poor	<u>\$1.00</u>
Total:					\$7.00

Natural growth items and crops located within the take areas are merged into the underlying land value. No compensation is accorded.

Summary

Land and Improvements Permanently Acquired:

Land:	\$ 79,841
Site Improvements:	\$ 2
Building Improvements:	<u>\$ 5</u>
Total:	\$ 79,848

44. Effect of the Taking

The Ohio Department of Transportation is proposing to construct road improvements within the area of the subject property. The purpose of the proposed project is to replace the existing intersection of US 33 and Pickerington Road with an interchange and remove the Allen Road intersections. The project will eliminate four at-grade railroad crossings.

We performed a field inspection of the property, reviewed pertinent right-of-way plans, and analyzed pertinent market data in efforts to ascertain the impact of the takings on the subject property, if any.

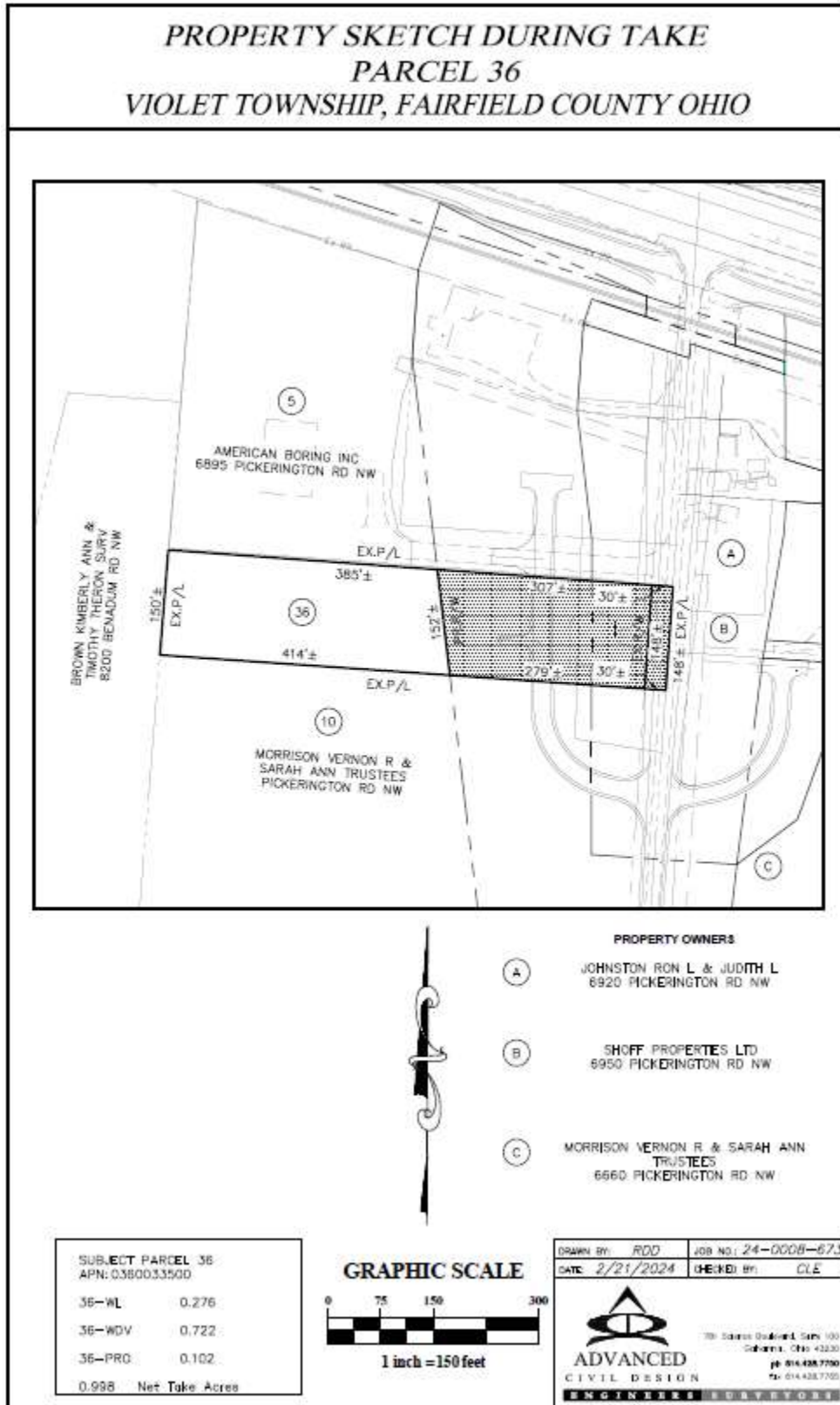
Per the right-of-way plans provided, the subject property is subject to two permanent fee simple takings identified as follows:

<u>Parcel</u>	<u>Area</u>	<u>Rights Acquired</u>
36-WL	0.378 Gross/0.276 Net Acres	Fee simple warranty deed taking with limitation of existing access rights in the name of Ohio Department of Transportation.
36-WDV	0.722 Gross/Net Acres	Fee simple warranty deed taking without limitation of existing access rights in the name and for the use of the Fairfield County Commissioners, Fairfield County, Ohio.

The permanent takes will result in a reduced site area from 2,430 gross acres/2,328 net acres to 1,330 gross/net acres. The taking also results in the removal of the residence and dilapidated structures and site improvements.

The property will be accessed via an access road extending from the south and the residue area will remain a legal-conforming site under the current zoning and remain a candidate for future a business industrial or commercial use in conformance with adjacent properties to the north, land trends for the area and in conformance with area land planning.

45. Sketch of the Property Detailing Take Area



46. PART 5: FACTUAL DATA AFTER THE TAKE

47. Appraisal of the Residue

The residue is what is left of the whole property after the taking. The purpose for appraising the residue is to estimate if damages are owed to the property owner. In order to estimate damages and special benefits (if any) to the property, the proper procedure requires the appraiser to estimate the market value of the fee simple interest of the residue property based on the presumption the transportation facility has been completed according to construction plans and is open to the public.

Damages are evident when the value of the part taken is deducted from the difference in value between the value of the whole property before the taking and the value of the residue property, if uncured.

$$\begin{array}{r} \text{Value of the Whole Property Before the Taking} \\ (-) \text{ Value of the Residue Property, if Uncured. } \\ \text{Difference} \\ (-) \text{ Part Taken } \\ \hline \text{Total Damages, if Uncured} \end{array}$$

The residue property is to be valued without any consideration of a cure so the diminution in value to the residue uncured (also known as total damages, if uncured) can be estimated. Once this diminution in value to the residue uncured is determined, the appraiser may then consider the feasibility of a cost to cure and, if feasible, value the residue as cured and determine if the cure eliminates all of the diminution in value to the residue property.

48. Property Rights Appraised-Residue Property

The property rights to be appraised subsequent to the taking are the fee simple estate.

49. Identification of the Residue Property

The “larger parcel” is defined as “the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.” *Appraisal Institute, The Dictionary of Real Estate Appraisal Page 105 (7th Ed. 2022).*

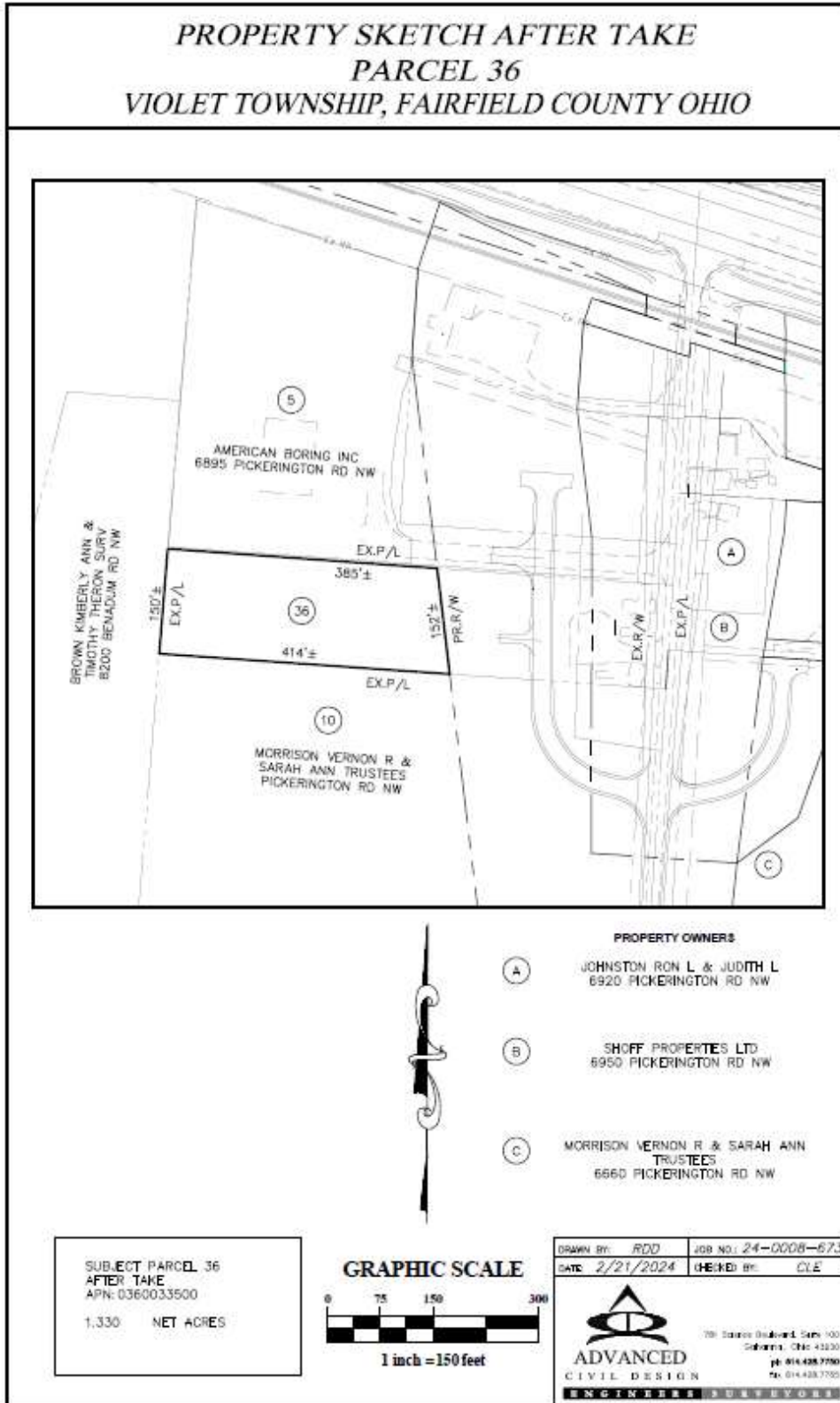
The three conditions that establish the larger parcel is described as follows:

Unity of Title and Contiguity - The subject property is comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360033500 and is entirely titled to Sabine Reed. The site is located off the west side of Pickerington Road NW, south of Columbus-Lancaster Road (US 33), and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 1.330 gross/net acres. The site is vacant land and is addressed as 6875 Pickerington Road NW, Carroll, Ohio 43112.

Unity of Highest and Best Use - The highest and best use of the subject property “as vacant and available” is presently for business industrial or commercial use in conformance with adjacent properties to the north, land trends for the area and in conformance with area land planning (See Highest and Best Use Section of this Appraisal Report).

After applying the three tests to the subject property, the subject parcel and larger parcel for purposes of this appraisal report is therefore considered to be comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360033500 and is entirely titled to Sabine Reed. The site is located off the west side of Pickerington Road NW, south of Columbus-Lancaster Road (US 33), and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 1.330 gross/net acres. The site is vacant land and is addressed as 6875 Pickerington Road NW, Carroll, Ohio 43112

50. Site Plan Illustrating Residue Property Uncured



51. Site Description of the Residue

The subject property is comprised of one rectangular shaped parcel identified by the Fairfield County Auditor as Parcel Number 0360033500 and is entirely titled to Sabine Reed. The site is located off the west side of Pickerington Road NW, south of Columbus-Lancaster Road (US 33), and north of Benadum Road within Violet Township, Fairfield County, Ohio and per the right-of-way plans provided, contains 1.330 gross/net acres. The site is vacant land and is addressed as 6875 Pickerington Road NW, Carroll, Ohio 43112.

Size:

1.330 Gross Acres

0.000 PRO Acres

1.330 Net Acres

The subject property is rectangular in configuration and the dimensions are as follows:

151.70+/- Feet (East Property Line Fronting on Service Road)

414.46+/- Feet (South Property Line)

150.00+/- Feet (West Property Line)

385.34+/- Feet (North Property Line)

Access: There is currently unrestricted frontage along the west side of a service road.

Topography, Drainage and Soil Conditions

The subject site is relatively level and at-grade with adjacent roadways and properties. There were no drainage issues observed at the time of inspection. Site drainage is assumed to be adequate. No soil or subsoil tests have been provided; however, soil conditions appear to be adequate to support any proposed development.

The existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. Hazardous materials may affect the value of the subject property. The value estimate reported herein has been estimated on the assumption that there is no such material on or in the property that would cause a loss in value. The client is urged to retain an expert in this field, if desired.

Availability and Description of Utilities

The property has access to all public utilities including public water and sewer.

Flood Plain

Per FEMA Flood Insurance Rate Map 39045C0130H, dated July 19, 2018, the property is not located within a known 100-year flood hazard area.

Zoning

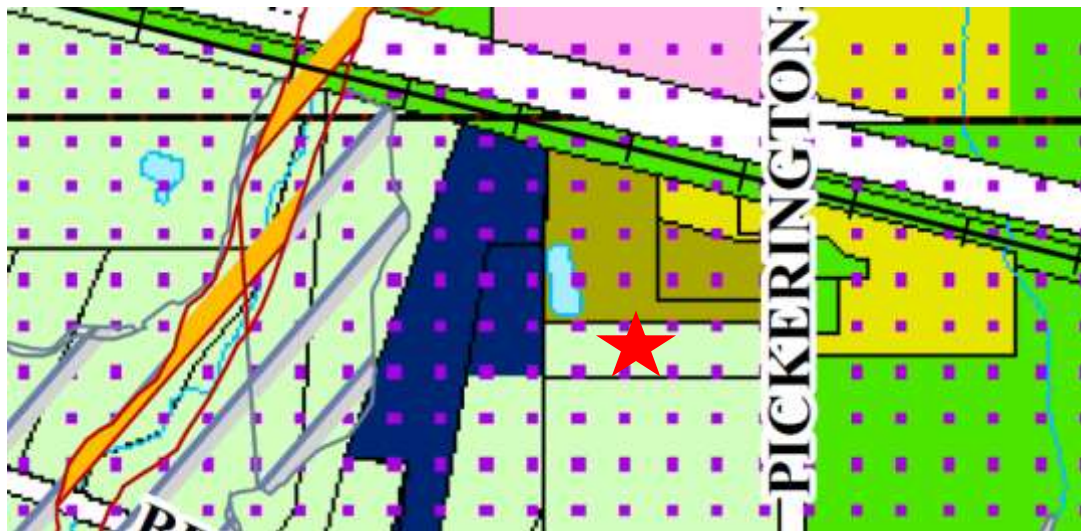
Per the Violet Township Zoning Department, the subject property is zoned R-2, Single Family Residential (Low Density) District.

Permitted uses in the R-2 District include single family dwellings and accessory buildings or uses in association with an existing single family dwelling. Conditional uses include but are not limited to churches and cemeteries; community halls; governmental buildings (with exceptions); hospitals, health clinics, and nursing homes; elementary and secondary schools; and public recreational buildings.

The R-2 district minimum site requirements are as follows:

- Minimum lot area: Thirty thousand (30,000) square feet.
- Minimum lot width: One hundred (120) feet. Lots more than two acres minimum is one hundred twenty-five (125) feet.
- Minimum front yard depth: Fifty (50) feet from the dedicated right-of-way line or right-of-way easement.
- Minimum parking area: One 9' x 20' space per dwelling unit.
- Minimum side yard: Fifteen (15) feet between each side lot line and the dwelling.
- Minimum rear yard: Fifty (50) feet between the rear lot line and the dwelling.
- Height regulations: Fourteen (14) feet.
- Minimum size of living unit: 1,550 sq.ft. ground and/or first floor; or 1,300 sq.ft. first floor if overall square footage is 1,800 sq.ft. or more on two or three levels.

Additionally, per a review of the Violet Township Zoning District Map, the subject property is located within the PCOD, Planned 33 Corridor Overlay District as indicated with a red star below.



 PCOD, PLANNED 33 CORRIDOR OVERLAY DISTRICT

The purpose of the PCOD Overlay District is to further the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting public and utility services, and encouraging innovation in the planning and building of appropriate types of commercial and light industrial development.

Per discussions with Violet Township, the subject can be developed commercially assuming it meets setback and parking requirements as in the “Before” condition. The subject property is considered to represent a legal-conforming site “as vacant”.

Future Land Use Plan

The subject is located in an area targeted for Business, Logistics, and Manufacturing uses per the Year 2022 Violet Township Comprehensive Plan.

Easements/Encroachments/Restrictions

There are no easements or deed restrictions of which the appraiser is aware that would significantly impact the use or marketability of the property. No responsibility is assumed by the appraiser for title and/or property conditions resulting from legal and title data regarding the subject property that may be incomplete, in error, or omitted. No encroachments were noted.

In Summary

In summary, the subject property is comprised of one parcel located off the west side of Pickerington Road NW, south of Columbus-Lancaster Road (US 33), and north of Benadum Road within Violet Township, Fairfield County, Ohio; is rectangular in configuration; and contains 1.330 gross/ net acres. The property is zoned for residential purposes but lies within a PCOD overlay district permitting industrial and business-oriented uses; has access to all public utilities including public water and sewer; is generally level and at-grade with neighboring streets and throughfares; and is considered to be a legal conforming site.

52. Building/Floor Plan Sketch of the Residue

The subject property is vacant land.

53. Building Description of the Residue

The subject property is vacant land.

Photographs of the subject property are located within Section 10 of this report.

