

RE-22  
REV. 03-2015

ACQUIRING AGENCY'S  
FAIR MARKET VALUE ESTIMATE

OWNER'S NAME

**Eichhorn Limited  
Partnership**

COUNTY **FAI**  
ROUTE **37**  
SECTION **06.10**  
PARCEL NO. **1-SH**  
PROJECT I.D. NO. **110412**

PAR NO.	ITEMS INCLUDED IN THIS ESTIMATE	ORIGINAL	REVISION	REVISION
ISH2	0.039 Acres Rural Residential Land -\$1 (PRO) \$9,000/Ac	\$350		
ISH1	1.165 Acres Rural Residential Land - \$1 (PRO) \$9,000/Ac	\$10,484		
O T H E R	ISH1 3,680 SF of Gravel Drive @ \$1.00/SF @ 50% (50% Dep.) \$1,840	\$1,840		
	ISH1 200 SF of Concrete Pad @ \$2.50/SF @ 50% (50% Dep) \$250	\$250		
	ISH@2 1,690 SF of Seeded Lawn @ \$0.30/SF \$507	\$507		
B L D G	IT1 1-T1 Dilapidated Block Structure @ 10% (90% Dep) \$4,600	\$4,600		
	IT1 905 SF of Concrete Pad @ \$2.50/SF @ 50% (50% Dep) \$1,132	\$1,132		
D A M A G E	IT1 0.205 Acres Rural Residential Land @ \$9,000/ac x 10% x 1.5 years	\$277		
E L	TOTAL FAIR MARKET VALUE FOR REQUIRED R/W	\$19,440		
	OFFER FOR REQUIRED R/W AND EXCESS LAND			
	ADDED COST TO ACQUIRE EXCESS LAND			
	VALUE AREA			

The allocation of compensation recommended above is based upon an approved appraisal report

Trainee's Recommendation		Recommended	
Date		<i>Harvey Norton Jr.</i>	Date 12/21/2020
Review Appraiser	Typed Name	Review Appraiser	Typed Name Harvey Norton Jr.
Recommended	Date	Recommended	Date
2 <sup>nd</sup> Review Appraiser		Appraisal Unit Manager	
Agency Signature Establishing FMVE		Administrative Settlement / Case Settlement	
<i>John R. Wooldridge</i>	Date 12/22/2020		Date
Typed Name & Title John R. Wooldridge, REA		Typed Name & Title	
Agency Name Ohio Department of Transportation, District 5		Agency Name	

APPRAISAL AND REVIEW RECORD								
FEE/STAFF	APPRAISER	VALUE OF TAKING	DATE APPR SIGNED	TOTAL TAKE	PARTIAL TAKE	TYPE REPORT	TYPE OF SPECIALISTS REPORT	
113.854	David Weber	\$19,440	10/2/2020		X	VF		
REVIEW APPRAISER		ORIGINAL		REVISION		REVISION		REVISION
		AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT DATE
Harvey Norton Jr		\$19,440	12/21/2020					

**Reviewer's Reasoning for the Recommendation:**

The larger parcel before the take is 113.854 gross acres of Rural Residential land. The takings reduce the size of the residue to 109.928 net acres of right residue. There is no adverse effect to the residue property. The take includes vacant land, a dilapidated building and a Temporary Easement for 1.5 years.

There is no apparent damage to the residue property, therefore this reviewer recommends the VF appraisal report as the basis for FMVE.

Please note, a R/W Plan revision was made, dated 12/18/20, to relocate the driveway to this parcel further south from the original driveway. A new driveway will be installed as part of the project on SR37, south of the intersection.

HNJr.

12/21/2020

# VALUE FINDING APPRAISAL REPORT

(Compensation not to exceed \$65,000)

COUNTY FAI  
ROUTE 37  
SECTION 06.10  
PARCEL # 1-SH1, SH2, T  
PID # 110412

The purpose of this appraisal report is to estimate the compensation for the land taken, the contributory value of any site improvements in the take area (if any), and if land is needed temporarily for construction purposes, the estimated rent for the use of that land. This report has been developed in compliance with USPAP and with Section 5501:2-5-06(C) of the Ohio Administrative Code. This report is used when the acquisition is a partial taking and it is apparent the taking creates a simplistic valuation problem with no loss in market value of the residue property (damages), and the estimated compensation is \$65,000 or less. However, a nominal cost-to-cure may be considered in the compensation estimate. Since the valuation problem is simplistic and the area taken is vacant land with only minor site improvements, if any, the appraiser considers the larger parcel as a vacant site, estimates a unit value for the vacant larger parcel and uses the unit value in the estimate of compensation for the part taken.

**SR 2-2(a)(xiii) Hypothetical Condition** – ORC 163.59(D) and 49 CFR 24.103(b) compel the appraiser to disregard the proposed public improvement that is the reason for this project. USPAP SR 1-4f requires the appraiser to consider the impact of any proposed public improvements. Therefore, value enhancements or value declines due to speculation about this project or condemnation blight have been disregarded by the appraiser. USPAP requires the appraiser to disclose that use of a Hypothetical Condition may impact assignment results.

Eichhorn Limited Partnership

1410 Pleasantville Road, NE, Pleasantville, Ohio 43148

Owner

Mailing Address of Owner

7640 Lancaster-Newark Road, Baltimore, Ohio 43105

113.854 Gross / 111.132 Net Acres

Location of Property Acquired

Area of Whole Contiguous Property

## FINDING OF COMPENSATION

### LAND VALUATION

Parcel No.	Area	Unit Value	
1-SH1	1.165 Acres Rural Residential Land - \$1 (PRO)	\$9,000/Ac	\$10,484
1-SH2	0.039 Acres Rural Residential Land - \$1 (PRO)	\$9,000/Ac	\$350
			Total <u>\$10,834</u>
Unit Value Support			
<input checked="" type="checkbox"/>	Comparable Sales attached	<u>VL-60</u>	<u>VL-63</u>
			<u>VL-71</u>

### IMPROVEMENT VALUATION

Estimated Value of each improvement to be acquired

Parcel No.		
1-SH1	3,680 SF of Gravel Drive @ \$1.00/SF @ 50% (50% Dep.)	\$1,840
1-SH1	200 SF of Concrete Pad @ \$2.50/SF @ 50% (50% Dep)	\$250
1-SH2	1,690 SF of Seeded Lawn @ \$0.30/SF	\$507
1-T1	Dilapidated Block Structure @ 10% (90% Dep)	\$4,600
1-T1	905 SF of Concrete Pad @ \$2.50/SF @ 50% (50% Dep)	\$1,132
		Total <u>\$8,329</u>

**COST-TO-CURE** (Benefits and/or Incurable Damages are not permissible. Support for cost-to-cure items must be by attachment or reference to an estimate for materials and labor cost.)