(a) Property is Leased Yes [] No [X]

54. Legal and Political Restraints of the Residue

(a) Zoning

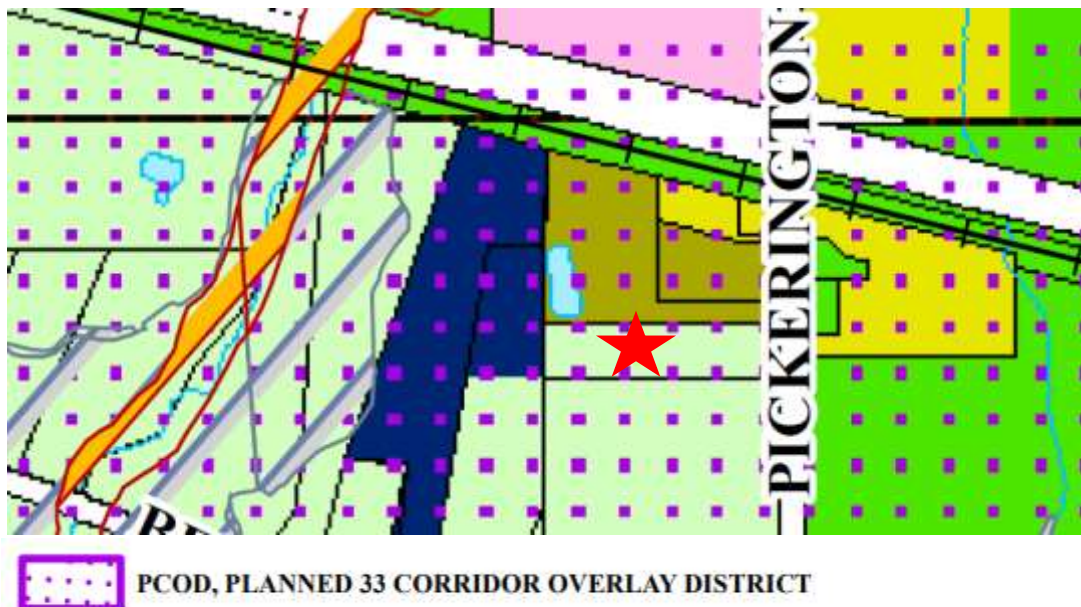
Per the Violet Township Zoning Department the subject property is zoned R-2, Single Family Residential (Low Density) District.

Permitted uses in the R-2 District include single family dwellings and accessory buildings or uses in association with an existing single family dwelling. Conditional uses include but are not limited to churches and cemeteries; community halls; governmental buildings (with exceptions); hospitals, health clinics, and nursing homes; elementary and secondary schools; and public recreational buildings.

The R-2 district minimum site requirements are as follows:

- Minimum lot area: Thirty thousand (30,000) square feet.
- Minimum lot width: One hundred (120) feet. Lots more than two acres minimum is one hundred twenty-five (125) feet.
- Minimum front yard depth: Fifty (50) feet from the dedicated right-of-way line or right-of-way easement.
- Minimum parking area: One 9' x 20' space per dwelling unit.
- Minimum side yard: Fifteen (15) feet between each side lot line and the dwelling.
- Minimum rear yard: Fifty (50) feet between the rear lot line and the dwelling.
- Height regulations: Fourteen (14) feet.
- Minimum size of living unit: 1,550 sq.ft. ground and/or first floor; or 1,300 sq.ft. first floor if overall square footage is 1,800 sq.ft. or more on two or three levels.

Additionally, per a review of the Violet Township Zoning District Map, the subject property is located within the PCOD, Planned 33 Corridor Overlay District as indicated with a red star below.



The purpose of the PCOD Overlay District is to further the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting public and utility services, and encouraging innovation in the planning and building of appropriate types of commercial and light industrial development.

The subject property continues to meet the minimum requirements for the R-2 District “as vacant” and is considered to be a legal-conforming site. The subject property does not meet the “PCOD” minimum site size of two acres, however, per Violet Township zoning officials, the site can be developed for business or industrial development if it meets the minimum setback and parking requirements.

(b) Does overall property conform to zoning code Yes [X] No []

(c) Land Use Plan: The subject is located in an area targeted for Business, Logistics, and Manufacturing uses per the Year 2022 Violet Township Comprehensive Plan.

55. Highest and Best Use of the Residue

The “Highest and Best Use” Concept is defined as:

“The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.” *Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Ed., Page 88 (Chicago: Appraisal Institute, 2022).*

The Highest and Best Use As Vacant

Legally Permissible

Zoning is an important consideration in estimating the highest and best use of a site, as it generally represents what is legally permissible. Per Violet Township zoning officials, the subject is zoned R-2, Single Family Residential District and is located within the PCOD, Planned 33 Corridor Overlay District. The subject property is considered to be a legal, non-conforming site as vacant.

Physically Possible

The property is relatively level and at-grade with adjacent parcels and thoroughfares. The subject property is not located within a 100-year flood hazard area and it has access to public utilities including public water and sanitary sewer.

Based on the factors cited above, the legally permissible uses appear to conform to the configuration and size of the subject site and are considered physically possible.

Economic Feasibility and Maximally Productive

Economic feasibility is achieved when there is evidence of sales activity in the subject's neighborhood. The maximally productive use of the property is the use that results in the highest and most productive economic value of the property.

The subject is located within a rural character area of Fairfield County that is witnessing a growing demand for residential and business/industrial uses along the US 33 corridor emanating from the Franklin County/City of Columbus area. US 33 is a major freeway for the area providing access from the southeastern portions of Ohio through the city of Columbus area and is an attractive amenity for the area.

The subject's immediate area is primarily comprised of rural residential, industrial, and commercial oriented tracts. The industrial and commercial tracts are typically local type uses such as garages, storage facilities, etc. There is industrial and commercial development occurring northwest of the subject area at the Hill Road/Diley Road interchange area and the Canal Winchester incorporated areas and is eventually predicted to extend southeast to the subject property area.

The highest and best use of the property “vacant and available” is therefore for a business industrial or commercial use in conformance with adjacent properties to the north, land trends for the area and in conformance with area land planning.

The Highest and Best Use As Improved

N/A

56. PART 6: VALUATION OF THE RESIDUE UNCURED

57. Estimate of Land Value – Residue Uncured

The sales comparison approach is “The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available.” *Appraisal Institute, The Dictionary of Real Estate Appraisal Page 170 (7th Ed. 2022).*

This process analyzes sales of similar, recently-sold properties in order to derive an indication of the most-probable sale price of the property being appraised.

The reliability of this technique is dependent upon the following.

- A) The availability of comparable sales data.
- B) The verification of sales data.
- C) The degree of comparability or extent of adjustment necessary for time differences.
- D) The absence of non-typical conditions affecting the sale price.

The market value of the subject property was determined utilizing comparable sales of similar sites located within the subject’s market area and in competing areas. Located on the following pages is a comparable sales location map and complete summaries of the sales used in this analysis. A land sales adjustment grid chart and a discussion of the sales analysis follows.

The sales were compared to the subject on a sale price per acre basis.

Salient Summary Grid

<u>Sale</u>	<u>Location</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Size (Net Acres)</u>	<u>\$/Acre</u>
<i>Subject</i>	<i>Pickerington Road Violet Township, Fairfield County, Ohio</i>	<i>N/A</i>	<i>N/A</i>	<i>1.330</i>	<i>N/A</i>
1	Basil-Western Road NW Violet Township, Fairfield County, Ohio	Nov-21	\$232,693	3.456	\$67,330
2	Howe Industrial Parkway Canal Winchester, Fairfield County, Ohio	May-23	\$209,000	2.083	\$100,336
3	Basil-Western Road NW Violet Township, Fairfield County, Ohio	Nov-21	\$232,565	3.452	\$67,371
4	Howe Industrial Parkway Canal Winchester, Fairfield County, Ohio	Feb-22	\$101,040	1.684	\$60,000

Comparable Sales Location Map



Land Sale No. 1

- 1) Address: Basil-Western Road NW
- 2) County: Fairfield
- 3) City: N/A
- 4) Township: Violet
- 5) School District: Canal Winchester LSD
- 6) Recording Data: Parcel Number 0370211731
- 7) Grantor: Mid-States Wood Growers Cooperative Association
- 8) Grantee: Gray Securities, LLC
- 9) Date of Transaction: November 3, 2021
- 10) Date Inspected: January 11, 2024
- 11) Dimensions: Rectangular (see sketch)
- 12) Size: 3.633± Gross/3.456± Net Acres (150,543± Sq.Ft)
- 13) Topography: Generally Level
- 14) Cash Equivalent Sale Price: \$232,693
- 15) Unit Price: **\$67,330/Net Acre (\$1.55/Sq.Ft.)**
- 16) Type of Instrument: Warranty Deed #202100029077

- 17) Location Description:
The site is located off the south side of Basil-Western Road NW, north of Columbus-Lancaster Road NW and east of Hill Road, within Violet Township, Fairfield County, Ohio.

- 18) Zoning: M-2, Limited Manufacturing
- 19) FEMA Flood Plain: Not Located within a 100-year flood hazard;
FEMA Map #39045C0110G, dated January 6, 2012
- 20) Present Use: Vacant
- 21) Highest and Best Use: Industrial and/or Business
- 22) Type of Financing: Conventional, TelHio Credit Union, \$162,500
- 23) Encumbrances: Typical
- 24) Type of Improvements: Vacant
- 25) Utilities: All Public

- 26) Verification:
Name: Robert LeVeck, Representative of Owner
(614) 582-4765
Person who Verified Sale: G. Franklin Hinkle, II
Date Verified: January 8, 2024
Conditions of Sale: Arm's-Length

- 27) Motivation of Parties: Commercial Development
- 28) Analysis of Pertinent Information: N/A

Remarks: The sale represents the purchase of 3.633± gross/3.456± net acres located off the south side of Basil-Western Road NW, north of Columbus-Lancaster Road NW and east of Hill Road, within Violet Township, Fairfield County, Ohio. The property was vacant at the time of sale. The site is addressed as 9215 Basil Western Road, Canal Winchester, Ohio 43110.

The property was purchased for commercial oriented development then transferred to Ugly Gray Leveck, LLC on July 3, 2023 for commercial oriented development via an exempt transfer. Ugly Gray Leveck, LLC also owns the adjacent properties to the west.

- 31) Sketch of the property (Measurements taken from legal description attached to deed)



North

Image courtesy of Fairfield County Auditor

32) Map of Closest Intersection



31) Photograph of Property



Land Sale No. 2

- 1) Address: Howe Industrial Parkway
- 2) County: Fairfield
- 3) City: Canal Winchester
- 4) Township: N/A
- 5) School District: Canal Winchester LSD
- 6) Recording Data: Parcel Number 0420376214
- 7) Grantor: Canal Pointe, LLC
- 8) Grantee: Accurate Electric Construction, Inc.
- 9) Date of Transaction: May 15, 2023
- 10) Date Inspected: January - 2024
- 11) Dimensions: Rectangular (see sketch)
- 12) Size: 2.083± Gross/Net Acres (90,735± Sq.Ft)
- 13) Topography: Generally Level
- 14) Cash Equivalent Sale Price: \$209,000
- 15) Unit Price: **\$100,336/Net Acre (\$2.30/Sq.Ft.)**
- 16) Type of Instrument: Limited Warranty Deed #202300007273

- 17) Location Description:
The site is located off the south side of Howe Industrial Parkway, east of Rutherford Drive, and west of Diley Road, within the City of Canal Winchester, Fairfield County, Ohio.

- 18) Zoning: LM, Limited Manufacturing
- 19) FEMA Flood Plain: Not Located within a 100-year flood hazard;
FEMA Map Panel Not Published
- 20) Present Use: Industrial Building
- 21) Highest and Best Use: Industrial and/or Business
- 22) Type of Financing: Conventional - FC Bank, \$2,080,000
- 23) Encumbrances: Typical
- 24) Type of Improvements: None
- 25) Utilities: All Public
- 26) Verification:
Name: Rob Gillie, Realtor
Kohr Royer Griffith
(614) 255-4369
Person who Verified Sale: G. Franklin Hinkle, II
Date Verified: January 15, 2024
Conditions of Sale: Arm's-Length

- 27) Motivation of Parties: Industrial/Business Development
- 28) Analysis of Pertinent Information: N/A

Remarks: The sale represents the purchase of 2.083+/- gross/net acres located off the south side of Howe Industrial Parkway, east of Rutherford Drive, and west of Diley Road, within the City of Canal Winchester, Fairfield County, Ohio.

- 31) Sketch of the property (Plat from Deed)

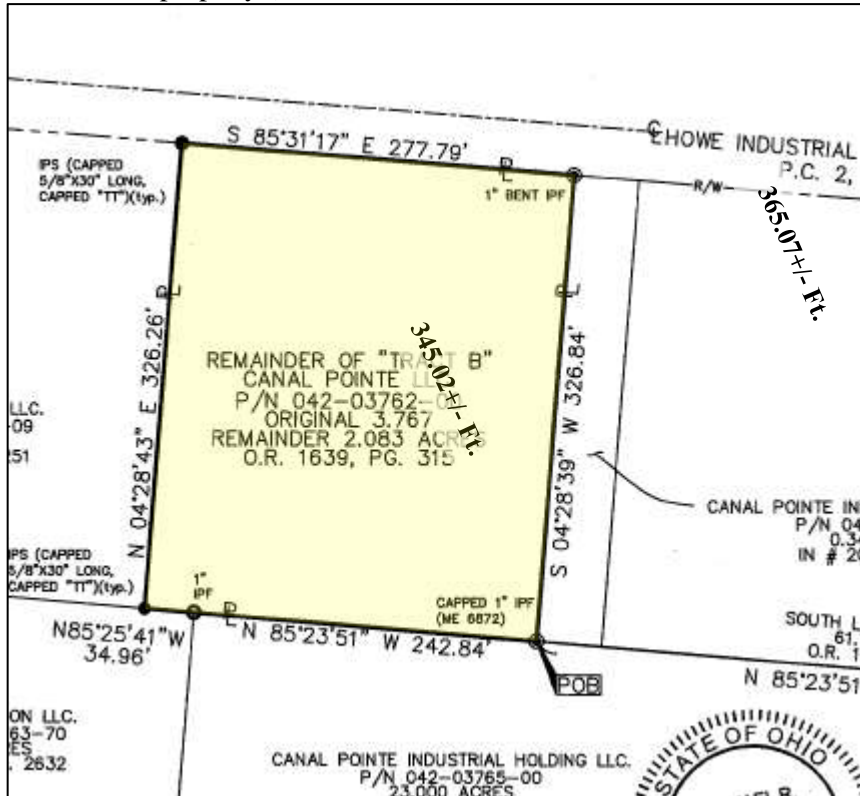


Image courtesy of Fairfield County Recorder

Land Sale No. 3

- 1) Address: Basil-Western Road NW
- 2) County: Fairfield
- 3) City: N/A
- 4) Township: Violet
- 5) School District: Canal Winchester LSD
- 6) Recording Data: Parcel Number 0370211730
- 7) Grantor: Mid-States Wood Growers Cooperative Association
- 8) Grantee: Ugly Mug Bar & Grill, LLC
- 9) Date of Transaction: November 3, 2021
- 10) Date Inspected: January 11, 2024
- 11) Dimensions: Rectangular (see sketch)
- 12) Size: 3.631± Gross/3.452± Net Acres (150,369± Sq.Ft)
- 13) Topography: Generally Level
- 14) Cash Equivalent Sale Price: \$232,565
- 15) Unit Price: **\$67,371/Net Acre (\$1.55/Sq.Ft.)**
- 16) Type of Instrument: Warranty Deed #202100029080

- 17) Location Description:
The site is located off the south side of Basil-Western Road NW, north of Columbus-Lancaster Road NW and east of Hill Road, within Violet Township, Fairfield County, Ohio.

- 18) Zoning: M-2, Limited Manufacturing
- 19) FEMA Flood Plain: Not Located within a 100-year flood hazard;
FEMA Map #39045C0110G, dated January 6, 2012
- 20) Present Use: Vacant
- 21) Highest and Best Use: Industrial and/or Business
- 22) Type of Financing: Conventional, WesBanco Bank, Inc., \$135,000
- 23) Encumbrances: Typical
- 24) Type of Improvements: Old Barn
- 25) Utilities: All Public
- 26) Verification:
Name: Robert LeVeck, Representative of Owner
(614) 582-4765
Person who Verified Sale: G. Franklin Hinkle, II
Date Verified: January 8, 2024
Conditions of Sale: Arm's-Length

- 27) Motivation of Parties: Industrial/Business Development
- 28) Analysis of Pertinent Information: N/A

Remarks: The sale represents the purchase of 3.631± gross/3.452± net acres located off the south side of Basil-Western Road NW, north of Columbus-Lancaster Road NW and east of Hill Road, within Violet Township, Fairfield County, Ohio. The property was improved with a dilapidated barn at the time of sale.

The property was purchased for commercial oriented development and subsequently transferred to Ugly Gray Leveck, LLC on June 21, 2023 via an exempt transfer for commercial oriented development. Ugly Gray Leveck, LLC also owns the adjacent land tracts to the east and west.

- 31) Sketch of the property (Measurements taken from legal description attached to deed)



North

Image courtesy of Fairfield County Auditor

32) Map of Closest Intersection



31) Photograph of Property



Land Sale No. 4

- 1) Address: Howe Industrial Parkway
- 2) County: Fairfield
- 3) City: Canal Winchester
- 4) Township: N/A
- 5) School District: Canal Winchester LSD
- 6) Recording Data: Parcel Number 0420376209
- 7) Grantor: Canal Pointe, LLC
- 8) Grantee: PAC Investments, LLC
- 9) Date of Transaction: February 24, 2022
- 10) Date Inspected: January - 2024
- 11) Dimensions: Rectangular (see sketch)
- 12) Size: 1.684± Gross/Net Acres (73,355± Sq.Ft)
- 13) Topography: Generally Level
- 14) Cash Equivalent Sale Price: \$101,040
- 15) Unit Price: **\$60,000/Net Acre (\$1.38/Sq.Ft.)**
- 16) Type of Instrument: Limited Warranty Deed #202200004251

- 17) Location Description:
The site is located off the south side of Howe Industrial Parkway, east of Rutherford Drive, and west of Diley Road, within the City of Canal Winchester, Fairfield County, Ohio.