Parcel No.		
		Total <u>\$0.00</u>

### TEMPORARY EASEMENT VALUATION

Parcel No.		
1-T	0.205 Acres Rural Residential Land @ \$9,000/ac x 10% x 1.5 years	
		Total <u>\$277</u>
APPRAISER'S ESTIMATE OF FMVE DUE OWNER AS OF:		
(SR 2-2(a)(vii) Effective Date of the Appraisal) <u>6/30/2020</u>		(say) <u>\$19,440</u>

## **SUMMARY OF THE REAL ESTATE APPRAISED**

**SR 2-2(2)(iv) :** Summarize information sufficient to identify the real estate involved in the appraisal, including physical and economic property characteristics relevant to the assignment. Note: Location and mailing address are on front of report.

**Identification of the Larger Parcel:** The subject is identified as Auditor's parcel number 0490261230 and is located at 7640 Lancaster-Newark Road, NE, Baltimore, Walnut Township, Fairfield County, Ohio. This site is located on the southeast corner of Lancaster-Newark Road, NE and Baltimore-Somerset Road. Per the right of way plans provided, the subject is owned by Eichhorn Limited Partnership and contains a record area of 111.132 net acres.

Considering unity of ownership, unity of use, and contiguity, the "larger parcel" consists of one rural residentially improved auditor parcel containing 111.132 net acres owned Eichhorn Limited Partnership.

**Zoning Classification or Code:** RR; Rural Residential

**Zoning Code Definition:** Purpose: This district is established to provide for single family dwellings on large tracts within areas of open land. Areas in the District will not normally be served by public sewer and water.

Permitted Uses: The following uses shall be permitted in the RR district:

1. Agriculture and the usual agricultural buildings and structures in accordance with section 2.4
2. One detached single-family dwelling per lot, including permanently sited manufactured homes, provided each dwelling or manufactured home contains a minimum livable floor area of one thousand three hundred square feet.
3. Adult Family Homes
4. Residential Facilities – Type A
5. Type B Family Day-Care Home
6. Individual Wind Energy Conversion Systems, subject to the restrictions in Section 10.11.
7. Accessory structures, as defined in article III, subject to the standards listed in the Walnut Township zoning resolution.
8. Customary home occupants as permitted and regulated in Section 10.5
9. Attached Telecommunication Towers, provided the attached structure does not extend more than 20 feet above the highest point of the structure to which it is attached and complies with all applicable federal regulations
10. Private or community/club swimming pools, subject to provisions listed in Walnut Township zoning resolution.
11. Farm Markets
12. Recreational vehicles, subject to the standards in section 10.7
13. Temporary buildings for uses incidental to construction work, subject to the standards in section 10.6. Temporary buildings utilized for agriculture shall not be subject to the standards in section 10.6.
14. Fences, subject to the standards in section 10.3

Additional conditional uses are also permitted subject to approval by the walnut township board of zoning appeals as provided in section 7.3. Please refer to the Walnut Township Zoning Resolution for full list of conditional uses.

**Minimum Site Size:** 2 Acres

**Minimum Setback Requirements:** Frontage – 200'

Front Yard Depth - 100' (measured from the front lot line)

Side Yard Depth – 30' with a total sum of side yard setback of 80'

Rear Yard Depth – 50'

	Maximum Height – 35'			
	The subject currently appears to meet these requirements.			
<b>Utilities – Available / Unavailable:</b>	All Utilities are reported to be available (water, sewer, gas, electric)			
<b>SR 2-2(a)(xi) Current or Present Use:</b>	Rural Residential & Agricultural			
<b><u>ANALYSIS, OPINIONS AND CONCLUSIONS</u></b>				
<b>SR 2-2(a)(xii) Highest and Best Use of the Larger Parcel:</b>				
<i>(Summarize the support and rationale for the appraiser's opinion of Highest &amp; Best Use)</i>				
With consideration given to the legally permissible, physically possible, financially feasible, and maximally productive uses of the subject, as well as nearby uses, the highest and best use of the site, "As Vacant", would be for a commercial use.				
	In compliance with SR 1-3(a), in determining the highest & best use of the property, the appraiser has identified and analyzed the effect on use and value of existing land use regulations, reasonably probable modifications of such land use regulations, economic supply and demand, the physical adaptability of the real estate, and market trends.			
	YES:	<input checked="" type="checkbox"/>	NO:	<input type="checkbox"/>
<b>(49CFR 24.103) Describe the 5-year sales history of the property:</b>				
<b>Grantor</b>	<b>Grantee</b>	<b>Date</b>	<b>Price</b>	<b>Comments</b>
N/A	N/A	N/A	N/A	N/A
<b>Describe the influence on value, if any, of prior sales of the subject property.</b>		The last sale of the property was in 2007.		
<b>State any information available from the title report that may affect the valuation of the subject property.</b>		No title report was provided to the appraiser.		
<b>Valuation/Analysis of Sales:</b>	<b>Sale Number:</b>	<b>VL-60</b>	<b>VL-63</b>	<b>VL-71</b>
	<b>Location:</b>	Township Road 85, South of Lonesome Road, Thornville, Ohio	Pleasantville Road, West of Bader Road Carroll, Ohio	US Route 40, East of York Road, Etna Township, Ohio
	<b>Sale Date:</b>	02/28/19	09/19/17	01/05/17
	<b>Sale Price:</b>	\$826,930	\$565,000	\$1,841,390
	<b>Area:</b>	133.94 Ac	98.31 Ac	184.139 Ac
	<b>Unit Value:</b>	\$6,174/Acre	\$5,747/Ac	\$10,000/Ac
<b>*****</b>	NOTE: all sales used in this analysis must have the same or similar highest & best use as the larger parcel and should reflect similar physical and economic characteristics as the larger parcel. Nominal adjustments for minor differences are permissible.			
<b>Analysis of Sales / Reconciliation:</b>		<p>Land valuation is based on the sales in the above table, which are also attached to this analysis. Because of the limited number of recent competitive property sales in the subject's immediate area, the search parameters for location, size, and time were expanded. While the attached comparables were not the only sales investigated, they are considered the most relevant cross section of data for valuation of the subject site.</p> <p>The subject contains 111.132 net acres while the comparables range in size from 98.31 acres to 184.139 and reflect unadjusted lot values between \$5,747/Ac to \$10,000/Ac with a mid-point of \$7,874. When correlating a unit value, location, availability to public utilities, size, shape, market conditions, utility, topography, encumbrances, zoning, as well as supply &amp; demand are taken into consideration.</p>		
<b>Unit Value Conclusion</b>		Consideration is given to all three sales. Primary emphasis is given to sale VL-60 due to size and VL-71 for its exposure. Therefore, a reconciled unit value of \$9,000/Acre is deemed reasonable and supported.		