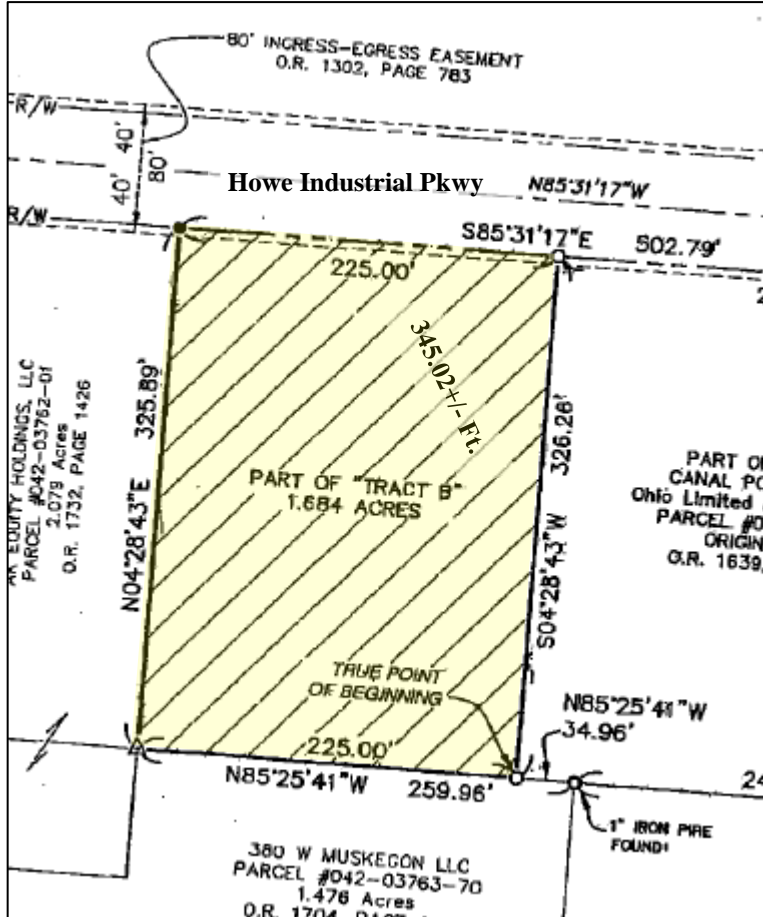
- 18) Zoning: LM, Limited Manufacturing
- 19) FEMA Flood Plain: Not Located within a 100-year flood hazard;
FEMA Map Panel Not Published
- 20) Present Use: Industrial Building
- 21) Highest and Best Use: Industrial and/or Business
- 22) Type of Financing: Cash to Seller
- 23) Encumbrances: Typical
- 24) Type of Improvements: None
- 25) Utilities: All Public

- 26) Verification:
 Name: Rob Gillie, Realtor
 Kohr Royer Griffith
 (614) 255-4369
 Person who Verified Sale: G. Franklin Hinkle, II
 Date Verified: January 15, 2024
 Conditions of Sale: Arm's-Length

- 27) Motivation of Parties: Industrial / Business Development
- 28) Analysis of Pertinent Information: N/A

Remarks: The sale represents the purchase of 1.684+/- gross/net acres located off the south side of Howe Industrial Parkway, east of Rutherford Drive, and west of Diley Road, within the City of Canal Winchester, Fairfield County, Ohio.

- 31) Sketch of the property (Plat from Deed)



North

Image courtesy of Fairfield County Recorder

32) Map of Closest Intersection



North

31) Photograph of Property



Land Sales Adjustment Grid Chart

	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Location:	Pickerington Road Violet Township, Fairfield County, Ohio	Basil-Western Road NW Violet Township, Fairfield County, Ohio	Howe Industrial Parkway Canal Winchester, Fairfield County, Ohio	Basil-Western Road NW Violet Township, Fairfield County, Ohio	Howe Industrial Parkway Canal Winchester, Fairfield County, Ohio
Land Size (Net Ac.):	1.330 Gross / 1.330 Net Acres	3.456	2.083	3.452	1.684
Sale Date:		November-21	May-23	November-21	February-22
Sale Price:		\$232,693	\$209,000	\$232,565	\$101,040
Indication (\$/Net Ac.):		\$67,330	\$100,336	\$67,371	\$60,000
Property Rights Conveyed:		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment:		\$0	\$0	\$0	\$0
Conditions of Sale:		Arm's Length	Arm's Length	Arm's Length	Arm's Length
Adjustment:		\$0	\$0	\$0	\$0
Expenditures after Purchase:		None Noted	None Noted	None Noted	None Noted
Adjustment:		\$0	\$0	\$0	\$0
Financing:		Conventional	Conventional	Conventional	Cash to Seller
Adjustment:		\$0	\$0	\$0	\$0
Market Conditions		Inferior	Overall Comparable	Inferior	Overall Comparable
Total Adjustments:		\$11,655	\$0	\$11,628	\$0
Adjusted Sale Price:		\$11,500	\$209,000	\$11,500	\$0
Adjusted Sale Price / Per Acre:		\$244,193	\$244,065	\$244,065	\$101,040
		\$70,658	\$100,336	\$70,702	\$60,000
Applicable Adjustments					
Location/Zoning/Use:	Good/Residential and Commercial	Overall Comparable	Overall Comparable	Overall Comparable	Overall Comparable
Adjustment:		0.00%	0.00%	0.00%	0.00%
Overall Location:	Average	Overall Comparable	Overall Superior	Overall Comparable	Overall Superior
Adjustment:		0.00%	-10.00%	0.00%	-10.00%
Topography/Amenities:	Level/Avg	Comparable	Comparable	Comparable	Comparable
Adjustment:		0.00%	0.00%	0.00%	0.00%
Utilities:	On-Site & All Public	Overall Comparable	Overall Superior	Overall Comparable	Overall Superior
Adjustment:		0.00%	-5.00%	0.00%	-5.00%
Configuration/Utility:	Rectangular/Average	Comparable	Comparable	Comparable	Comparable
Adjustment:		0.00%	0.00%	0.00%	0.00%
Land Size (Ac.):	1.330 Gross / 1.330 Net Acres	Overall Inferior/Larger	Overall Comparable	Overall Inferior / Larger	Overall Comparable
Adjustment:		10.00%	0.00%	10.00%	0.00%
Total Net Adjustment:		10.00%	-15.00%	10.00%	-15.00%
Indicated Market Value Per Ac.:		\$77,723	\$85,286	\$77,773	\$51,000
Mean:		\$72,945			
Median:		\$77,748			

57. Estimate of Land Value – Residue Uncured (Continued)

As a basis for estimating the value of the subject site, a search was made of the subject’s immediate area and competing areas of Fairfield County in efforts to locate sites exhibiting similar characteristics as the subject. Due to the lack of market activity, the comparable sales search was expanded beyond one year and to competing areas. Four land sales were located from which a reliable indication of market value could be estimated.

Before beginning a discussion of the individual sales, an overview of the adjustments considered will be discussed.

Property rights adjustments reflect differences in interest purchased (Lease Fee, Leasehold, etc.). No adjustment is warranted.

Conditions of sale adjustments reflect differences in purchase motivations. A foreclosure, a forced sale, or an adjacent owner may indicate other than an arm’s-length/fair market transaction. Each sale was based on market value indications and no adjustments are warranted.

Expenditures after purchase adjustments reflect any cost incurred by the Grantee after purchase that would correspond with the cash equivalent sale price of the subject property. No adjustment is warranted.

Financing adjustments take into consideration below market financing and its effect on property value. There are no indications that the properties were sold with below market financing. No adjustment is warranted.

Market Conditions Adjustment:

A market/time adjustment could not be extracted from recent land sales and they are consistent with current offering prices of similar sites. However, properties transferring prior to year 2022 are adjusted upward for their transfers within inferior market times.

Additional Adjustments

The sales were additionally adjusted for location, land size, features and amenities, and zoning.

After adjustments, the four sales indicate applicable market values of \$77,723, \$85,286, \$77,773 and \$51,000 per acre. Per Rob Gillie, Realtor for Sales No. 2 and No. 4, the owner of the industrial park was working with the purchaser of Sale No. 4 for “a while” and honored the ongoing negotiation price of around \$60,000 per acre. The asking price was increased to a premium price of around \$100,000 per acre for Sale No. 2 as it was the last lot in the park.

A market value of \$80,000 per acre is deemed warranted weighing the features of each sale, the subject’s smaller size, and favorable market attributes. Multiplying the subject’s net size of 1.330 gross/net acres by \$80,000 per acre indicates an applicable market value estimate of \$106,400.

**Market Value of Land Area via
Sales Comparison Approach to Value:**

\$106,400

58. Cost Approach – Residue Uncured

The cost approach is defined as “a set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of, or replacement for, the existing structure plus entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised” *Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Ed., Page 43 (Chicago: Appraisal Institute, 2022).*

The residue land area is unimproved vacant land. A cost approach to value is not applicable.

**Total Value of Subject
Via Cost Approach (As Improved):**

N/A

59. Sales Comparison Approach – Residue Uncured

The sales comparison approach is “The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available.” *Appraisal Institute, The Dictionary of Real Estate Appraisal Page 170 (7th Ed. 2022).*

The residue land area is unimproved vacant land. A sales comparison approach to value “as improved” is not applicable.

**Market Value of Subject via
Sales Comparison Approach to Value (Improved):**

N/A

60. Income Capitalization Approach – Residue Uncured

The income capitalization approach is defined as "Specific appraisal techniques applied to develop a value indication for a property based on its earning capability and calculated by capitalization of property income." *Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Ed., Page 94 (Chicago: Appraisal Institute, 2022).*

As mentioned, the income approach to value is not applied in this appraisal report since properties such as the subject are not typically purchased for their income producing abilities.

Market Value Indication Via Income Approach to Value:

N/A

61. Reconciliation and Value Conclusion – Residue Uncured

As a basis for estimating the value of the subject property, the appraiser relied upon the sales comparison approach to value to estimate the market value of the underlying site due to the vacant nature of the residue.

Sales Comparison Approach to Value (Land Value Only):	\$106,400
Cost Approach to Value (As Improved):	N/A
Sales Comparison Approach (As Improved):	N/A
Income Approach to Value (As Improved):	N/A

Therefore, as a result of my appraisal and analysis, it is my opinion that the market value of the fee simple estate of the subject property, in its present condition, “After the Takings”, in terms of financial arrangements equivalent to cash, as of January 12, 2024, is:

**ONE HUNDRED SIX THOUSAND FOUR HUNDRED DOLLARS
(\$106,400)**

62. Allocation of Value Estimate – Residue Uncured

\$106,400:	Total Market Value
\$106,400:	Land Only

63. Total Damages, If Uncured

\$186,248 (Value Before the Taking)
(-) \$106,400 (Value of the Residue Uncured)
(=) \$79,848 Difference
(-) \$79,848 (Value of the Part Taken)
= \$0.00 Indicated Damages

64. PART 7 - FEASIBILITY OF THE COST TO CURE

65. The Cost to Cure

N/A

66. The Feasibility of the Cost to Cure

N/A

67. PART 8 - VALUATION OF THE RESIDUE AS CURED

68. Estimate of Land Value – Residue Cured

N/A

69. Cost Approach – Residue Cured

N/A

70. Sales Comparison Approach – Residue Cured

N/A

71. Income Approach – Residue Cured

N/A

72. Reconciliation and Value Conclusion – Residue Cured

N/A

73. Allocation of Value Estimate – Residue Cured:

N/A

74. Determination if Uncured Damages Remain After the Residue is Cured

N/A

75. Determination of Net Cost to Cure

N/A

76. PART 9 – COMPENSATION ESTIMATE FOR TEMPORARY EASEMENTS

N/A

77. PART 10 – VALUATION SUMMARY AND COMPENSATION ESTIMATE

The Compensation Estimate

The Part Taken:		\$ 79,848
+ Damages		
Net Cost to Cure:	\$ 0	
Damages Uncured:	<u>\$ 0</u>	
Total Damages:		\$ 0
+ Temporary Easements:		<u>\$ 0</u>
Total Compensation:		\$ 79,848

78. PART 11 – THE ADDENDA

RE 46

Rev. June 2019

TITLE REPORT

C/R/S	Fairfield
	00033 1.999
PARCEL	36T, WDV,
	LA
PID	77555

42 YEAR REPORT ABBREVIATED REPORT

Project Site Address:

INSTRUCTION:

(1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.

(2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) FEE OR OTHER PRIMARY OWNERS

Name & Address	Marital Status (Spouse's Name)	Interest
Sabine Reed 11700 Winter Road SW; Amanda, OH 43102	Married(James W. Reed)	100%

(2) BRIEF DESCRIPTION OF SUBJECT PREMISES

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Current Deed: OR 1787, Pg. 4331 (Attached)

Situated in the State of Ohio, County of Fairfield, Township of Violet
Parcel I: Being part of Section 34, Township 15, Range 20, metes and bounds, also containing one acre and ten rods of land
Parcel II: Being part of the Northeast Quarter of Section 34, Township 15, Range 20, metes and bounds

APN: 0360033500 (2.43 acres)

(3-A) MORTGAGES, LIENS AND ENCUMBRANCES

Name & Address	Date Filed	Amount & Type of Lien
----------------	------------	-----------------------

(3-B) LEASES

Name & Address	Commercial/Residential	Term
----------------	------------------------	------

(3-C) EASEMENTS

Name & Address	Type
----------------	------

(4) DEFECTS IN TITLE-IRREGULARITIES-COMMENTS (Record or Off Record)

None

(5) TAXES AND SPECIAL ASSESSMENTS (List by auditor's tax parcel number, description, amount, etc.)

County: FAIRFIELD	Township: VIOLET	School District: PICKERINGTON LOCAL SCHOOL DISTRICT
-------------------	------------------	-----------------------------------------------------

AUD. PAR. NO(S)	In Take?	Land 100%	Building 100%	Total	Taxes (Yearly)	Current?
0360033500	Yes	\$80,380.00	\$11,970.00	\$92,350.00	\$1,585.42	Yes
Totals:		\$80,380.00	\$11,970.00	\$92,350.00	\$1,585.42	

Special Assessments APN	Amount	Comment
Totals:	\$0.00	

Total Taxes and Special Assessments
\$1,585.42

(6) CAUV (Current Agricultural Use Value)

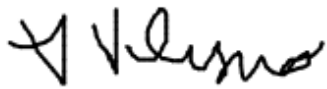
Is the property under the CAUV Program: Yes: No:

Comments:
N/A

SIGNATURE

This Title Report covers the time period from 02/28/1953 to 10/19/2023. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 36 T, WDV, LA and presently standing in the name of **Sabine Reed** as the same are entered upon the several public records of FAIRFIELD.

Date & Time 10/19/2023 07:59 AM

Signed  _____
 Print Name _____ **Abby Vilyus**

AUDITOR'S PARCEL NUMBER(S) 360033500

CRS Fairfield 00033 1.999

PARCEL 36

PID 77555

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
James W. Reed, married	Sabine Reed	3/28/2019	04/02/2019 12:51 PM	OR 1787, Pg. 4331	Exempt	Warranty Deed
Sabine Reed signed to release her dower interest				Brief Land Description & Remarks		
Linda D. Schumacher, unmarried	James Reed	3/9/2018	03/19/2018 2:52 PM	OR 1761, Pg. 190	\$268	Warranty Deed
				Fee Simple, Full Interest Situating in the State of Ohio, County of Fairfield, Township of Violet Parcel I: Being part of Section 34, Township 15, Range 20, metes and bounds, also containing one acre and one hundred ten rods of land Parcel II: Being part of the Northeast Quarter of Section 34, Township 15, Range 20, metes and bounds		
The Estate of Alma A. Schumacher, deceased	Linda D. Schumacher	12/14/2000	12/18/2000 1:45 PM	OR 1133, Pg. 1539	Exempt	Certificate of Transfer
				Fee Simple, Full Interest Situating in the State of Ohio, County of Fairfield, Township of Violet Parcel I: Being part of Section 34, Township 15, Range 20, metes and bounds, also a parcel of land containing one acre and one hundred ten rods of land Parcel II: Being part of the Northeast Quarter of Section 34, Township 15, Range 20, metes and bounds		
The Estate of Albert William Schumacher, deceased	Alma A. Schumacher	12/13/2000	12/14/2000 2:16 PM	OR 1133, Pg. 1002	Exempt	Certificate of Transfer
				Undivided 1/2 Interest Third Tract: Parcel I: Situated in the State of Ohio, County of Fairfield, Township of Violet, being part of Section 34, Township 15, Range 20, metes and bounds, also a parcel of land containing one acre and one hundred ten		

AUDITOR'S PARCEL NUMBER(S) 360033500

CRS Fairfield 00033 1.999

PARCEL 36

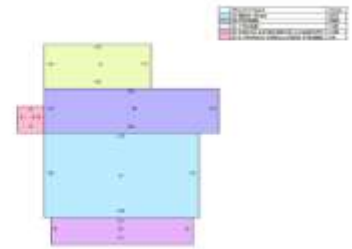
PID 77555

The Estate of Albert William Schumacher, deceased	Alma A. Schumacher	11/19/1987	02/22/1989 3:33 PM	Vol. 568, Pg. 859	Exempt	Certificate of Transfer
rods of land Parcel II: Situated in the State of Ohio, County of Fairfield, Township of Violet, being part of the Northeast Quarter of Section 34, Township 15, Range 20, metes and bounds *This deed contains additional lands not included in this search *This deed was rerecorded and amended						
Undivided ½ Interest Third Tract: Parcel I: Situated in the State of Ohio, County of Fairfield, Township of Violet, being part of Section 34, Township 15, Range 20, metes and bounds, also a parcel of land containing one acre and one hundred ten rods of land Parcel II: Situated in the State of Ohio, County of Fairfield, Township of Violet, being part of the Northeast Quarter of Section 34, Township 15, Range 20, metes and bounds *This deed contains additional lands not included in this search						
George L. Schumacher and Sarah E. Schumacher, husband and wife	Albert William Schumacher and Alma A. Schumacher	2/28/1953	03/03/1953 1:55 PM	Vol. 249, Pg. 69	\$2.20 rev stamps	Warranty Deed
Fee Simple, Full Interest Parcel I: Situated in the State of Ohio, County of Fairfield, Township of Violet, being part of Section 34, Township 15, Range 20, metes and bounds, also a parcel of land containing one acre and one hundred ten rods of land Parcel II: Situated in the State of Ohio, County of Fairfield, Township of Violet, being part of the Northeast Quarter of Section 34, Township 15, Range 20, metes and bounds						

Fairfield County, Ohio - Property Record Card
 Parcel 0360033500
 Card 1

GENERAL PARCEL INFORMATION

Owner REED SABINE
 Property Address 6875 PICKERINGTON RD NW
 Mailing Address 11700 WINTER RD SW
 AMANDA OH 43102
 Land Use R - 511
 Deed CURRENT DEED VOLUME/PAGE: 17874331
 Legal Description R 20 T 15 S 34 NE



VALUATION

	Appraised	Assessed
Land Value	\$80,380.00	\$28,130.00
Improvements Value	\$11,970.00	\$4,190.00
Total Value	\$92,350.00	\$32,320.00
CAU/V Value	\$0.00	
Taxable Value	\$32,320.00	

RESIDENTIAL

Building Style	CAPE COD	Full Baths	1
Year Built	1900	Half Baths	0
Stones	1.5	Basement	CRAWL
Finished Area	1076	Finished Basement Area	0
First Floor Area	437	Heating	
Half Floor Area		Cooling	
Upper Floor Area		Exterior Wall	FRAME
Rooms	5	Attic	NONE
Bedrooms	3	Number of Fireplace Openings	0
Family Rooms	0	Number of Fireplace Stacks	0

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
A - Homeste	1	0	0	1	\$62,500.00
A - Undeveloped/	1.43	0	0	1	\$17,880.00

ADDITIONS

Description	Area	Year Built	Value
-	437	0	0
- 33 - PATIO CONCRETE	126	0	2200
- 12 - E PORCH	24	0	1300
- 10 - FRAME	260	0	20200
- 10 - FRAME	160	0	12400

IMPROVEMENTS

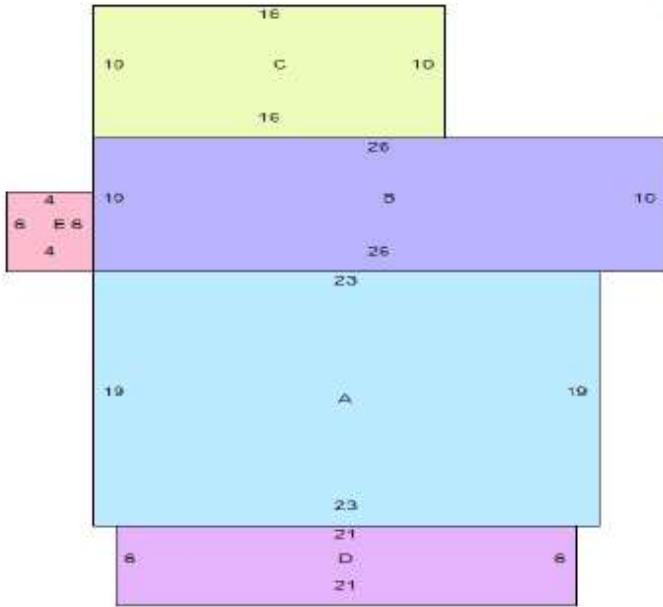
AGRICULTURAL

SALES

Date	Buyer	Seller	Price
3/28/2019	REED SABINE	REED JAMES W	\$0.00
3/9/2018	REED JAMES W	SCHUMACHER LINDA D	\$67,000.00
12/18/2000	SCHUMACHER LINDA D	SCHUMACHER ALMA A	\$0.00

COMMERCIAL

Room Type	Area
A Main Area	437
B FRAME	260
C FRAME	160
D PATIO CONCRETE / CANOPY	126
E E PORCH ENCLOSED FRAME	24



TRANSFERRED

APR 02 2019

James A. Blanton, Jr.
County Auditor, Fairfield County, Ohio

REAL ESTATE CONVEYANCE

FEE \$.....