**Analysis of Site Improvements (support for contributory value):**

Site improvements located within the proposed SH acquisition area include gravel drive, concrete pad and seeded lawn. Site improvements located within the temporary include a dilapidated block structure (90% Depreciated) and concrete pad. Other items such as gravel located within the temporary will be replaced in like kind. Building value determined using Marshall and Swift Valuation services and applying depreciation.

**Summarize the Effect of the Take upon the Residue Property:**

In the before condition, the subject contains 111.132 net acres.

There are two proposed standard highway easements and one temporary easement needed from the subject property.

Parcel 1-SH1 is a permanent standard highway easement, containing 1.165 net acres. This proposed acquisition lies along the western and northern portion of the subject site along Lancaster-Newark Road and Baltimore-Somerset Road. The proposed acquisition has a varying depth and is considered to be irregular in shape.

Parcel 1-SH2 is a permanent standard highway easement, containing 0.039 net acres. This proposed acquisition lies along the eastern half of the northern property line along Baltimore-Somerset Road. The proposed acquisition has a varying depth and is considered to be irregular in shape.

Parcel 1-T is a temporary easement needed for a period of 18 months, containing 0.205 net acres. This proposed acquisition lies along the northwest corner of the subject at the intersection of Lancaster-Newark Road and Baltimore-Somerset Road. This temporary is irregular in shape and is needed in order to remove the dilapidated block structure and for drive construction/grading.

The subject residue will contain 109.928 net acres and will retain the same highest and best use along with similar utility compared to the before condition. Therefore, it is the appraiser's opinion that the proposed acquisitions will not reduce the value of the subject residue beyond the part acquired, thus no damage has occurred.

**Are there Severance Damages?** YES: ☐ NO: ☒

**Reporting option:** This Value Finding Appraisal Report is an "Appraisal Report" conforming to SR 2-2(a) of USPAP.

**SR 2-2(2)(ii) Identify the client:**

The client is the Ohio Department of Transportation (ODOT)

**Identify the intended users of this report:**

The intended users of the appraisal report are ODOT (or the name of the Acquiring Agency if different from ODOT), the property owner, the Ohio Attorney General's Office, a court of law and the report is a public record.

**SR 2-2(a)(iii) Identify the intended use:**

The appraisal report, upon approval by the client, may be used to establish the fair market value estimate (FMVE). If the report becomes the basis for FMVE, it will be provided to the property owner during negotiations.

**SR 2-2(a)(v) Identify the real property interest being appraised:**

The property interest appraised is the fee simple estate.

**SR 2-2(a)(vi) State the type of value:**

Market value stated in terms of cash

**State the definition of value and cite the source of the definition used in the report;**

The definition of fair market value utilized in this report is from the Ohio Jury Instruction and is as follows:

"You will award to the property owner(s) the amount of money you determine to be 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 estimate in this appraisal has also considered Rule C(2) of Section 5501:2-5-06 of the Ohio Administrative Code [same as 49 CFR 24.103(6)] Influence Of the Project On Just Compensation, which is;

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

**SR 2-2(2)(vi) Exposure Time:**

The above referenced value definition assumes a reasonable exposure to the market prior to the effective date of value. It is my opinion that this reasonable exposure time is of approximately 6-12 months is considered to be appropriate.

**SR 2-2(a)(viii) Scope of work:**

The work necessary to solve the appraisal problem is limited in scope because:

- 1) The agency and the appraiser have considered the entire property both before the taking and after the taking,
- 2) It is readily apparent the appraisal problem is not complex,
- 3) The residue property (land & improvements) is not harmed (damaged) as a result of the acquisition in the manner shown on the highway plans.
- 4) An expenditure of tax dollars for a more detailed or comprehensive appraisal would be wasteful and would not produce a more credible analysis.
- 5) The scope of work limits the analysis to a determination of a unit value of the land described in the larger parcel and an estimate of compensation for the area taken and site improvements taken, if any. The sales data selected for this simplistic analysis reflect the character of the larger parcel and the analysis is limited to the sales comparison approach to estimate compensation for the land only. If there is a temporary easement to be acquired, the income approach is used to estimate compensation in the form of a land rent. Compensation for site improvements taken, if any, is based upon their contributory value.

The appraisal scoping checklist that were initially provided to the appraiser often reflect only items which are extraordinary or non-typical which the agency calls to the attention of the appraiser and is the justification used by the agency for determining the use of this simplistic report format. A copy of the approved appraisal scoping checklist is attached to this report. The appraiser has performed an independent appraisal problem analysis confirming the agency's determination that this simplistic report format is indeed appropriate to use for this valuation problem.

**SR 2-2(a)(x) Summarize the information analyzed,**

This analysis is based on Right of way plans identified as FAI-37-06.10 dated 09/11/20.

Information regarding zoning, utilities, and other limitations on site utilization was obtained through the appropriate agencies or representatives. The owner and/or public records provided the subject-specific data considered in my analysis. In addition to the subject's data, the appraiser also considered relevant market data in determining the appropriate adjustments used in this analysis.

The subject property and its surrounding neighborhood were thoroughly inspected. Data was obtained from both public and private sources, including local Realtors, County Auditor Records, MLS Service, Grantors and Grantees. In the case of comparable sales, an attempt was made to contact buyers, sellers, or a knowledgeable third party to verify the transaction data and ensure that the sales were transacted at arm's-length. A reasonable time span was used in the search for market data. Exterior inspections were made of all the comparable sales.

The property's highest and best use was analyzed using the data compiled in the aforementioned steps, as well as the results of the valuation approaches discussed.

**the appraisal methods and techniques employed,**

The approaches to value are limited to the sales comparison approach to estimate the unit value for the larger parcel and the income approach for evaluation of compensation for temporary construction easements, if any. Compensation for site improvements taken, if any, is based upon their contributory value.

**and the reasoning that supports the analyses, opinions, and conclusions;**

The three comparable sales listed in the appraisal indicate a range of price per acre for the subject. Each are from the subject market area, and each has the same highest and best use as the subject.

**exclusions of the sales comparison approach, cost approach, or income approach must be explained.**

The scope of work has been limited to consideration of the land unit value and a land rent for the area identified as taken by the project only. As such, consideration of a cost approach, a sales comparison approach or an income approach to value for the whole property or for any structures or improvements is inappropriate. An expenditure of tax dollars for a more detailed or comprehensive appraisal would be wasteful and would not produce a more credible analysis.

**SR 2-2(a)(xiii) Extraordinary Assumption -  
SR1-2(F)**

None

**Other Comments:**

USPAP SR 1-2(e)(v) permits an appraiser to limit the scope of work to a fractional interest, physical segment or partial holding such as with this form report. However, the comment to this rule indicates that in order to avoid communicating a misleading appraisal, the report has to disclose the existence of improvements on the property, even though the improvements do not have to be included in the valuation.

COVID-19 is a current and on-going pandemic. The impact, if any, on the value (as vacant or improved – if applicable) of the subject property caused by COVID-19 is unknown. Governments around the world have taken measures to slow the spread of the disease. These measures may impact the value of real estate moving forward, but it is too early to understand the impact on the value of the subject property (as vacant or improved – if applicable), due to the lack of recent market transactions that were agreed upon under the current conditions. The data utilized is historical and without transactions that provide clear evidence of a positive or negative influence on the value of the subject property (as vacant or improved – if applicable), no adjustments are applied for market conditions associated with COVID-19 to the sales utilized.

The subject is improved with a two story residential with related land improvements and a dilapidated block structure and related land improvements.



# CERTIFICATION

I certify that, to the best of my knowledge and belief:

- ☒ That on June 30, 2020 (date(s)) I personally made a field inspection of the property herein appraised, and that I have afforded Eichhorn Limited Partnership, property owner/designated representative, the opportunity to accompany me at the time of inspection. Phil Eichhorn with Eichhorn Limited Partnership accompanied the appraiser on an inspection.
- ☒ I have also, on June 30, 2020 and later dates (date)(s), personally made a field inspection of the comparable sales relied upon in making the appraisal. The subject and the comparable sales relied upon in making the appraisal were as represented by the photographs contained within the report.
- ☒ It is my opinion that partial acquisition of this parcel results in a simplistic valuation problem, that there are no incurable severance damages to the residue property and the unit value for the larger parcel before the taking is the same as the residue larger parcel.
- ☒ That I understand the appraisal may be used in connection with the acquisition of right-of-way for a transportation project to be constructed by the State of Ohio. There may be Federal-aid highway funds or other Federal funds used in the project.
- ☒ This 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.
- ☒ The statements of fact contained in this report are true and correct and I am in agreement with all statements provided in this report.
- ☒ 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 have no present or prospective interest in the property that is the subject of this report or in any benefit from the acquisition of such property appraised, and no personal interest with respect to the parties involved.
- ☒ 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 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.
- ☒ My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- ☒ 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.

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

Certification/License Number: 2005014412

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 that 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.
- ☒ Cydney Howard provided significant assistance in form of comparable sales research and verification, to the person signing this certification.