EXEMPT #..... *D*.....

James A. Blanton, Jr.
County Auditor, Fairfield County, Ohio

201900004901
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
04-02-2019 At 12:51 pm.
DEED 56.00
OR Book 1787 Page 4331 - 4333

WARRANTY DEED

James W. Reed, married, of Fairfield County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to **Sabine Reed**, whose tax-mailing address is, 11700 Winter Rd, Amanda, OH 43102, the following real property:

See Attached Exhibit "A"

Parcel No. **0360033500**
Known as: **6875 Pickerington Rd, Carroll, OH 43112**

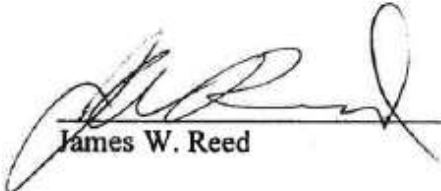
Prior Instrument Reference: Official Record 1761 page 190, of the records of Fairfield County, Ohio.


Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinance and regulations; legal highways; restrictions, conditions, reservations and easements, if any, contained in prior instruments of record, and all coal, oil and other mineral rights and interests previously transferred or reserved of record.

Sabine Reed, spouse of the grantor signs to release her dower interest in the foregoing deed.

(see next page for signatures and acknowledgments)

Signed and acknowledged by:


James W. Reed


Sabine Reed


State of Ohio
County of Fairfield, SS:

The foregoing instrument was acknowledged before me this 28th day of March, 2019, by, James W. Reed and Sabine Reed, his wife, the grantor(s).

Witness my official signature and seal on the day last above mentioned.



John A Reed
Notary Public
In and for the State of Ohio
My Commission Expires
06-05-2023


Notary Public

This instrument prepared by:
Rhett A. Plank, Esq.
540 Officecenter Place, Suite 150
Gahanna, OH 43230
File No. 52154663

EXHIBIT "A"

Situated in the State of Ohio, County of Fairfield and Township of Violet:

PARCEL I: Being part of Section 34, Township 15, Range 20 and bounded as follows:

Beginning at a stone in the center of the Lockville and Pickerington Road at the southeast corner of Isaac Raver's land in the Northeast quarter of aforesaid Section 34; thence West 10 rods; thence North 8 rods; thence East 10 rods; thence South 8 rods to the place of beginning containing one half an acre of land and being the same premises conveyed by Isaac and Cynthia Raver to Eliza Raver by deed of record in Deed Book Volume 41 at Page 156, Fairfield County Deed Recorder's Office of said County. For description of land of Isaac Raver referred to in description of this tract, see deed of W.H. Talbot and wife to Isaac and Cynthia Raver of Record in Deed Book Volume 19, Page 700 of Fairfield County Deed Records in Recorder's Office of said County. Also certain premises situate in Section 34, Township 15, Range 20 in Violet Township, Fairfield County, Ohio. Bounded and described as follows:

Beginning 10 rods West from a stone in the center of the Lockville and Pickerington Road at the Southeast corner of Eliza Raver's land, said land being the one half acre tract above described in the Northeast quarter of aforesaid Section 34; thence West 32 rods and 13 feet; thence 8 rods North; thence East 33 rods and 13 feet; thence 8 rods to place of beginning containing one acre and one hundred and ten rods of land;

That said parcels above described are connected and constitute but one tract of land.

Grantors acquired title to said premises by deed recorded in Volume 186, Page 481, Fairfield County Recorder's Office.

PARCEL II: Being a part of the Northeast Quarter of Section 34, Township 15, Range 20 in said county, and Beginning at a point in the middle of the road on the section line between Sections 34 and 35 which point is 9 chains and 3 links South of the Northeast corner of said Section 34, which point is at the Northeast corner of the George L. and Sarah E. Schumacher 2.16 acre tract, which is also at the Southeast corner of the lands owned by the Grantor or on the section line; thence North along the section line a distance of 16 feet; thence North 89 deg. 50' West 11 chains to a point on the west line of the Schumacher lands produced northwardly; thence South 16 feet to the Northwest corner of the Schumacher tract; thence South 89 degrees 50' East 11 chains along the north line of the Schumacher lands to the place of beginning, all being a tract of land 16 feet wide fronting on the road adjoining the Schumacher 2.16 acre tract on the north and extending from East to West a distance of 11 chains.

"WARNING: This description does not meet Fairfield County Standards and will require a survey in future transfers."

Fairfield County Map Room

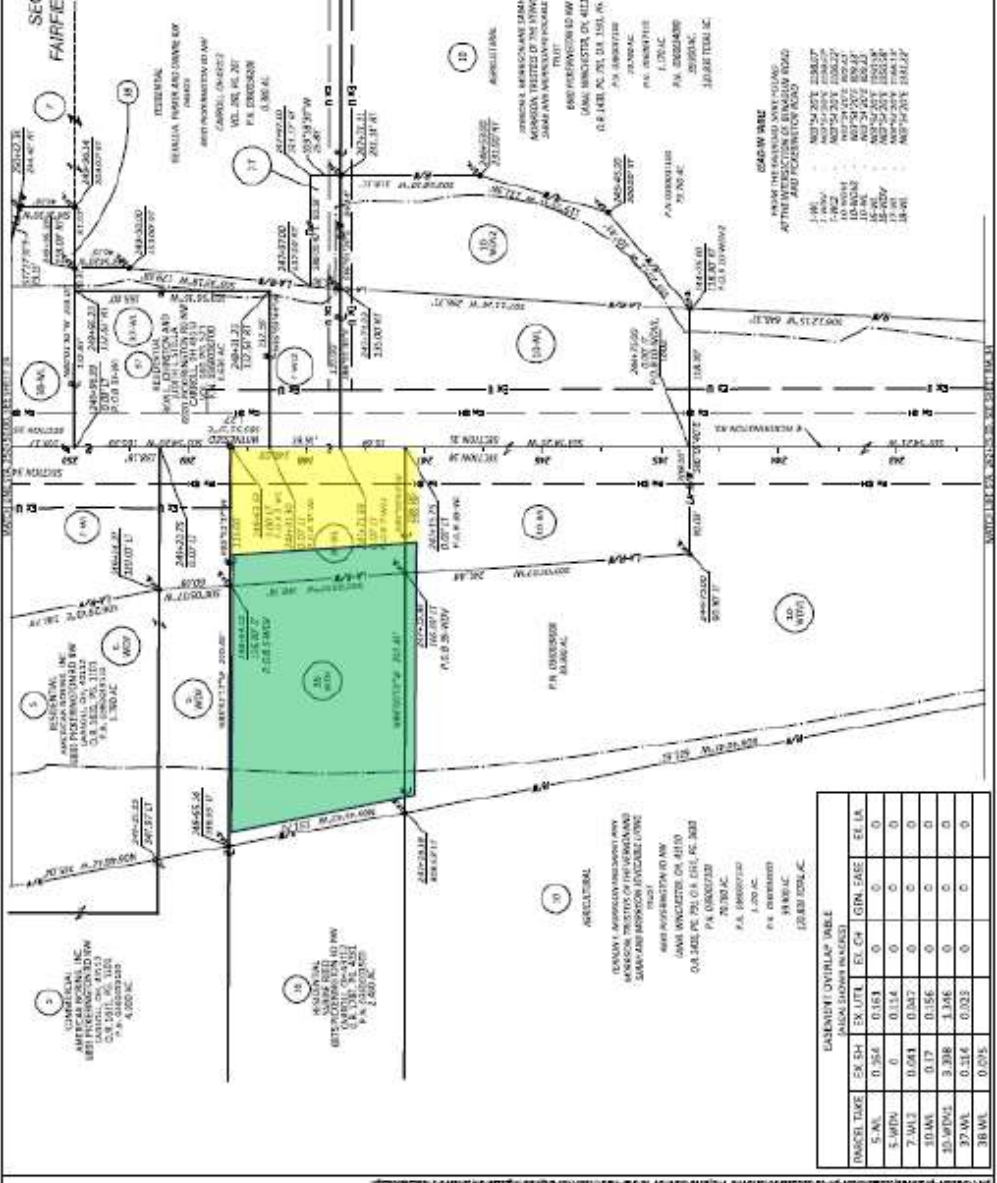
By AS Date 4/2/19

036-00335.00



FAI-33-2-64
 SEC. 34, 35 TWP. 15, RANGE 20
 FAIRFIELD COUNTY, VIOLET TOWNSHIP
 STATE OF OHIO

RIGHT OF WAY PICKERINGTON RD. BOUNDARY SHEET
 STA. 242+25.00 THRU STA. 250+50.00



GRAB-WHILE
 DATA FOR THE PROPOSED
 ATTENUATION OF SIGNAL ROAD
 AND PICKERINGTON ROAD

LINE	DATE	TIME	BY
1-10	10/15/2015	10:00 AM	MJG
11-20	10/15/2015	10:00 AM	MJG
21-30	10/15/2015	10:00 AM	MJG
31-40	10/15/2015	10:00 AM	MJG
41-50	10/15/2015	10:00 AM	MJG
51-60	10/15/2015	10:00 AM	MJG
61-70	10/15/2015	10:00 AM	MJG
71-80	10/15/2015	10:00 AM	MJG
81-90	10/15/2015	10:00 AM	MJG
91-100	10/15/2015	10:00 AM	MJG

EASEMENT OVERLAP TABLE
 (ALL VALUES IN FEET)

OWNER	DATE	EX. SH.	EX. LITL.	EX. CH.	GRM. BASE	EX. LA.
5-AVL	0.756	0.163	0	0	0	0
5-MFN	0	0.154	0	0	0	0
7-MJ2	0.683	0.087	0	0	0	0
10-MS	0.17	0.156	0	0	0	0
10-MF2	3.288	1.346	0	0	0	0
32-MV	0.314	0.023	0	0	0	0
38-MV	0.075					

FAI-33-2-64

EXHIBIT A

Page 1 of 2

Rev. 05/09

RX 251 WDV

Ver. Date 12-12-2023

PID 77555

**PARCEL 36-WDV
FAI-33-2.64
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE**

FAIRFIELD COUNTY COMMISSIONERS, FAIRFIELD COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Fairfield County, Violet Township, Section 34, Township 15, Range 20, and being part of a 2.430 acre tract conveyed to Sabine Reed, as recorded in Official Record 1787, page 4331, in the Fairfield County Recorder's Office. The below described parcel laying on the left side of the centerline of survey for the Pickerington Road in project FAI-33-2.64 as platted by 2LMN, Inc., and being more particularly described as follows:

COMMENCING at a railroad spike found in the existing intersection of Pickerington Road and Benadum Road, said spike being on the centerline of right of way of Pickerington Road and on the section line between said Sections 34 and 35 at station 236+65.17; Thence, along the centerline of Pickerington Road and the east line of said Section 34, North 03 degrees 54 minutes 20 seconds East, 1050.58 feet to a point at the grantor's southeast corner and the northeast corner of a 39.900 acre tract conveyed to Vernon R. Morrison and Sarah Ann Morrison, Trustees of The Vernon and Sarah Ann Morrison Revocable Living Trust, as recorded in Official Record 1531, page 3628, said point being 0.00 feet left of centerline of right of way of Pickerington Road at station 247+15.75; Thence, along the grantor's south line and the north line of said 39.900 acre tract, North 86 degrees 00 minutes 53 seconds West, 106.09 feet to an iron pin set, said pin being 106.09 feet left of centerline of right of way of Pickerington Road at station 247+15.90 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's south line and the north line of said 39.900 acre tract, **North 86 degrees 00 minutes 53 seconds West, 202.45 feet** to an iron pin set, said pin being 308.53 feet left of centerline of right of way of Pickerington Road at station 247+16.18;

EXHIBIT A

RX 251 WDV

- 2) **Thence**, across the grantor's tract, **North 06 degrees 46 minutes 42 seconds West, 151.70 feet** to an iron pin set on the grantor's north line and the southern line of a 4.000 acre tract conveyed to American Boring, Inc., as recorded in Official Record 1631, Page 1101, said pin being 336.65 feet left of centerline of right of way of Pickerington Road at station 248+65.24;
- 3) **Thence**, along the grantor's north line and the southern line of said 4.000 acre tract, **South 85 degrees 51 minutes 17 seconds East, 220.66 feet** to an iron pin set on the westerly proposed Limited Access Right of Way for Pickerington Road, said pin being 116.00 feet left of centerline of right of way of Pickerington Road at station 248+64.32;
- 4) **Thence**, across the grantor's tract and along the westerly proposed Limited Access Right of Way for Pickerington Road, **South 00 degrees 05 minutes 07 seconds West, 148.76 feet** to the **TRUE POINT OF BEGINNING**, containing 0.722 acres.

It is understood that the parcel of land described contains, 0.722 acres, more or less, including the present road occupies 0.000 acres, more or less and is located in Fairfield County Auditor's Parcel Number 0360033500.

All irons pins set are 3/4 inch x 30 inch rebar with a 2 inch aluminum cap stamped "ODOT R/W 2lmm, Inc."

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, November, 2023.

All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). As established by GPS measurements in 2023.

Richard F. Mathias
 Richard F. Mathias, P.S.
 Professional Land Surveyor No. 7798



1-23-24
 Date

DESCRIPTION REVIEWED AND APPROVED
 FOR TRANSFER ONLY FAIRFIELD COUNTY
 AUDITOR/ENGINEER TAX MAPS

BY SAK DATE 01/30/24
FAI-33-264

LEGAL DESCRIPTION AND PLAT
 MEETS MINIMUM STANDARDS FOR
 BOUNDARY SURVEYS. FAIRFIELD
 COUNTY ENGINEER.
 BY AKS DATE 1/23/24

EXHIBIT A

Page 1 of 2

Rev. 06/09

RX 252 WL

Ver. Date 12-15-2023

PID 77555

**PARCEL 36-WL
FAI-33-2.64
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
INCLUDING LIMITATION OF ACCESS**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Fairfield County, Violet Township, Section 34, Township 15, Range 20, and being part of a 2.430 acre tract conveyed to Sabine Reed, as recorded in Official Record 1787, page 4331, in the Fairfield County Recorder's Office. The below described parcel laying on the left side of the centerline of survey for the Pickerington Road in project FAI-33-2.64 as platted by 2LMN, Inc., and being more particularly described as follows:

COMMENCING at a railroad spike found in the existing intersection of Pickerington Road and Benadum Road, said spike being on the centerline of right of way of Pickerington Road and on the section line between said Sections 34 and 35 at station 236+65.17; Thence, along the centerline of Pickerington Road and the east line of said Section 34, North 03 degrees 54 minutes 20 seconds East, 1050.58 feet to a point at the grantor's southeast corner and the northeast corner of a 39.900 acre tract conveyed to Vernon R. Morrison and Sarah Ann Morrison, Trustees of The Vernon and Sarah Ann Morrison Revocable Living Trust, as recorded in Official Record 1531, page 3628, said point being 0.00 feet left of centerline of right of way of Pickerington Road at station 247+15.75 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's south line and the north line of said 39.900 acre tract, **North 86 degrees 00 minutes 53 seconds West, 106.09 feet** to an iron pin set, said pin being 106.09 feet left of centerline of right of way of Pickerington Road at station 247+15.90;

EXHIBIT A

RX 252 WL

- 2) **Thence**, across the grantor's tract, **North 00 degrees 05 minutes 07 seconds East, 148.76 feet** to an iron pin set on the grantor's north line and the southern line of a 4.000 acre tract conveyed to American Boring, Inc., as recorded in Official Record 1631, Page 1101, said pin being 116.00 feet left of centerline of right of way of Pickerington Road at station 248+64.32;
- 3) **Thence**, along the grantor's north line and the southern line of said 4.000 acre tract, **South 85 degrees 51 minutes 17 seconds East, 116.00 feet** to a point at the grantor's northeast corner, witnessed by a railroad spike found being South 85 degrees 51 minutes 17 seconds East, 1.27 feet and being the east line of Section 34, and the southeast corner of said 4.000 acre tract, said point being 0.00 feet right of centerline of right of way of Pickerington Road at station 248+63.83;
- 4) **Thence**, along the grantor's east line, and the east line of Section 34, **South 03 degrees 54 minutes 20 seconds West, 148.09 feet** to the **TRUE POINT OF BEGINNING**, containing 0.378 acres.

It is understood that the parcel of land described contains, 0.378 acres, more or less, including the present road occupies 0.102 acres, more or less and is located in Fairfield County Auditor's Parcel Number 0360033500.

All irons pins set are 3/4 inch x 30 inch rebar with a 2 inch aluminum cap stamped "ODOT R/W 2lmm, Inc."

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, November, 2023.

All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). As established by GPS measurements in 2023.