Appraiser's Signature

Date: 10/02/20

Typed Name: David M. Weber

# Addenda

## Subject Pictures

Pictures were taken June 30, 2020 and September 24, 2020 by David Weber



View looking south along Lancaster-Newark Road at SH-1 and T-1



View looking east along Baltimore-Somerset Road at SH-1 and T-1



View looking southeast at dilapidated structure



View looking west at proposed acquisition SH-2

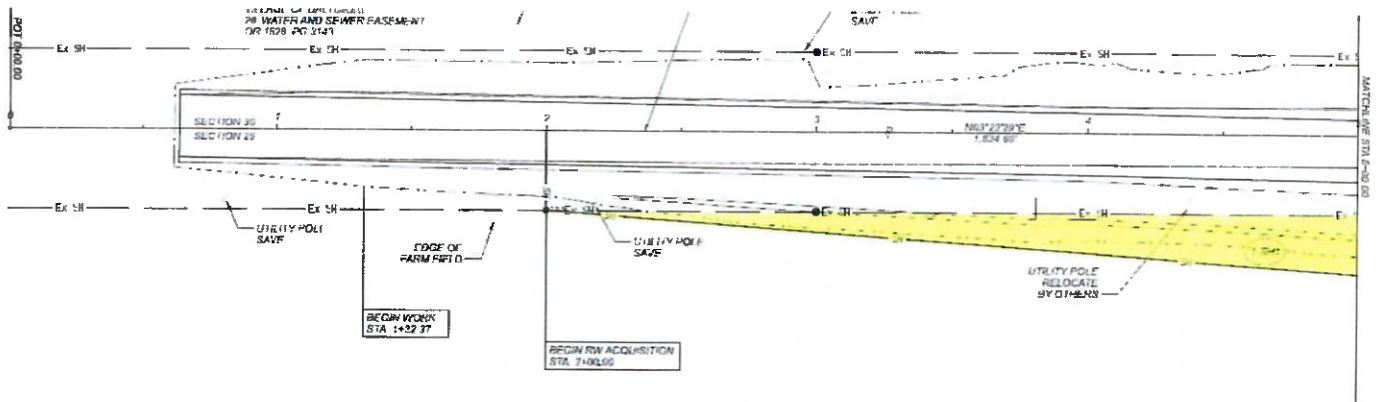


# Tax Map

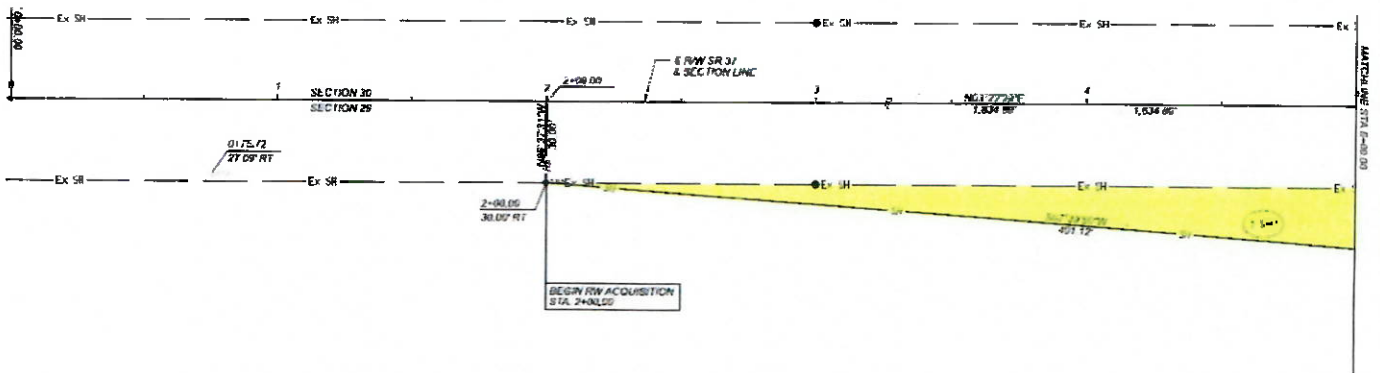


North is up; Not to Scale