Richard F. Mathias
 Richard F. Mathias, P.S.
 Professional Land Surveyor No. 7798



1-23-24
 Date



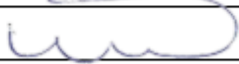
DESCRIPTION REVIEWED AND APPROVED
 FOR TRANSFER ONLY, FAIRFIELD COUNTY
 AUCTION ENGINEER TAX MAPS

BY SAK DATE 01/30/24
 FAT-33-2.64

LEGAL DESCRIPTION AND PLAT
 MEETS MINIMUM STANDARDS FOR
 BOUNDARY SURVEYS, FAIRFIELD
 COUNTY ENGINEER.

By AKS DATE 1/20/24

APPRAISAL SCOPING CHECKLIST

Owners Name		County	FAI
SABINE REED		Route	US 33
		Section	02.64
		Parcel No.	036-WL, WDV
		Project ID No.	77555
Appraisal Scope			
Partial or total acquisition			Partial
Ownership			
Whole parcel determination is complex			No
RE-95 will be required			See Comments
RE 22-1 Apportionment will be required			See Comments
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)			See Comments
Regulation			
Significant zoning or legal regulations are impacting acquisition			No
Property is not compliant with legal regulations in the before or after			No
R/W and Construction Plans			
Significant improvements are in the acquisition area (or impacted)			See Comments
Significant impact to site improvements (landscaping, vegetation, or screening)			See Comments
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)			See Comments
Significant issues due to elevation change, topography, or flood plain			See Comments
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)			See Comments
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected			See Comments
Cost-to-Cure should be considered			No
Specialized Report (parking, drainage, circuitry, etc.) should be considered			No
Appraisal Format Conclusion			Before and After
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
The subject's residence will be removed requiring relocation. Appraiser to determine impacts to residue and just compensation.			
<ul style="list-style-type: none"> • ASC: Based on plans dated 12/13/2023 • Larger Parcel: Appears to be one auditor parcel identified as 0360033500. • RE 95 / RE 22-1: Tenant may exist also needed for relocation allocation. 			
Signatures			
Agency Approval by Signature, Title, and Date Typed Name			12/20/2023
	Name and Title: John R. Wooldridge, Real Estate Administrator, ODOT District 5		Date
Review Appraiser Signature and Date			12/20/2023
	Name: Gerald A. Tout	Kevin P. Schroeder	Date
Appraiser Acknowledgement	I have reviewed the right of way plans and other pertinent parts of the construction plans, have driven by the subject, have reviewed this scoping document and I have independently performed my own appraisal problem analysis. I am in agreement regarding the valuation problem, the determination of the complexity of this problem, and I agree that the recommended format is appropriate for use during the acquisition phase of this project.		
Appraiser Signature and Date			12/21/2023
	Name: G. Franklin Hinkle II		Date

National Flood Hazard Layer FIRMette



82°45'17"W 39°50'12"N



82°45'26"W 39°50'44"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone X, AE, AH, AO, AN, AV, AP With BFE or Depth Zone AE, AO, AH, AV, AP Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee, See Notes Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	NOSCREEN Area of Minimal Flood Hazard Zone X Effective LOMR's Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Truncate Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Truncate Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available No Digital Data Available Unmapped

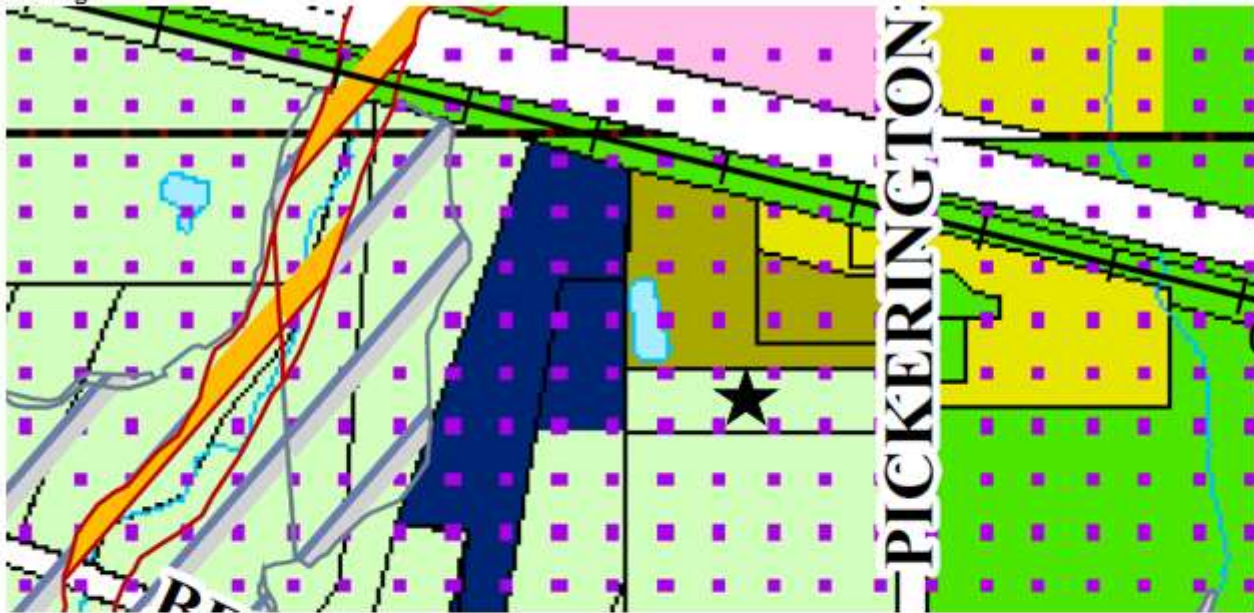
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/15/2023 at 11:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is valid if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifies, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Zoning:



LEGEND

ZONING CLASSIFICATION

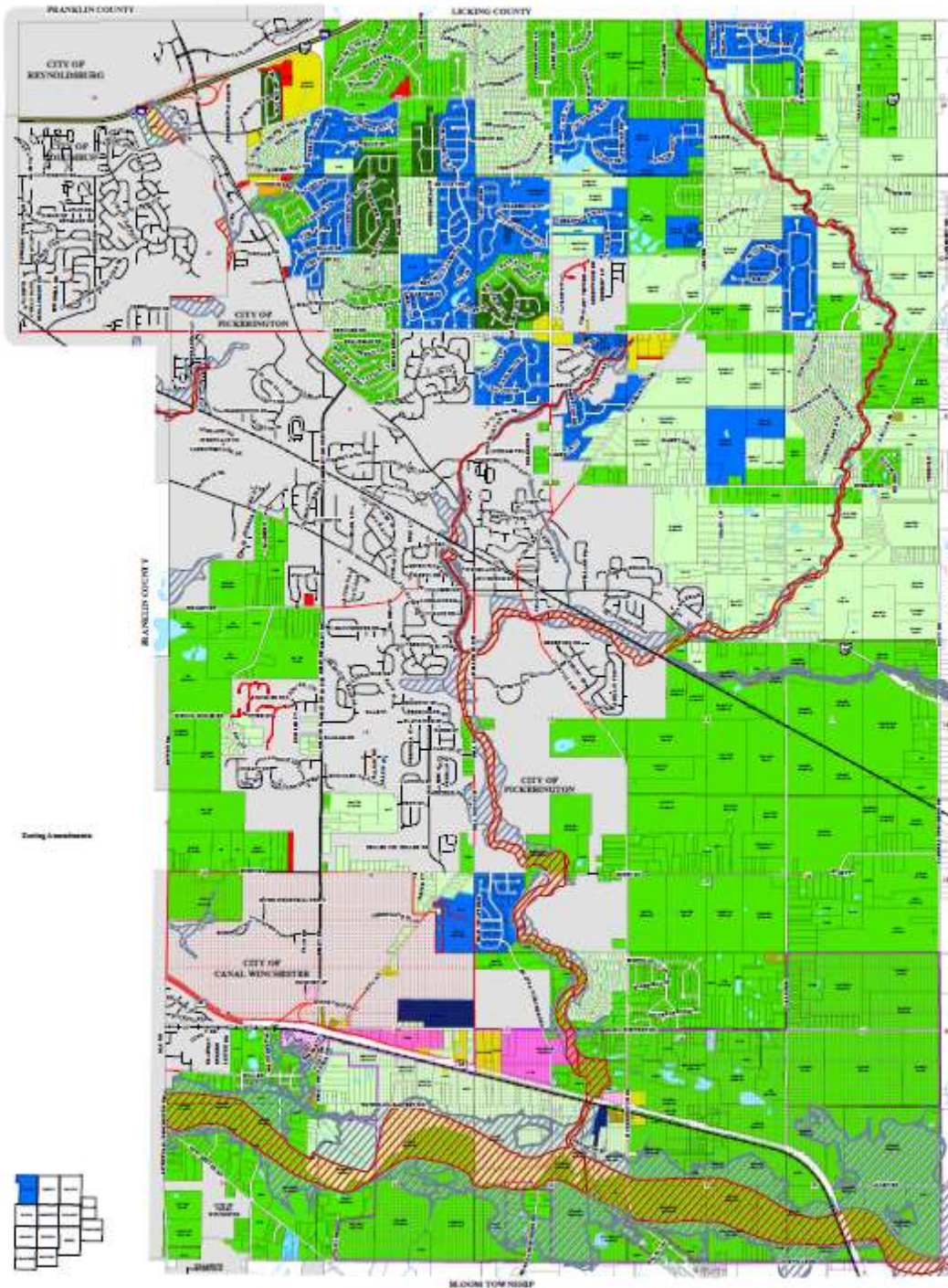
- R-1, SINGLE FAMILY RESIDENTIAL
- R-2, SINGLE FAMILY RESIDENTIAL
- R-3, LOW RISE APARTMENT RESIDENTIAL
- R-7, SINGLE FAMILY RESIDENTIAL (HIGH DENSITY)
- R-8, TWO-FAMILY RESIDENTIAL
- PRD, PLANNED RESIDENTIAL DISTRICT
- PRID, PLANNED BUSINESS AND INDUSTRIAL DISTRICT
- PCD, PLANNED 33 CORRIDOR DISTRICT

- C-1, LOCAL COMMERCIAL
- C-2, LIMITED COMMERCIAL
- C-3, UNLIMITED COMMERCIAL
- M-1, RESTRICTED MANUFACTURING
- M-2, LIMITED MANUFACTURING
- M-3, UNLIMITED MANUFACTURING
- S-1, PROFESSIONAL & COMMERCIAL SERVICES
- S-2, VETERINARY & ANIMAL HOSPITAL SERVICES
- REC-1, PRIVATELY OWNED RECREATIONAL DISTRICT
- PCOD, PLANNED 33 CORRIDOR OVERLAY DISTRICT
- CEDA

- FLOODWAY
- 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- SECTION LINES
- CORPORATION BOUNDARIES
- PARCELS
- BODIES OF WATER
- STREAMS
- RAILROADS

Violet Township Zoning Map

October 2022



DISCLAIMER
This map is a representation of the zoning districts as of the date of publication. It is not intended to be used as a legal document. The user assumes all responsibility for the accuracy and completeness of the information shown on this map. The user agrees to hold the County harmless from any and all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this map.



Produced and distributed by the Fairfield County Auditor
003 Department
09/2022

LEGEND

- | | | |
|------------------|-----------------|------------------|
| A-1 AGRICULTURE | C-1 COMMERCIAL | R-1 RESIDENTIAL |
| A-2 AGRICULTURE | C-2 COMMERCIAL | R-2 RESIDENTIAL |
| A-3 AGRICULTURE | C-3 COMMERCIAL | R-3 RESIDENTIAL |
| A-4 AGRICULTURE | C-4 COMMERCIAL | R-4 RESIDENTIAL |
| A-5 AGRICULTURE | C-5 COMMERCIAL | R-5 RESIDENTIAL |
| A-6 AGRICULTURE | C-6 COMMERCIAL | R-6 RESIDENTIAL |
| A-7 AGRICULTURE | C-7 COMMERCIAL | R-7 RESIDENTIAL |
| A-8 AGRICULTURE | C-8 COMMERCIAL | R-8 RESIDENTIAL |
| A-9 AGRICULTURE | C-9 COMMERCIAL | R-9 RESIDENTIAL |
| A-10 AGRICULTURE | C-10 COMMERCIAL | R-10 RESIDENTIAL |
| A-11 AGRICULTURE | C-11 COMMERCIAL | R-11 RESIDENTIAL |
| A-12 AGRICULTURE | C-12 COMMERCIAL | R-12 RESIDENTIAL |
| A-13 AGRICULTURE | C-13 COMMERCIAL | R-13 RESIDENTIAL |
| A-14 AGRICULTURE | C-14 COMMERCIAL | R-14 RESIDENTIAL |
| A-15 AGRICULTURE | C-15 COMMERCIAL | R-15 RESIDENTIAL |
| A-16 AGRICULTURE | C-16 COMMERCIAL | R-16 RESIDENTIAL |
| A-17 AGRICULTURE | C-17 COMMERCIAL | R-17 RESIDENTIAL |
| A-18 AGRICULTURE | C-18 COMMERCIAL | R-18 RESIDENTIAL |
| A-19 AGRICULTURE | C-19 COMMERCIAL | R-19 RESIDENTIAL |
| A-20 AGRICULTURE | C-20 COMMERCIAL | R-20 RESIDENTIAL |
| A-21 AGRICULTURE | C-21 COMMERCIAL | R-21 RESIDENTIAL |
| A-22 AGRICULTURE | C-22 COMMERCIAL | R-22 RESIDENTIAL |
| A-23 AGRICULTURE | C-23 COMMERCIAL | R-23 RESIDENTIAL |
| A-24 AGRICULTURE | C-24 COMMERCIAL | R-24 RESIDENTIAL |
| A-25 AGRICULTURE | C-25 COMMERCIAL | R-25 RESIDENTIAL |
| A-26 AGRICULTURE | C-26 COMMERCIAL | R-26 RESIDENTIAL |
| A-27 AGRICULTURE | C-27 COMMERCIAL | R-27 RESIDENTIAL |
| A-28 AGRICULTURE | C-28 COMMERCIAL | R-28 RESIDENTIAL |
| A-29 AGRICULTURE | C-29 COMMERCIAL | R-29 RESIDENTIAL |
| A-30 AGRICULTURE | C-30 COMMERCIAL | R-30 RESIDENTIAL |
| A-31 AGRICULTURE | C-31 COMMERCIAL | R-31 RESIDENTIAL |
| A-32 AGRICULTURE | C-32 COMMERCIAL | R-32 RESIDENTIAL |
| A-33 AGRICULTURE | C-33 COMMERCIAL | R-33 RESIDENTIAL |
| A-34 AGRICULTURE | C-34 COMMERCIAL | R-34 RESIDENTIAL |
| A-35 AGRICULTURE | C-35 COMMERCIAL | R-35 RESIDENTIAL |
| A-36 AGRICULTURE | C-36 COMMERCIAL | R-36 RESIDENTIAL |
| A-37 AGRICULTURE | C-37 COMMERCIAL | R-37 RESIDENTIAL |
| A-38 AGRICULTURE | C-38 COMMERCIAL | R-38 RESIDENTIAL |
| A-39 AGRICULTURE | C-39 COMMERCIAL | R-39 RESIDENTIAL |
| A-40 AGRICULTURE | C-40 COMMERCIAL | R-40 RESIDENTIAL |

**VIOLET TOWNSHIP
FAIRFIELD COUNTY, OHIO**

Chris L. Brown, PAWS, 10/20/22 10:57 AM
COUNTY CLERK
FAIRFIELD COUNTY
100 NORTH ZION STREET, 2ND FLOOR
COLUMBUS, OHIO 43215
P: 614.622.2288

OFFICIAL ZONING DISTRICT MAP
APPROVED BY THE BOARD OF SUPERVISORS
REPRESENTING THE VOTERS OF VIOLET TOWNSHIP, OHIO

3B R-2 District -Single Family Residential (Low Density)

3B1 Uses Permitted in R-2 District

3B1-01: Land and buildings in the R-2 District shall only be used for the following purposes:

1. Single family dwellings, provided such structures comply with the following requirements:
 - (a) shall be permanently attached to solid foundations; and
 - (b) shall be constructed of conventional building materials equal to or better than materials used in existing buildings in the adjacent area; and
 - (c) shall be subject to real estate tax.
2. Accessory buildings or uses, in association with an existing single-family dwelling, subject to the terms, conditions and procedures in Section 3AA4 of this Zoning Resolution.

3B1-02: In addition, the following uses may be permitted in this District subject to the issuance of a Conditional Use Permit pursuant to the procedures contained in Section 3AA and Section VII of this Zoning Code:

- (1) churches and cemeteries serving local residents and their families;
- (2) community halls and buildings available for usage by local residents and their families;
- (3) governmental buildings except for prisons, jails, correctional institutions or half-way houses;
- (4) hospitals, health clinics, nursing homes, retirement homes, assisted living or special care facilities owned and operated by non-profit, charitable corporations, organizations or associations;
- (5) elementary and secondary schools owned and operated by the local school district or by non-profit, charitable corporations, organizations or associations;
- (6) colleges, universities and institutions of higher learning owned and operated by non-profit, charitable corporations, organizations or associations;

- (7) museums and historical sites owned and operated by non-profit, charitable corporations, organizations or associations;
- (8) public recreational buildings, tennis courts, play fields, swimming pools and other neighborhood recreational facilities that do not meet the requirements of the REC-1 District, except that tracks or facilities for racing or running of horses, dogs, motor vehicles, motorcycles, motorized bicycles and all-terrain vehicles shall not be permitted;
- (9) customary home occupations, subject to the terms, conditions and procedures in Section 3AA5 of this Zoning Code.

3B1-03: These and no other uses shall be permitted in an R-2 District.

3B2 Regulations Pertaining to Buildings and Land Use in R-2 District

3B2-01: Each single-family dwelling shall have not less than fifteen hundred fifty (1550) square feet of living area on the ground and/or first floor. However, when the dwelling is designed with living area of eighteen hundred (1800) square feet or more on two levels separated in height by seven and one-half (7 1/2) feet or more, and both levels are provided with heating and plumbing facilities, the first floor area may be reduced to not less than thirteen hundred (1300) square feet. In no case shall any area with less than seven and one-half (7 1/2) feet of head room be considered living area. Rooms used exclusively for utilities and/or storage and unheated rooms shall not be considered living area for purposes of this calculation.

3B2-02: One single family dwelling shall be located on each lot which shall contain not less than one hundred twenty (120) feet frontage, except those lots which are located on the termini of cul-de-sacs, which lots must have a minimum of eighty-four (84) feet of frontage and at least one hundred twenty (120) feet of width at the front building line, and each lot must contain an area of not less than thirty thousand (30,000) square feet. For lots that are two acres or more in area, each lot must contain at least one hundred twenty-five feet (125') of frontage and must be at least one hundred twenty-five feet (125') in width at every point measured parallel with the road frontage.

Each such lot shall front upon and have access to an improved, public road or street. Any portion of the lot lying within a public road or street shall not be included as part of the required lot area.

3B2-03: The minimum height of each residential structure shall be fourteen (14) feet from the top of the foundation to the highest point of the roof. If the residential structure is a permanently sited manufactured home as defined in Section 519.212, Ohio Revised Code, the height and pitch of the roof shall comply with

standards established pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974." 88 Stat. 700, 42 U.S.C.A. 5401.

- 3B2-04: Each lot shall have a front yard of not less than fifty (50) feet from the dedicated right-of-way line or right-of-way easement line and the front line of any building.
- 3B2-05: Each lot shall have side yards of not less than fifteen (15) feet between each side lot line and the dwelling.
- 3B2-06: Each lot shall have a rear yard of at least fifty (50) feet between the rear lot line and the dwelling.
- 3B2-07: For all lots that are one-half acre or less in area, the total area covered by the dwelling and all accessory buildings shall not exceed thirty percent (30%) of the lot area. For all lots greater than one-half acre in area, the total area covered by the dwelling and all accessory buildings shall not exceed fifteen percent (15%) of the lot area or 6,500 square feet, whichever is greater.
- 3B2-08: Attached garages and breezeways shall be considered as part of the dwellings and set back lines shall be the same as for dwellings. Unattached accessory buildings shall comply with Section 3AA4 of this Zoning Resolution.
- 3B2-09: On corner lots the side yard adjacent to the side road shall be not less than twenty (25) feet in width. Unattached accessory buildings on a corner lot shall not be located in the side yard adjacent to the side street.
- 3B2-10: Entrance steps, porticos and eaves of three (3) feet or less projection may extend into front, sides and rear yards. Porches, roofed terraces and other building projections shall not extend beyond the set back lines.
- 3B2-11: On any corner lot there shall be no planting, fence, building or other obstruction to vision more than three (3) feet higher than road level within a twenty-five (25) foot radius of the intersection of the paved or improved road edge.
- 3B2-12: Within each residential lot for each residential unit shall be provided a space of not less than two hundred (200) square feet for the parking of one (1) automobile. Such space shall be located no closer than twenty (20) feet to the paved or improved road edge and no closer than fifteen (15) feet to the side or rear lot line.
- 3B2-13: Public sewer and water facilities shall be provided for all dwelling units where required by the rules, regulations, statutes, and requirements of the state or local health authority having jurisdiction over such matters.

3B3 Some Uses Not-Permitted in R-2 District

Without limiting the scope of 3B1-03, the following uses are expressly prohibited in R-2 Districts:

- 3B3-01: Yards for storage of scrap or used materials, junk yards, or automobile graveyards are not permitted. On any lot or unit of property, the storage in the open of unlicensed motor vehicles shall be limited to not more than one (1). Storage in the open of a larger number of unlicensed motor vehicles is permitted only in M-3 Districts in this township and shall be expressly prohibited in all other districts. Unlicensed motor vehicles, including tractors and farm implements, which are used for agricultural purposes as defined by the laws of Ohio, are exempt from this paragraph. Recreational vehicles and boats (including boat trailers) are included in the definition of "motor vehicles" and they may not be stored closer than fifteen feet (15') to any property line, even if licensed.
- 3B3-02: Reduction or incineration of garbage, materials, debris, offal or dead animals.
- 3B3-03: Storage in the open for more than thirty (30) days of materials, debris, tools larger than hand tools, containers, or equipment that is incompatible with the normal residential use of property is not permitted, except during the construction of buildings or facilities, and except for permitted agricultural purposes.

3D PCOD - Planned 33 Corridor Overlay District

3D-01 Purpose

The PCOD is created pursuant to Section 519.021(C) of the Ohio Revised Code to further the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting public and utility services, and encouraging innovation in the planning and building of appropriate types of commercial and light industrial development. The PCOD achieves this purpose by permitting flexibility of design in order to promote and accommodate environmentally sensitive and efficient use of the land, thereby allowing for a unified development that:

- Permanently preserves unique or sensitive natural resources and integrates open space within developments.
- Reduces the amount of infrastructure, including paved surfaces and utility easements, necessary for development.
- Reduces erosion and sedimentation by minimizing land disturbance and removal of vegetation.
- Provides an opportunity for a mix of open space, commercial and light industrial uses not otherwise permitted within the standard zoning district classifications.

- Enables more extensive review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development.
- Assures compatibility between proposed land uses within and around the PCOD through appropriate development controls.
- Enhances the economy of the Township by making available a variety of employment opportunities and providers of goods and services.
- Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are imaginative in architectural design and are consistent with applicable plans for the area and are compatible with adjacent and nearby land uses.

3D-02 Overlay Area Established

The PCOD is created pursuant to Section 519.021(C) of the Ohio Revised Code and encompasses, includes, overlays and rezones to the PCOD the area shown on the PCOD Overlay Zoning District Map, which map is attached hereto and incorporated herein as Attachment 1 and is hereby adopted as the official Zoning District Map for the PCOD as part of this amendment. The existing zoning regulations and districts for such area shall continue to apply to all property within the PCOD unless the Violet Township Board of Trustees approves an application of an owner of property to subject the owner's property to the provisions of the PCOD. Such an application shall be made in accordance with the provisions of Section 3D of the Violet Township Zoning Code and shall include a Development Plan in compliance with the provisions of Section 3D. Upon receiving such an application and development plan, if the Violet Township Board of Trustees determines that the application and Development Plan comply with the provisions of Section 3D and approves the application, the Violet Township Board of Trustees shall cause the zoning map to be changed so that the underlying zoning district no longer applies to such property, with the property being thenceforth located in the PCOD and subject to the regulations there under. The approval of the application and Development Plan and the removal of the prior zoning district from the zoning map is a ministerial act and shall not be considered to be an amendment to the Violet Township Zoning Code.

3D-03 PCOD Requirements

- (A) Minimum Development Tract Size. The parent tract or tracts of a PCOD development must be at least two (2) contiguous and unified acres in size, exclusive of right-of-way.
- (B) Permitted Uses. Within the PCOD, only those uses permitted in the C-2, C-3, M-1 and M-2 Zoning Districts and which are not otherwise prohibited may be requested to be permitted. The precise use to be included in the proposed PCOD shall be clearly specified in the Development Plan.
- (C) Open Space. At least 15% of the development tract, excluding rights-of-way, shall remain as open space that is unified and permanently protected.

- (D) Condition of Approval. Unless otherwise excluded by resolution approved by the Board of Trustees, no real property located in a PCOD shall be included in an Application and Development Plan unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which Violet Township is a contracting party.
- (E) Prohibited Uses. Within the PCOD, the following uses shall be prohibited:
- (1) Uses not specifically approved by the Board of Trustees as part of the Development Plan.
 - (2) Outdoor storage of inoperable, unlicensed or unused motor vehicles for a period exceeding seven (7) days. Said vehicles, if stored on the premises, shall be enclosed within a building so as not to be visible from any adjoining property or public road. This prohibition shall not apply to a legal sales or repair activity if such activities are carried out in compliance with the approved Development Plan.
 - (3) Except as provided in the Development Plan, no trailer of any type, no boats, no motor homes, and no equipment of any type shall be parked in front of the front building line on any lot within this district. If a structure is located on the property the building line shall be considered to be the front wall of the structure, even if said structure is located behind the minimum building line established by the Development Plan.
 - (4) Except as specifically permitted in the approved Development Plan, no manufactured home, mobile home, or mobile office structure shall be placed or occupied in this district.
 - (5) Sales trailers of any type.
 - (6) Sexually Oriented Businesses as defined in Section 3AA2-07(A)(11)(c).
 - (7) Stand-alone car wash facilities, self-service storage facilities, pawn shops, check cashing or short term loan establishments as a primary use, tattoo parlors, and skill game establishments.
 - (8) No trash, debris, discarded materials, junk vehicles, vehicle parts, rags, lumber, building materials, equipment and/or parts thereof, or any garbage, refuse, or junk shall be permitted to accumulate on any lot or portion thereof. All trash, debris, discarded materials, vehicle parts, rags, lumber, building materials, and other garbage, refuse or junk shall be contained in solid sided containers during construction phases and thereafter. No wire or cage-type containers shall be permitted, and no such materials shall be above the sides of the container.

3D-04 Review Process and Procedure

All applications to submit property to the PCOD regulations shall follow the procedures hereinafter set forth:

- (A) Preapplication Meeting. The applicant is encouraged to engage in informal consultations with staff from the Township and the Fairfield County Regional Planning Commission prior to formal submission of an application for approval of a Development Plan. No statement or action by Township or County officials in the course of these informal consultations shall be construed to be a waiver of any legal obligation of the applicant or of any procedure or formal approval required by Township or County statutes or rules.

- (B) Application and Development Plan. The applicant shall prepare and submit a formal application and Development Plan, with ten (10) hard copies, along with an electronic copy and any and all applicable fees to the Violet Township Board of Trustees. The application shall be signed by the Applicant and all owners of the property. The Violet Township Board of Trustees may request that any County agency and/or any committee of the Fairfield County Regional Planning Commission submit comments for consideration at the meeting.

The application shall be accompanied by a Development Plan and the following supporting information and documentation in text and map form:

- (1) A survey plat and legal description signed by a registered Ohio surveyor showing the size and location of the proposed development.

- (2) A grading plan drawn to scale, showing all information pertaining to surface drainage.

- (3) A Landscape Plan which depicts and identifies all proposed landscaping features. The Landscape Plan shall identify the caliber, height, and numbers of each plant, shrub or tree, its name, its size at planting and rendering(s) of how that section of the development would look in elevation.

- (4) A detailed Signage and Exterior Lighting Plan.

- (5) An explanation of the method/structure and proposed documentation and instruments to be used in order to perpetually own, maintain and preserve the required open space. The location, size and proposed use(s) of all open space areas shall be detailed.

- (6) A preliminary traffic impact analysis by a licensed traffic engineer, showing the proposed traffic patterns, public and private streets, and other transportation facilities, including their relationship to existing conditions, topographical and otherwise.

- (C) Development Plan Contents. The Development Plan shall be drawn to a scale of at least one-inch equals 100 feet and shall include in text and map form the following:
- (1) Proposed name of the development and its location.
 - (2) Names and addresses of applicant, owners and developers.
 - (3) Date, north arrow and Plan scale. Scale shall be one-inch equals 100 feet or larger scale.
 - (4) A list, description and location of the precise uses proposed for the development and phases for construction, if any. Listed uses shall be defined by their customary name or identification as stated in the C-2, C-3, M-1 and M-2 Districts, except where they are specifically defined or limited in this Zoning Code. Any listed use may be limited to specific areas delineated in the Development Plan. If the proposed timetable for development includes developing the property in phases, all phases to be developed after the first shall be fully described in textual form in a manner calculated to give Township officials definitive guidelines for approval of future phases.
 - (5) Boundary lines of the proposed development and the total acreage encompassed therein.
 - (6) Locations, widths and names of all existing public streets or other public ways, railroad and utility rights of way or easements, parks and other public open spaces, permanent structures, and section and corporation lines within or adjacent to the tract.
 - (7) Existing sewers, water mains, culverts and other underground facilities within the tract, adjacent to the tract or that will be used or are proposed to be used in developing the tract, indicating pipe sizes, grades and locations.
 - (8) The adjoining lines of adjacent tracts, parcels or lots.
 - (9) Existing zoning restrictions and deed restrictions, if any.
 - (10) Existing ground configuration, drainage channels, wooded areas, watercourses and other significant physical features.
 - (11) Layout of proposed streets, private or public, including their names and rights of way, easements, sewers, water lines, culverts and other major improvements.
 - (12) Layout, numbering and dimensions of lots if more than one.

- (13) Layout, location, dimensions and architectural features of proposed structures.
- (14) Parcels of land intended to be dedicated or temporarily reserved for public use or reserved by deed covenant with the condition proposed for such covenant, and for the dedications.
- (15) Building setback lines with dimensions.
- (16) Proposed street grades and sewer size slope.
- (17) Detailed Off-Street Parking and Loading Plan showing layout, location and design of parking and loading areas, number of parking and loading spaces, traffic circulation, curb cuts, pedestrian walks and lane improvements on existing public roads.
- (18) Engineering feasibility studies of any anticipated problems which may arise due to the proposed development as required by the Board of Trustees.
- (19) Preliminary drawings for buildings to be constructed, including floor plans, exterior elevations and sections.
- (20) Color rendering of buildings(s), complete with a listing of all colors, including Pantone 1999-2000 Reference Numbers or if Pantone is not available, the manufacturer's reference/serial number with samples and materials to be used.
- (21) Building locations depicting the bulk, height and spatial relationships of building masses with adjacent development.
- (22) Intended measures to screen rooftop mechanical equipment, production areas, service areas, storage areas, trash containers and loading zones from view.
- (23) Accommodations and access for emergency and fire-fighting apparatus.
- (24) Location, type, dimensions and features of all signage and exterior lighting.
- (25) Evidence that the applicant has made efforts to preserve and retain existing natural features on the land including, but not limited to, woodlands, natural foliage, waterways, and/or wetlands. It is recommended that these efforts include a plan for the installation and maintenance of adequate signage indicating the natural features.
- (26) The management plan or mechanism to provide for the perpetual maintenance of all landscaping, buffers and shared parking areas by the ultimate owner and/or user.

- (27) The applicant may request a divergence from the development standards set forth in Section 3D. An applicant making such a request shall specifically and separately list each requested divergence and the justification for each requested divergence on the Development Plan submittals, with a request that the proposed divergence be approved as part of and as shown on the Development Plan. Unless specifically supplemented by the standards contained in the Development Plan, the development shall comply with the requirements contained in Section 3D and the General Development Standards applicable to all zoning districts, as set forth in the Violet Township Zoning Code.

In considering requests for divergences, the Zoning Commission and Board of Trustees may evaluate the persuasive value of any and all justifications and information presented, both in favor of and against the justification for any divergence, regarding such requests. Requests for divergences are considered on a case-specific basis and may be granted in the sole discretion of the Board of Trustees. Except as required under applicable law, the granting of a divergence is not binding precedent in a future, unrelated application.

- (28) The ability of the applicant to carry forth this plan by control of the land and the engineering feasibility of the plan.
- (29) Other information, as may be required by the Violet Township Board of Trustees, in order to determine compliance with this Zoning Code.
- (30) The Development Plan (and the various accompanying plans) shall bear the seal of a registered engineer or surveyor and an architect or landscape architect, each of whom shall be licensed to practice in the State of Ohio.
- (D) Board of Trustees Action. After receipt of the completed application materials and required fees, the Board of Trustees shall schedule a public hearing within forty-five (45) days after the filing of the complete application and shall give the applicant along with any adjoining property owner(s) written notice of the hearing at least ten (10) days before the date of the hearing. Notice shall be sent by regular mail. The Board of Trustees shall render a decision on the Application and Development Plan within thirty (30) days after the conclusion of the hearing.
- (E) Basis of Approval. In determining whether or not to approve an Application and Development Plan, the reviewing authorities shall consider the following:
- (1) If the proposed development is consistent in all aspects with the purpose, criteria, intent, and standards of this Zoning Code and whether any divergence is warranted by the design and amenities incorporated in the Development Plan.
- (2) If the proposed plan meets all of the design features required in this Code.

- (3) If the proposed development is in keeping with the existing land use character and physical development potential of the area.
- (4) If the proposed development will be compatible in use and appearance with surrounding land uses.
- (5) If the proposed development will be adequately served by essential public facilities and services including, without limitation, roads, walkways and bike paths, police and fire protection, drainage structures, potable water and centralized sanitary sewers or other approved sewage disposal systems.
- (6) If the proposed development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development.
- (7) If the proposed development can be made accessible through existing Township roadways or roadways and lane improvements actually being constructed and opened prior to the opening of the PCOD without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township.
- (8) If the proposed development is compatible with any adjacent residential areas and is designed in such a way as to minimize any unreasonable adverse impact on existing residential areas of the Township.
- (9) Such other considerations which may be deemed relevant by the Board of Trustees.

In approving the Application and Development Plan, the Board of Trustees may impose such conditions, safeguards and restrictions deemed necessary in order to carry out the purpose and intent of the PCOD.

- (F) Development Plan Approval Period. The approval of the Development Plan shall be effective for a period of two (2) years (or for such other time period as may be approved as part of the Development Plan) in order to allow for the preparation and recording of a subdivision plat (if required under applicable law) and the commencement of construction following the issuance of certificate of zoning compliance. If no plat has been recorded within this approval period (or, if platting is not required, if construction has not commenced) and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the initial Development Plan.

- (G) Plat Required. No zoning certificate shall be issued for any structure in any portion of a PCOD for which a plat is required by the Fairfield County Regional Planning Commission unless the final subdivision plat for that portion has been approved by the applicable platting authorities and recorded with the Fairfield County Recorder.
- (H) Extension of Time/Modification of Development Plan.
- (1) An extension of the time limit for either recording the approved subdivision plat or the commencement of construction may be granted by the Board of Trustees upon application of the owner(s), provided the Board of Trustees determines that such an extension is not in conflict with the public interest, that there is a legitimate purpose and necessity for such extension, and that the applicant shows evidence of a reasonable effort toward the accomplishment of the recordation of the plat and the completion of the development of the project. The length of time permitted for an extension shall be determined based upon the application submitted and at the discretion of the Board of Trustees. A request for extension shall be filed prior to the expiration of the established approval period.
 - (2) A request for minor changes, as determined by the Board of Trustees, to the Development Plan may be approved by the Board of Trustees without being subject to the same procedures as the original application. Any approval may be with such amendments, conditions or modifications as the Board of Trustees may determine.
 - (3) In the case of a request for a modification or amendment to the approved Development Plan that represents a substantial departure from the intent of the original proposal, as determined by the Board of Trustees, said modification or amendment shall be subject to the same procedure and conditions of Development Plan approval as the original application. The following shall be considered substantial departures from the original application:
 - (a) A change in the use or character of the development.
 - (b) An increase in overall lot coverage of structures and off-street parking.
 - (c) An increase in the size of any building.
 - (d) An increase in the problems of traffic circulation or public utilities.
 - (e) A reduction in approved open space.
 - (f) A reduction in off street parking and loading space.
 - (g) A reduction in specified pavement widths.

- (h) A reduction of the acreage in the planned development.
- (i) Any other departure from the approved Development Plan which is deemed substantial by the Board of Trustees.

Any approval of such request may be with such amendments, conditions, or modifications as the Board of Trustees may determine.