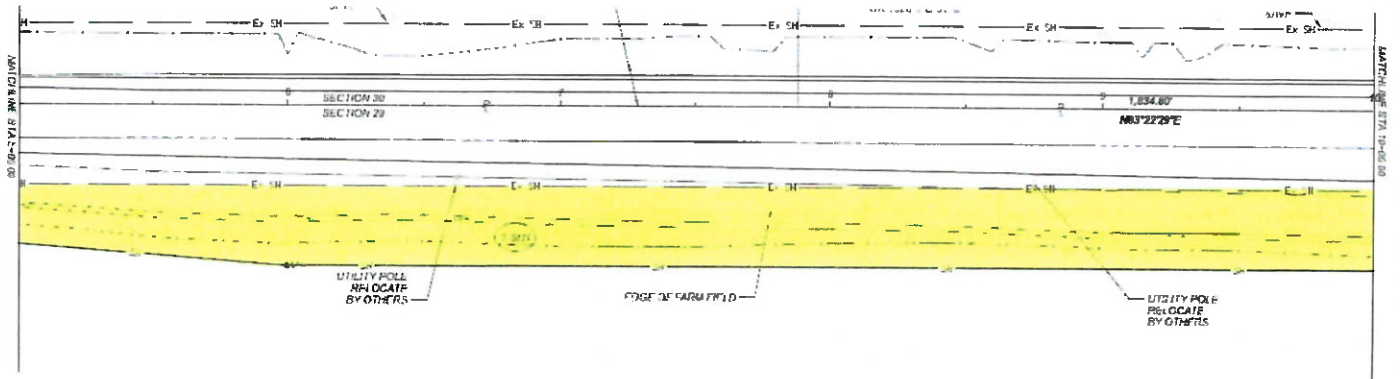
# Sketch



EICHORN LIMITED PARTNERSHIP  
1640 LANCASTER-NEWARK RD NE  
DANVERS, VT 05834



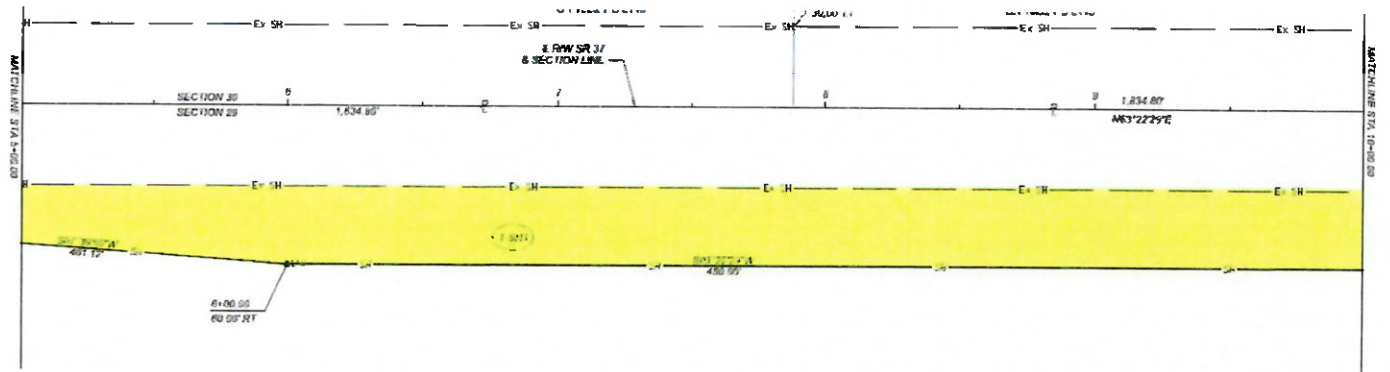
EICHORN LIMITED PARTNERSHIP  
1640 LANCASTER-NEWARK RD NE  
DANVERS, VT 05834



1

ENCORPORN LIMITED PARTNERSHIP  
7640 LANCASTER-NEWARK RD NE  
SHAWNEE, OK 74801  
ADMINISTRATIVE

\* DENOTES RIGHT OF WAY ENCROACHMENT

1

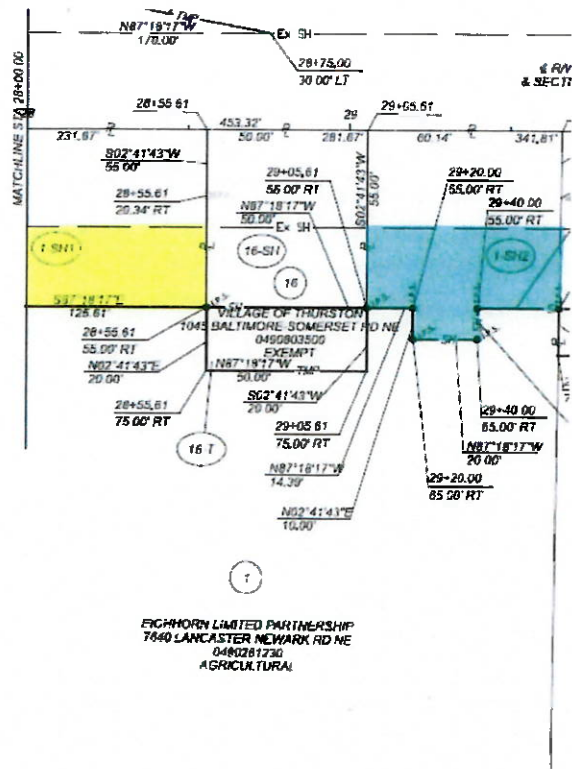
ENCORPORN LIMITED PARTNERSHIP  
7640 LANCASTER-NEWARK RD NE  
SHAWNEE, OK 74801  
ADMINISTRATIVE