- (I) Fees. A fee as established by the Board of Trustees shall accompany an application requesting approval of the Development Plan, as well as any request for extension or modification. In addition, the applicant shall also be responsible for all reasonable and necessary expenses incurred by Violet Township in using professional consulting services to review the Development Plan. These expenses may include, without limitation, costs for professional consultants such as attorneys, architects, landscape architects, planners and engineers utilized by the Township in connection with reviewing the Development Plan and related application materials. As soon as reasonably practicable following the submission of an application for approval of a Development Plan, the Board of Trustees shall decide if it needs a professional consultant(s) to assist it in reviewing the application. If the Board of Trustees decides it needs professional consulting services, it shall designate the person(s) to be consulted and make an initial estimate of the expenses anticipated to be incurred in reviewing the application materials. The Board of Trustees shall provide the applicant with notice of its initial estimate of such expenses. This initial estimate will be reviewed, and may be revised, from time to time during the review process, and, if such review results in an increase in the estimated professional consulting fees and charges which will be incurred in the Township's review of the application materials, the Board of Trustees shall send the applicant written notice of the revised estimate of fees and charges. Within fourteen (14) days of the date of the notice of the initial estimate of fees and charges (and, if applicable, within fourteen (14) days of the date of the notice of any revised estimate), the applicant shall deposit in the office of the Township Fiscal Officer or the Fiscal Officer's designee, an amount equal to the estimated cost of the Township's expenses. In making the estimate of the professional consulting fees and charges anticipated to be incurred, the Board of Trustees shall consider the reasonable commercial rates of qualified professionals.

3D-05 Design Standards

The proposed development shall be designed in accordance with accepted planning principles, including the design standards included in this Section, to ensure that the use of land, buildings and other structures; the building location, bulk, layout, arrangement, design, and height; the percentages of lot areas that may be occupied; the set back of buildings; and the sizes of yards and other spaces are in compliance with the purposes and standards of this Section. The Development Plan shall comply with the following design standards:

- (A) Access. The PCOD development shall have direct access to one or more dedicated and improved public roads of sufficient capacity to accommodate traffic generated by the proposed development. Provision for future connections to other public roads as required by the Township, the County Engineer and/or Fairfield County Regional Planning Commission shall be provided. Unless otherwise provided by an approved development plan, vehicular connectivity shall be provided between adjacent commercial uses through the use of cross-access easements between parking lots.
- (B) Setbacks and Yard Areas. The location and arrangements of buildings and structures within the PCOD shall be configured in a manner to appropriately balance open spaces and commercial areas and to provide safe separation between buildings and uses and to ensure convenient access within the area. The development should be accomplished as a commercial park with campus like settings that have large lots with ample amounts of landscaping and vegetation to create an attractive economic center for the Township and the surrounding area.
- (C) Perimeter Area. When located contiguous to a residential district (R-1, R-2, R-3, R-7, R-8 or PD), no building shall be constructed within fifty (50) feet of the perimeter property line of the contiguous property, and no parking shall be constructed closer than fifty (50) feet to a contiguous property line.
- (D) Buildings. The physical relationship of buildings and other site improvements to one another and the surrounding area, as created by building size, mass, height, shape and setback, shall result in a harmonious development within the development and adjacent to it. The bulk and height of buildings within the proposed development shall be compatible with the surrounding area and sufficiently buffered from the surrounding areas in order to mitigate any potential adverse impact. Buildings, structures and parking areas shall be designed and located within the development in ways that conserve environmentally sensitive or unique natural, historic or cultural features, and minimize environmental impacts. Buildings and structures shall be designed to enhance both areas within the development and surrounding areas, giving due regard to building footprints, building orientation, massing, roof shape, pitch and exterior materials.
- (E) Building Size. Building size shall be limited in areas not conducive to absorbing the impacts associated with larger types of commercial establishments. Large scale buildings and operations are encouraged to be located adjacent to major arterials and are discouraged in areas abutting minor arterials, collector and local street systems. Buildings may contain such area of floor space as is approved in the Development Plan.
- (F) Tract Coverage. Ground coverage by buildings and paved areas shall be minimized and shall be designed to foster compatibility both within the project area and adjacent properties.

- (G) Lighting. Exterior building and parking lot lighting including the style and height shall be minimized and shall not be directed toward or impact adjacent areas. A detailed Exterior Lighting Plan shall accompany and be submitted with the Development Plan and shall be subject to approval as part of the Development Plan.
- (H) Signage. All signs and graphics within the PCOD shall be compatible in size, location, material, height, shape, color, and illumination. A Signage Plan for the entire PCOD shall set forth the design parameter for the entire project to ensure a constant and comprehensive character throughout the project. The Signage Plan shall include the design, layout, and dimensions of all ground, monument, window and wall signs as well as distances from right-of-ways and the type and intensity of illumination. Signs should contribute to an overall cohesive design, reflect simplicity, and avoid visual clutter. The overall design and placement of buildings should take into account the general placement of signs so that all permanent signs and associated lighting fixtures compliment the appearance and architecture of the buildings and the PCOD, but do not contribute to environmental degradation. Ground signs shall be designed to relate to and share common design elements with the building. The materials and colors of the sign, sign background and sign frame shall be compatible with the buildings materials and colors.
- (I) Landscaping. All yards (front, side and rear) and all open space not covered by structure, asphalt and the like shall be landscaped. A detailed Landscape Plan shall accompany and be submitted with the Development Plan and shall be subject to approval as part of the Development Plan. All landscaping shall be maintained and kept in accordance with the Landscape Plan as submitted and approved. All vacant areas shall be kept seeded and maintained in such a manner as to prevent erosion of the property and excess drainage on adjoining land. The Landscape Plan shall show the caliber, height, numbers, name and placement of all materials. The pattern of landscaping shall be coordinated in design and type of materials, mounding and fencing used. Landscaping may vary in density, spacing and other treatments to reflect variations of topography, existing landscape or land uses. The landscape treatment proposed to be provided shall emphasize a pedestrian environment, separate pedestrian ways from parking areas, enhance architectural features, provide shade and strengthen vistas and important axis between the development and other locations. The Landscape Plan shall preserve and be sensitive to the natural characteristics of the site and shall provide screening from adjacent residential uses and districts. Where natural or existing topographic patterns positively contribute to the appearance and utility of a development, they shall be preserved. Any proposed landscape mounds shall be designed with such slope, plant and other landscape materials so as to minimize maintenance requirements and maximize the health and durability of the chosen plants and landscape materials. Overall unity of design shall be encouraged through landscape treatment. Plants that are indigenous to the area and others that are hearty, harmonious to the design, consistent with adjacent land uses, and, where applicable, of good appearance shall be used. Landscaped parking lot islands shall be designed in accordance with these landscape principles as well as to facilitate snow removal techniques.

- (J) Parking and Loading Areas. Off street parking shall be provided prior to receipt of a final certificate of occupancy from the Township for the main structure or building, with adequate provisions for ingress and egress. A detailed Off-Street Parking and Loading Plan shall accompany and be submitted with the Development Plan and shall be subject to approval as part of the Development Plan. Parking areas shall be so designed as to discourage single large unbroken paved lots for off-street parking and shall encourage smaller defined parking areas within the total parking system. Such defined parking areas shall be delineated and accented by landscaped areas. Parking aisles, whenever possible shall be oriented perpendicular to the building fronts. All service and delivery and loading areas shall be made to the rear of the structure(s) unless special design treatment or circumstances warrant an alternative. The layout of parking areas, service areas and related entrances, exits, signs, lighting, noise sources or other potentially adverse influences shall be designed, located and, in certain instances, screened to protect the character of the area as well as those areas adjacent to the development.
- (K) Open Space. Open spaces shall be distributed throughout the development as part of a unified open space system, which shall serve to unify the development visually and functionally, and buffer surrounding land uses. Open spaces may be used for the natural disposal of storm water drainage. No features shall be designed which are likely to cause erosion or flooding.
- (L) Floodplains and Environmentally Sensitive Areas. Floodplains shall be protected from building or pavement encroachment. A riparian buffer shall be provided for stream beds along the entire length and on both sides of a river or perennial stream channel. The buffer area shall have a width of not less than fifty (50) feet as measured from the river, creek or stream high water mark on both sides. The buffer area shall have a width of not less than twenty-five (25) feet as measured from any tributary stream high water mark on both sides. This buffer area shall be restricted from development and managed to promote the growth of vegetation indigenous to the area capable of maintaining the structural integrity of the stream bank. A wetlands buffer shall be provided for all wetlands required to be retained by the Army Corp of Engineers or the Ohio EPA. The buffer area shall have a width not less than twenty-five (25) feet, measured from the edge of the designated wetland. The buffer area shall not be disturbed other than as is necessary to establish a natural landscape. Existing trees should be preserved and protected to the extent practicable. A Flood Hazard Permit will be required from the Fairfield County Regional Planning Commission if development takes place within a FEMA flood hazard area.
- (M) Utilities. Centralized water supply and sanitary sewage disposal systems and storm water management shall be provided, subject to the Fairfield County Sanitary Engineer, Fairfield County Engineer, Board of Health and the Ohio Environmental Protection Agency approval. All utility service lines shall be located underground.

- (N) Fire and Explosion Hazards. All activities, including storage, involving flammable or explosive materials shall include the provision of adequate safety devices against hazard of fire and explosion. All standards enforced by the Occupational Safety and Health Administration shall be adhered to. Burning of waste materials in open fire is prohibited, as enforced by the Ohio Environmental Protection Agency.
- (O) Air Pollution. No emission of air pollutants shall be permitted which violate the Clean Air Act of 1977 or later amendments as enforced by the Ohio Environmental Protection Agency.
- (P) Glare, Heat, and Exterior Light. Any operation producing intense light or heat, such as high temperature processing, combustion, welding, or other shall be performed within an enclosed building and not visible beyond any lot line bounding the property whereon the use is conducted.
- (Q) Dust and Erosion. Dust or silt shall be minimized through landscaping or paving in such a manner as to prevent their transfer by wind or water to points off the lot in objectionable quantities.
- (R) Liquid or Solid Wastes. No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply or interfere with bacterial processes in sewage treatment, shall be permitted. The standards of the Ohio Environmental Protection Agency shall apply.
- (S) Vibrations and Noise. No uses shall be located and no equipment shall be installed in such a way as to produce intense, earth shaking vibrations which are discernible without instruments at or beyond the property line of the subject premises. Noise standards of the Ohio Environmental Protection Agency shall be adhered to.
- (T) Odors. No use shall be operated so as to produce the continuous, frequent or repetitive emission of odors or odor causing substances in such concentrations as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located. The applicable standards of the Ohio Environmental Protection Agency shall be adhered to.

3D-06 Minimum Development Standards

The Development Plan shall comply with the following development standards:

- (A) Lot Area. No minimum lot size is required. However, all lots shall be of sufficient area to comply with the required yard areas, setbacks and other design and development standards.
- (B) Intensity of Use. All buildings shall be erected on continuous, permanent foundations and shall be constructed of conventional building materials of a quality equal to or

better than those used in existing buildings in nearby areas. All office, retail and manufacturing activities and all storage, handling and warehousing of products shall be completely enclosed within buildings.

(C) Setbacks and Yard Areas.

- (1) Frontage. Lots shall front upon and have access to an improved, public road. Outlots may be located on an improved, public or private street. Such road frontage shall be no less than one hundred twenty-five (125) feet.
- (2) Minimum Side Yard. A side yard shall be provided which equals one-third (1/3) the sum of the height and width of the structure, but in no case less than fifty (50) feet and no more than one hundred fifty (150) feet from any residential zoning district.
- (3) Minimum Rear Yard. A rear yard shall be provided which equals one-third (1/3) the sum of the height and width of the structure, but in no case less than fifty (50) feet and no more than one hundred fifty (150) feet from any residential zoning district.
- (4) Additional Setback. Along all road frontages, extending fifty (50) feet from the center line of right-of-way, but in no case less than five (5) feet from the edge of the right-of-way, shall be a clear strip of land upon which no building, structure, sign or any other thing shall be erected nor any automobile parking space shall be provided with the exception of the following:
 - (a) Driveways for ingress and egress.
 - (b) Floodlights on poles not less than fifteen (15) feet above road grade and directed so that glare does not impinge upon the road.
 - (c) Signs not over four (4) square feet for direction of traffic only.
 - (d) Plantings no higher than three (3) feet above road grade.
 - (e) Trees, except that when branches extend more than ten (10) feet in diameter, lower branches shall be trimmed to a height of six (6) feet.
 - (f) Utility easements for the erection of public utility poles, hydrants and similar items.
 - (g) Sidewalks.

(D) Buildings.

- (1) Maximum Tract Coverage. The ground area occupied by all the buildings and structures shall not exceed in the aggregate forty-five percent (45%) of the total area of the tract. The ground area occupied by all the buildings, structures, driveways, traffic circulation areas, parking areas and sidewalks shall not exceed in the aggregate seventy-five percent (75%) of the total area of the tract.
- (2) Building Height. No building or structure constructed for industrial purposes shall exceed thirty (30) feet in height. No building or structure for any other permitted use shall exceed three (3) stories in height. Height shall be measured from the finished grade established not closer than fifteen (15) feet to the exterior wall of the structure. Architectural elements such as chimneys, parapets, and cupolas may exceed this height limitation by no more than ten (10) feet.
- (3) Building Dimensions. Buildings may contain such area of floor space as is approved in the Development Plan.
- (4) The use of environmentally conscious construction standards, such as Leadership in Environmental Energy and Design "LEED", on structures built in the PCOD district is encouraged by the Township, but not required.

(E) Architectural Standards. Buildings shall be designed to be seen from three hundred sixty degrees (360°) and have the same caliber of finish on all elevations. Building additions and accessory structures, whether attached or detached, shall be of similar design, materials, and construction to that of the existing or principal structure. The following standards shall apply to structures for:

(1) Commercial and Office Uses.

- (a) Design Elements. For every one hundred (100) feet of elevation width, each side and rear elevation must contain two (2) design elements and each front elevation must contain at least three (3) design elements. Typical design elements are as follows:
 - (i) A door of at least twenty-eight (28) square feet in area with an awning, window, faux window or other feature subject to approval by the Board of Trustees, as applicable;
 - (ii) A window of at least six (6) square feet in area. Windows closer than ten (10) feet shall be considered as one (1) element. A set of adjacent windows, such as double or bay windows, shall be considered one element;

- (iii) A chimney;
 - (iv) A gabled vent of at least four (4) square feet in area;
 - (v) Porches, decks or similar structures; or
 - (vi) A similar significant permanent architectural feature consistent with the style of the building upon approval of the Board of Trustees as applicable.
- (b) Facade Appearance. A building frontage that exceeds a width of fifty (50) feet shall incorporate sectioning and offset of the wall plane to inhibit a large expanse of black wall and add interest to the façade.
- (c) Materials. All exterior walls shall be comprised of eighty (80) percent natural material with brick or stone as the predominant material. Other natural materials may also be incorporated into the building's exterior design. Use of "newer" materials may be acceptable per the approval of the Board of Trustees, as applicable. Stucco, Drivit, and like materials may be used as accents provided the total square footage of accent material does not exceed forty-five (45) percent of the gross exterior building wall square footage.
- (d) Glass. The use of black, gold, green, silver, opaque or any other reflective or colored glass on a building is prohibited. Frosted glass may be permitted in some cases, subject to approval of the board of Trustees, as applicable.
- (e) Roofing. All pitched roofs shall be of dimensional shingles, standing seam metal, slate or simulated slate.
- (f) Drive Thru Features. A drive thru, if deemed appropriate for the site, shall be designed as an integral part of the structure it serves. Features incorporated with a drive thru including, but not limited to, canopies, awning, and support posts shall match the materials and color scheme of the building they are serving. Drive thru features shall not have any pickup windows, ordering areas, signage, or other related items located on the front elevation of a building or located between the building and a street right-of-way.
- (g) In-Line Retail Exemption. Side or rear elevations of an in-line retail development may be exempt from the building design standards of the PCOD if such elevations are not visible to customer traffic, a public right-of-way, or if a future phase of the in-line retail development is forthcoming adjacent to the elevation. Such exempt elevations shall use materials complimentary to the primary elevation and be screened by

landscaping, mounding fencing, or a combination thereof, as deemed appropriate.

(2) Industrial Uses.

- (a) Facade. Sides of building visible from a public right-of-way shall be broken up with architectural design elements, landscaping, or a combination thereof.
- (b) Use of Color. Earth tones, muted hues, and natural tones are permitted as a structure's base color. Brighter hues are permitted only as an accent feature on building elements such as awnings, doors and trim. A mixed color palette on a single building should be carefully selected so all colors harmonize with each other.
- (c) Glass. The use of black, gold, green, silver, opaque or any other reflective or colored glass on a building is prohibited. Frosted glass may be permitted in some cases, subject to approval of the Board of Trustees, as applicable.
- (d) Pole Building Prohibited. All buildings shall be constructed on a continuous, permanent foundation, Pole buildings shall not be permitted.

(F) Exterior Lighting. A detailed Exterior Lighting Plan shall accompany and be submitted with the Development Plan and shall be subject to approval as part of the Development Plan. The Exterior Lighting Plan is subject to the following restrictions:

- (1) Site lighting shall be required for all developments and be designed to sufficiently illuminate the site and minimize spillover from the property.
- (2) Light pole heights should be in harmony with the parcel, building and parking lot size as well as the surrounding area. Parking lot lighting shall be of a standard light source type and style.
- (3) For non-residential uses, parking lots with thirty (30) or less spaces shall have a maximum lighting pole height of eighteen (18) feet and parking lots with more than thirty (30) spaces shall have a maximum lighting pole height of thirty (30) feet.
- (4) Building, pedestrian and landscape lighting may be incandescent, metal halide or other sustainable lighting as determined by the Board of Trustees, as applicable.

- (5) All parking lot areas shall have a maximum light intensity of twenty (20) foot candles and an average light intensity between one (1) foot candle and three (3) foot candles.
 - (6) All external lighting shall be decorative or cut-off type fixtures and downcast to reduce spillover. Outdoor lighting shall be directed, reflected, or shielded so as not to be of excessive brightness or cause glare hazardous to pedestrians or drivers, create a nuisance or unreasonably interfere with a neighboring property owner's right to enjoy his property. Light spillover shall not exceed one tenth (0.1) foot candles when adjacent to a residential district or an existing residential use.
 - (7) Luminaries should have a minimum cut-off of forty-five (45) degrees, so as to provide glare control to pedestrian and vehicular traffic, as well as distinct beam cut-off on the outer perimeter of the setback areas.
 - (8) All landscape uplight fixtures shall be screened by landscaping and cut-off in design.
 - (9) No permanent colored lights or neon lights shall be used on the exterior of the buildings.
 - (10) External building lighting shall be limited to wall mounted sconces.
- (G) Signage. A detailed Signage Plan shall accompany and be submitted with the Development Plan and shall be subject to approval as part of the Development Plan. Graphics and Signage in the PCOD shall conform to the following requirements:
- (1) No signs shall be mounted within any public right-of-way except by the government agencies having jurisdiction over and within that right-of-way.
 - (2) No sign shall obstruct pedestrian or vehicular visibility or otherwise interfere with the safe operation of motor vehicles or the safety of pedestrians.
 - (3) All freestanding signs (ground mounted or pole) shall be located in a landscaped area with a total landscaped area equal to or greater than the total sign area or as proscribed within these regulations. See Section 3D-06(H) for types of landscape materials permitted in the PCOD.
 - (4) Backlighting of individual letters on wall mounted signage shall be permitted.
 - (5) All signage and graphics shall be carefully coordinated with the building and architecture.

- (6) No signs shall be painted directly on the surface of the building, wall or fence. No wall murals shall be allowed.
- (7) No roof signs or parapets signs shall be permitted nor shall a sign extend higher than the building.
- (8) Entry and exit driveway signs shall be limited to a maximum height of three (3) feet and a maximum area of two and one-half (2 ½) square feet per side.
- (9) One (1) wall mounted sign per non-residential tenant shall be permitted in accordance with the following standards:
 - (a) One (1) square foot of sign area per two (2) lineal feet of unit frontage shall be allowed not to exceed one hundred twenty-five (125) square feet of sign area.
 - (b) Signs attached to a building shall be located below the cornice of the building.
- (10) One (1) hanging sign per non-residential tenant may protrude from a building façade. Such sign shall not exceed six (6) square feet in sign area per sign face.
- (11) One (1) ground supported monument-type freestanding sign per parcel containing a non-residential use shall be permitted in accordance with the following requirements.
 - (a) The maximum height of any monument sign shall be six (6) feet as measured from grade to top of the highest part of the sign. Mounding shall not be installed to increase the height or visibility of a monument sign.
 - (b) Maximum area of thirty (30) square feet per sign face (not including the structural support).
 - (c) All monument signs shall have a base consistent with the primary building material and have a minimum of fifty (50) square feet of landscaping around all sides of the monument sign.
- (12) One (1) free-standing, on-premise sign may be erected to serve a group of business establishments provided it is not over fifteen (15) feet in height and has a maximum total sign area of one hundred (100) square feet, with no more than fifty (50) square feet located on any sign face, and located not closer than ten (10) feet to any right-of-way line and not closer than thirty-five (35) feet to any adjoining lot line.

- (13) Each building and unit, if applicable, shall have an address number that is clearly visible from the public right-of-way.
 - (14) The following signs are not permitted: portable displays or mobile signs, gas filled devices, roof-mounted signs, revolving or rotating signs and exposed neon signs, cabinet box signs, exposed LED signs, monopole signs, signs with flashing messages or bare bulbs, flashing lights, strings of lights, signs on backlit awnings and bench signs; portable signs including banners, pennants, streamers, and "A" frame signs.
- (H) Landscaping. A detailed Landscape Plan shall accompany and be submitted with the Development Plan and shall be subject to approval as part of the Development Plan. All yard areas and open spaces shall be landscaped in accordance with the approved landscape plan. Natural foliage shall be retained as buffers where practicable. The Landscape Plan shall comply with the following requirements:
- (1) Right-of-Way Screening. Any surface parking areas adjacent to an existing or planned public right-of-way shall be screened from the respective right-of-way with a minimum of a thirty (30) inch continuous planting hedge and tree combination. The height shall be measured from the adjacent parking area. Throughout the setback area between a surface parking area and an existing or planned public right-of-way, there shall be a minimum of four (4) trees per one hundred (100) lineal feet. Trees may be deciduous, coniferous or a combination thereof. This requirement does not apply in the areas of ingress and egress, or to existing trees which are undisturbed by the project.
 - (2) Residential District Screening. Non-residential uses adjacent to residential uses (current and future) shall install a continuous planting hedge and tree combination to provide screening from such adjacent use. The required planting hedge and tree combination shall be a minimum of six (6) feet in height at the time of installation. Mounding may be used to achieve the required height and fencing may be incorporated to provide additional screening. All proposed fencing shall be incorporated into the Landscape Plan and shall be complimentary to surrounding properties.
 - (3) Exterior Areas. Grass (seed or sod), shrubs, trees, garden planting areas or other appropriate landscape materials shall be planted in all exterior areas. Other groundcover, such as ivy, may be planted in exterior areas which are not occupied by required landscaping material or required for drainage. All vacant areas shall be kept seeded and maintained in such a manner as to prevent erosion of the property and excess drainage.

- (4) Minimum Tree Size. All trees required by these standards or other applicable standards shall meet the following minimum tree sizes at the time of planting:

Tree	Minimum Size at Planting
Deciduous – Street Tree	2 ½ Inch Caliper
Deciduous – Screening, Parking Lot or other Exterior Property Area	2 Inch Caliper
Coniferous	5 Feet in Height

- (5) Plants. All plants shall meet or exceed American Standards for nursery stock as set forth by the American Association of Nurserymen.
- (6) Maintenance. All trees and landscaping shall be well maintained. Dead trees, shrubs and other landscaping material shall be promptly removed and, when required, shall be replaced within six (6) months.
- (7) Tree Preservation. Reasonable and good faith efforts will be made to preserve existing trees. Consideration shall be given to laying out service roads, lots, structures and parking areas to avoid the unnecessary destruction of wooded areas and individual trees. Additionally, standard tree preservation practices must be used to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.
- (I) Parking and Loading. A detailed Off-Street Parking and Loading Plan shall accompany and be submitted with the Development Plan and shall be subject to approval as part of the Development Plan. Off-street parking shall be paved and provided prior to receipt of a final certificate of occupancy, with adequate provisions for ingress and egress according to the Development Plan. In preparing the Off-Street Parking and Loading Plan, all parking and loading areas shall conform with Section 3X of the Violet Township Zoning Code as well as with the following provisions:
- (1) Parking Bays. No parking bay shall contain more than twenty-four (24) total parking spaces, with a maximum of twelve (12) spaces in a single row.
- (2) Parking Lot Location. All parking spaces shall be located behind or to the side of the principal building with no more than fifty (50) percent of such parking spaces located to the side of the principal building.
- (3) Lot Location Exemption. Buildings larger than twenty thousand (20,000) square feet or attached to existing in-line retail space shall be permitted to have parking to the front of the building if the building is located more than three hundred (300) feet from the right-of-way and the parking lot is located no closer than two hundred (200) feet from the right-of-way.
- (4) Parking Lot Islands. Each landscaped tree island in a single loaded parking stall shall have a minimum area of one hundred sixty (162) square feet with a

minimum width of nine (9) feet. Each landscaped island in a double loaded parking stall design shall have a minimum area of three hundred twenty-four (324) square feet, with a minimum width of nine (9) feet. All landscaped tree islands shall contain at least one (1) shade tree a minimum of two (2) inches in caliper and include at least fifty (50) square feet of other plant materials. The Off-Street Parking and Loading Plan or the Landscape Plan shall identify all types of trees to be used in parking lot islands.

- (5) Drive Lanes. Drive lanes shall be setback no less than fifteen (15) feet from the public right-of-way or front property line, whichever is greater, and no less than five (5) feet from side and rear property lines. Drives connecting the site to a public or private street or drives utilized to access adjacent properties shall be exempt from this requirement. Location of driveways that connect to a public street shall be reviewed and approved by the appropriate governing agency (County Engineer, Ohio Department of Transportation, Township Engineer, etc.)
- (6) Fleet Parking. Fleet or service parking shall be provided at a level determined appropriate for a specific use by the Board of Trustees as applicable. All fleet areas shall be located behind the front elevation of the primary building.
- (J) Open Space. A minimum of fifteen percent (15%) of the total tract acreage shall remain and be utilized as open space. Open space shall be distributed throughout the development as part of a unified open space system, which shall serve to unify the development visually and functionally, and buffer surrounding land uses. Open spaces may be used for the disposal of storm water drainage. No features shall be designed which are likely to cause erosion or flooding. Parking lot islands, whether landscaped or not, and similar improvements shall not be considered open space.
- (K) Trash and Garbage Control. All trash and garbage shall be stored in container systems which are located at the rear of the building or at the side of the building if the side is not oriented towards an existing or planned public right-of-way(s) and must be enclosed so as to effectively screen them from view. Screening of such areas shall consist of either landscaping or walls accented with landscaping materials. Screening consisting of walls shall utilize materials complimentary to those used on the majority of the building.
- (L) Utilities. All utility lines constructed to service the proposed development shall be located underground.
- (M) Stormwater Basins. Dry retention basins are prohibited. All stormwater basins shall be wet basins and aeration devices may be required. Bioretention basins, or rain gardens, may be used only when approved by the Township, as applicable. All stormwater basins shall be constructed per the requirements of the Ohio Department of Natural Resources Rainwater and Land Development Manual and Ohio Environmental Protection Agency NPDES regulations.

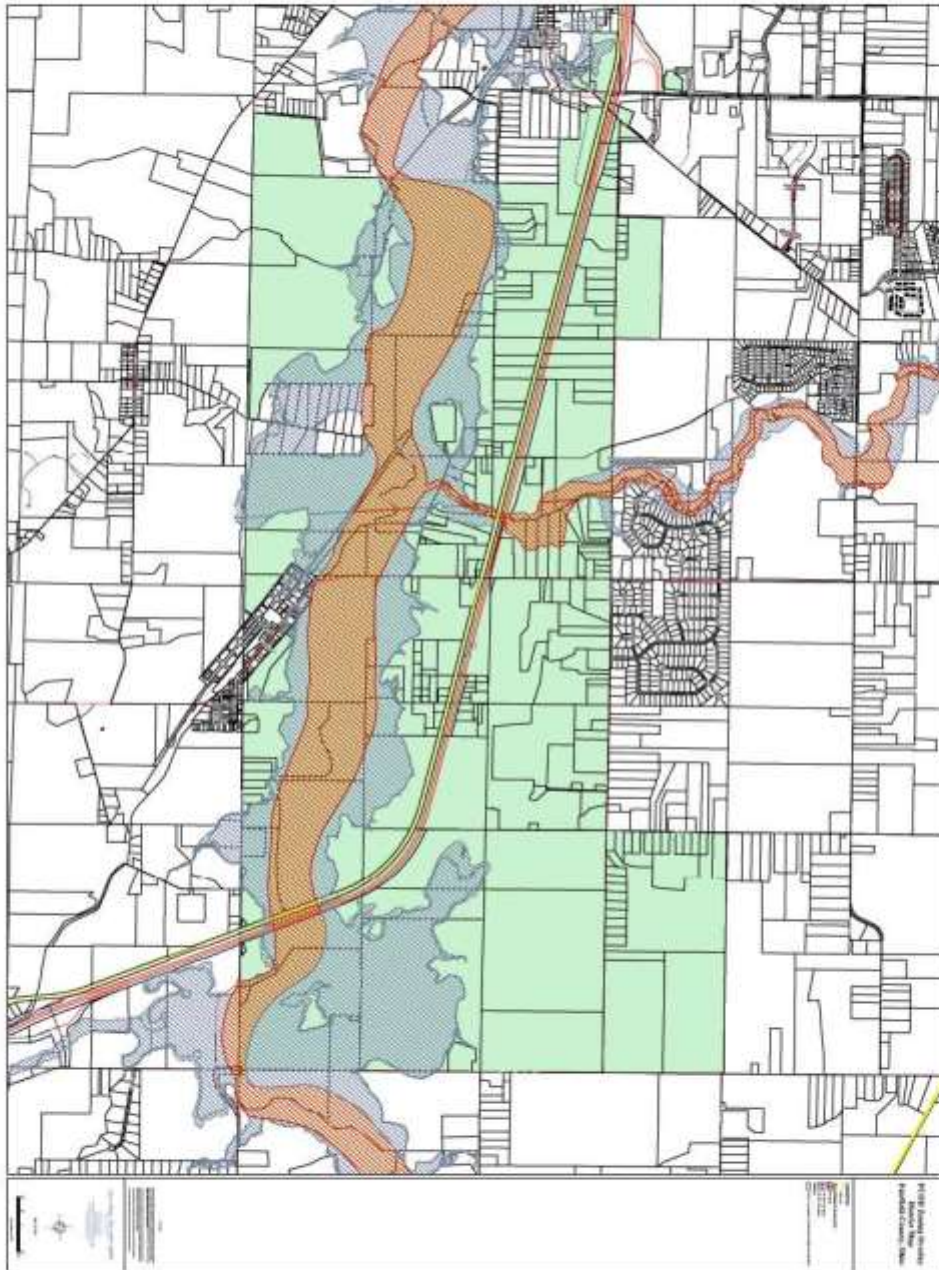
- (N) Supplemental Conditions and Safeguards. The Township may impose additional conditions relating to the Development with regard to the type and extent of the public improvements to be installed; landscaping; improvements and maintenance of open space areas; and other development characteristics.
- (O) Other Requirements. Unless specifically supplemented by the standards contained in Section 3D or those standards approved by divergence, the development shall comply with all additional zoning requirements applicable to all zoning districts as set forth in this Zoning Code. This includes compliance with Section 3AA6 for property located within the CEDA District.

3D-07 Divergences

An applicant for PCOD approval may request a divergence from any development standard or other requirement set forth in Section 3D from the Board of Trustees. An applicant making such a request shall specifically and separately list each requested divergence and the justification therefore for each requested divergence on the Development Plan submittals, with a request that the proposed divergence be approved as part of and as shown on the Development Plan.

In considering requests for divergences, the Zoning Commission and Board of Trustees may evaluate the persuasive value of any and all justifications and information presented, both in favor of and against the justification for any divergence, regarding such requests. Requests for divergences are considered on a case-specific basis and may be granted in the sole discretion of the Board of Trustees. Except as required under applicable law, the granting of a divergence is not binding precedent in a future, unrelated application.

Attachment 1 – Planned 33 Corridor Overlay District Map



QUALIFICATIONS OF GERALD FRANKLIN HINKLE, II

Gerald Franklin Hinkle, II, MAI, CRE, SRA
President
Hinkle Real Estate Advisors, Inc.
21 W. Central Avenue
Delaware, Ohio 43015

PROFESSIONAL LICENSES

Certified General Real Estate Appraiser - Ohio No. 431768
Licensed Real Estate Sales Agent – Ohio No. 427042
Licensed Attorney – Ohio No. 0077337

MEMBER PROFESSIONAL ORGANIZATIONS

- CRE – Member, The Counselors of Real Estate
- SRA Designation, Appraisal Institute
- MAI Designation, Appraisal Institute
- CBR, Columbus Board of Realtors
- NAR – National Association of Realtors
- CBA – Columbus Bar Association (Member of Real Property Committee)
- OSBA – Ohio State Bar Association
- ABA – American Bar Association (Member Real Property, Trust and Estate Law Committee)

EDUCATIONAL BACKGROUND

- 1992 - Bachelor of Arts Degree
Ohio Northern University, Ada, Ohio
- 2002 - Juris Doctorate
Capital University

Sample List of Real Estate and Appraisal Education Courses and Seminars:

Appraisal Institute Courses: Advanced Applications, Advanced Sales Comparison and Cost Approaches to Value, Highest and Best Use and Market Analysis, Residential Valuation, Uniform Standards for Professional Appraisal Practice (USPAP), Techniques, Depreciation Analysis, Residential Construction, Industrial Valuation, Business Practices and Ethics, Eminent Domain and Condemnation, Et Al.

McKissock: Divorce and Estate Appraisals – Elements of Non-Lender Work, Uniform Appraisal Standards for Professional Appraisal Practice (USPAP), Expert Witness for Commercial Appraisers, Essential Elements of Disclosure and Disclaimers, Uniform Appraisal Standards for Federal Land Appraisals, Et Al.

Sample List of Legal Education Courses and Seminars

OSBA: Drafting Office and Retail Leases, Residential and Commercial Landlord/Tenant Law, Sale/Purchase Contracts and Inspections, Advanced Real Estate Law, Property Tax Appeals, Letters of Intent and Sale/Purchase Agreements, Title Insurance, Eminent Domain, Et Al.

CBA: Basic Landlord-Tenant Law, P.R.E.P Real Estate Series, Et Al.

Lorman Seminars: Real Estate From A to Z, Eminent Domain, Advanced Like Kind Exchanges, Et Al.

APPRAISAL EXPERIENCE

July 2014 – Present: Appraiser/President, Hinkle Real Estate Advisors, Inc.

March 2005 – July 2014: Appraiser and Executive Vice President, The Robert Weiler Company

Sept. 1996 – March 2005: President, C.R.E.S.T. Real Estate Services, Ltd.

Sept. 1996 – March 2005: Appraiser, Anthony F. Mollica and Assoc. Residential, Commercial, Industrial, and Multi-Family Properties

Sept. 1992 – Sept. 1996: Staff Appraiser, Charles R. Porter Company. Residential, Commercial, Industrial, Multi-Family Properties

NOTABLE EXPERIENCE

Sponsored by the Appraisal Institute, selected as Ohio's representative for 1997. Participated in the Appraisal Institute Summer Conference, June 1997 as a member of the Young Advisory Council in Washington D.C.

Guest Lecturer Ohio Wesleyan University and Capital University Law School.

Qualified as an expert in multiple jurisdictions including Franklin, Delaware, Madison, Hocking, Fairfield, Preble and Knox County Courts of Common Pleas, Franklin County Board of Revision and Domestic Court; and The Ohio State Board of Tax Appeals.

Served as Federal Civil Rule 71.1 Commissioner for eminent domain acquisitions related to interstate natural gas pipeline constructed by Rockies Express Pipeline, LLC. Currently serving as Federal 71.1 Commissioner for eminent domain acquisitions related to interstate natural gas pipeline constructed by Rover Pipeline, LLC.

PROPERTY TYPES APPRAISED AND SAMPLE OF CLIENTS SERVED

I have performed appraisals on vacant land tracts; single and multi-family projects (4 to 800 units); subdivision analyses; industrial warehouses, distribution centers, and manufacturing facilities; hotels and motels; general and medical office buildings; fast-food and sit-down restaurants; and small neighborhood and large single-tenant (big box) retail users for lending institutions, attorneys, tax officials, and eminent domain actions.

In addition, I have prepared appraisal reports on special use properties such as sewage treatment and reclamation facilities, golf course communities, bowling alleys, bakeries, daycare centers, car dealerships (new and used), nurseries, car washes, churches, marinas, and special use manufacturing facilities.

The list of clients served include mortgage lending institutions (Chase Bank, Huntington, National City, Key Bank, Merrill Lynch, New York Life, Prudential); corporations, organizations, and churches; Universities and Colleges (The Ohio State University, Ohio University, Kenyon College); attorneys and law firms; Ohio Department of Transportation; numerous municipalities; investors and developers; and property owners.