\* DENOTES RIGHT OF WAY ENCROACHMENT

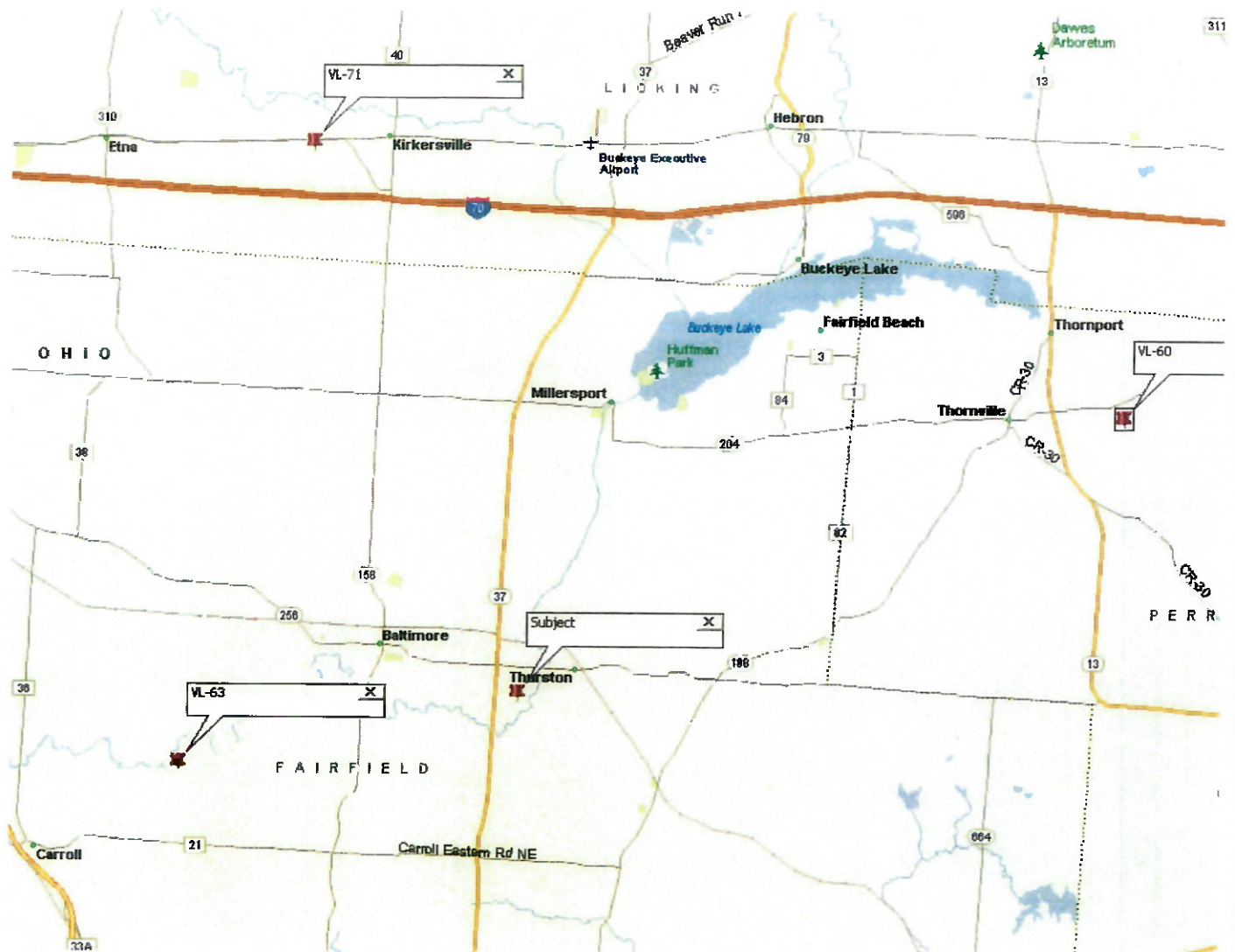






# Comparable Sales Map





## VACANT LAND SALE NO. 60

<b>Location:</b>	0 Township Rd 85 south of Lonesome Road
<b>County:</b>	Perry
<b>City / Township:</b>	Thornville / Thorn Township
<b>School District:</b>	Northern LSD
<b>Grantor:</b>	Nancy Ann Ginn, Stephen Ginn, Cindy K. Nash nka Cindy K. Snyder, James Snyder, Ronald Lee Winegardner, Janie Winegardner
<b>Grantee:</b>	Joshua R. Lutz
<b>APN#s:</b>	370006450000
<b>Date of Transaction:</b>	02/28/2019
<b>Size:</b>	133.94 acres
<b>Cash Equivalent Sale Price:</b>	\$826,930
<b>Unit Price:</b>	\$6,174/Net Acre
<b>Dimensions:</b>	Rectangular (See Sketch)
<b>Topography:</b>	Gently Sloping
<b>Flood Plain Info:</b>	Zone X Map #39063C0100E Dated 06/02/2011
<b>Zoning:</b>	Agriculture/Rural Residential
<b>Present Use:</b>	Agriculture
<b>Highest &amp; Best Use At Time Of Sale:</b>	Agriculture
<b>Type Of Instrument:</b>	General Warranty Deed
<b>Recording Data:</b>	Instrument # 201900000677
<b>Property Rights Conveyed:</b>	Fee Simple
<b>Type Of Financing:</b>	Cash to Seller
<b>Encumbrances:</b>	None noted
<b>Type Of Improvements:</b>	None noted
<b>Various On-Site Utilities:</b>	Electric, Gas, Well, Septic
<b>Verification:</b>	Zachary DeLeon
<b>Date Verified:</b>	07/27/2020
<b>Contact Information:</b>	740-653-3583
<b>Person Who Verified Sale:</b>	Cydne Howard
<b>Date Inspected:</b>	07/23/20
<b>Condition Of Sale:</b>	Arms length
<b>Motivation Of Parties:</b>	Willing Buyer, Willing Seller
<b>Remarks:</b>	Acreage obtained from deed.

VACANT LAND SALE NO. 60



# VACANT LAND SALE NO. 63

<b>Location:</b>	Pleasantville Road just west of Bader Road
<b>County:</b>	Fairfield
<b>City / Township:</b>	Carroll - Liberty Township
<b>School District:</b>	Liberty Union Thurston LSD
<b>Grantor:</b>	(1) Randy L. Demming, Barbara Demming, Gordon D. Conn, & Rebecca Conn (2/3rds) Marla Fox (1/3rd)
<b>Grantee:</b>	Jack L. Timmons
<b>APN#s:</b>	021-00785-00
<b>Date of Transaction:</b>	09/19/2017
<b>Size:</b>	98.31 acres
<b>Cash Equivalent Sale Price:</b>	\$565,000
<b>Unit Price:</b>	\$5,747/Net Acre
<b>Dimensions:</b>	Irregular (See Sketch)
<b>Topography:</b>	Gently Sloping
<b>Flood Plain Info:</b>	Zone X Map #39045C0135G Dated 01/06/2012
<b>Zoning:</b>	General Farm
<b>Present Use:</b>	Agriculture
<b>Highest &amp; Best Use At Time Of Sale:</b>	Agriculture
<b>Type Of Instrument:</b>	General Warranty Deed
<b>Recording Data:</b>	Instrument # 201700017444 & 201700017445
<b>Property Rights Conveyed:</b>	Fee Simple
<b>Type Of Financing:</b>	Cash
<b>Encumbrances:</b>	None noted
<b>Type Of Improvements:</b>	None noted
<b>Various On-Site Utilities:</b>	Electric, Gas, Well, Septic
<b>Verification:</b>	Ned S. Coffman
<b>Date Verified:</b>	08/07/20
<b>Contact Information:</b>	614-778-4296
<b>Person Who Verified Sale:</b>	Cydne Howard
<b>Date Inspected:</b>	09/23/20
<b>Condition Of Sale:</b>	Arms length
<b>Motivation Of Parties:</b>	Willing Buyer, Willing Seller
<b>Remarks:</b>	Acreage obtained from deed. There are two deeds involved in the transfer, the first for 2/3rds and the second for 1/3rd. The property has since transferred in a non arm's length transaction on 12/19/17 to Timmons Too LLC.



**VACANT LAND SALE NO. 63**

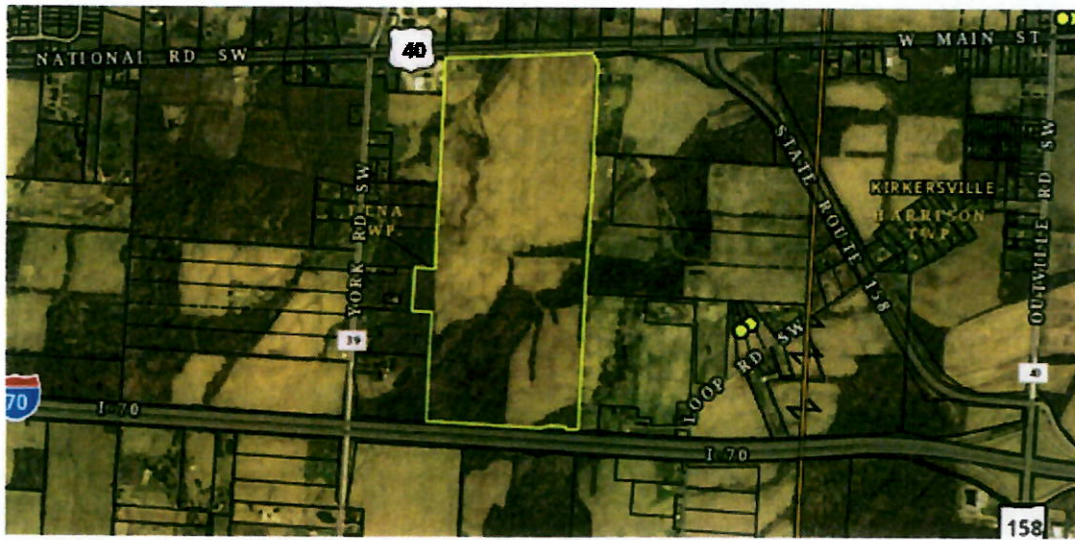




# VACANT LAND SALE NO. 71

<b>Location:</b>	US Route 40, East of York Road, West of State Route 158
<b>County:</b>	Licking
<b>City / Township:</b>	Etna Twp
<b>School District:</b>	Southwest Licking LSD
<b>Grantor:</b>	Francis L. Erk, Jr & June A. Erk
<b>Grantee:</b>	Red Chip Farms, Inc
<b>APN#'s:</b>	010-017952-00.000, 010-017952-00.000
<b>Date of Transaction:</b>	01/05/2017
<b>Size:</b>	184.139 acres
<b>Cash Equivalent Sale Price:</b>	\$1,841,390
<b>Unit Price:</b>	\$10,000/Acre
<b>Dimensions:</b>	Irregular (See Sketch)
<b>Topography:</b>	Gently Sloping
<b>Flood Plain Info:</b>	Zone X Map #39089C0430J Dated 03/16/2015
<b>Zoning:</b>	M-1
<b>Present Use:</b>	Agriculture
<b>Highest &amp; Best Use At Time Of Sale:</b>	Development
<b>Type Of Instrument:</b>	General Warranty Deed
<b>Recording Data:</b>	Instrument # 201701050000299
<b>Property Rights Conveyed:</b>	Fee Simple
<b>Type Of Financing:</b>	Cash to Seller
<b>Encumbrances:</b>	Typical
<b>Type Of Improvements:</b>	None noted
<b>Various On-Site Utilities:</b>	All Public
<b>Verification:</b>	Skip Weiller
<b>Date Verified:</b>	09/22/20
<b>Contact Information:</b>	614-221-4286
<b>Person Who Verified Sale:</b>	David Weber
<b>Date Inspected:</b>	09/23/20
<b>Condition Of Sale:</b>	Arms length
<b>Motivation Of Parties:</b>	Willing Buyer, Willing Seller
<b>Remarks:</b>	Grantee intends to improve the site with an industrial development.

VACANT LAND SALE NO. 71



# Building Stuff

# YARD IMPROVEMENTS

## PAVING - DECKING

Typical costs per square foot, except as otherwise specified. For paved areas of 750 square feet, deduct 10%. 2,000 square feet, deduct 20%. Over 3,000 square feet, use Subdivision costs. Small separate pours of 100 square feet or less may run 25% higher. Hand mixed and spread could cost 75% more.

For complete plaza cost, see Open Walls, Section 13.

2" asphalt on 2" base	2.04	3.02
add per additional inch	0.48	0.80
2" aggregate base	0.86	1.14
add per additional inch	0.16	0.23
4" concrete, unreinforced	4.56	6.81
add or deduct per inch of variation	0.31	0.00
add for mesh reinforcing	0.41	1.08
bar reinforcing	0.48	2.41
exposed aggregate	0.78	3.02
brick ribbon	1.03	3.37
decorative pattern finish, stamped	5.41	5.29
decorative pattern finish, stamped	5.41	5.29
thin-set synthetic overlay	4.39	8.11
color or grits	6.84	14.80
acrylic with stone or shell	0.85	1.44
salt finish (sand deck)	0.41	0.72
deck channel drain and grate per lin. ft.	14.80	57.50
catch basins, small, up to 24" each	268.00	535.00
4" sand base	1.03	1.44
add or deduct per inch of variation	0.22	0.37
add for 1" stone dust base	0.23	0.37
Open grid blocks for grass on sand base	6.64	8.06
Asphalt black pavers on concrete base	8.74	14.40
Brick on concrete base, gridlock, 1/4"	11.50	18.60
on edge	16.30	27.75
Concrete pavers on concrete base	9.87	16.30
Flagstone on concrete base, gridlock	12.00	23.25
Tile, quarry on concrete base	11.50	16.70
For sand bed in place of concrete deduct	2.68	5.28
Snow melting, including controls, electric	12.80	15.20
Hydronic, large areas (excluding heat sources)	6.64	17.80
Wood, on grade (posts, beams and joists not included)		
2" x 4" flat	6.06	9.87
Steps on ground, per lin. ft. of tread price on concrete	9.24	14.80
Approach apron, concrete	46.00	64.00
Concrete curb, 4" ft. per lin. foot	35.00	56.50
Concrete sidewalk	5.28	8.74
Handicap ramps, sidewalks (petrol, add 400%)	12.15	16.60
buildings, concrete (remodel, add 200%)	4.86	7.37
add for railing, per lin. ft.	7.08	11.10
wood	20.75	42.25
add for portable ramps, see Section 55	38.50	58.50
For synthetic surfaces, patios, see Section 67. Special stone paving, see Section 66	27.25	39.50
	15.80	33.25

## RAISED PATIO DECKS

Typical cost ranges per square foot of deck area, including supports. For custom installations with complex shapes, built-in planters and seats can run 50% to 100% more.

TYPE	525 Sq. Ft.	60 Sq. Ft.	100 Sq. Ft.	≥ 300 Sq. Ft.
Deck:				
softwood, fir, pine, etc.	28.00 - 33.75	20.50 - 24.80	16.00 - 18.55	9.12 - 11.65
cedar, redwood or metal	37.50 - 46.00	28.75 - 35.25	21.00 - 27.20	14.40 - 17.95
Railings:				
softwood, fir, pine, etc.	6.30 - 7.60	4.28 - 5.33	2.94 - 3.41	1.49 - 1.93
cedar, redwood or metal	8.07 - 11.00	6.30 - 7.58	4.28 - 5.23	2.46 - 2.94
Steps:				
softwood, fir, pine, etc.	5.26 - 10.15	4.16 - 5.23	2.34 - 2.62	0.86 - 0.93
cedar, redwood or metal	12.20 - 15.15	8.14 - 7.58	3.08 - 3.78	1.07 - 1.28

For each foot of height above 3 feet, increase costs by 5%.

For treated softwoods increase cost by 25%.

For wood polymer composite, add 30% to softwood costs.

For vinyl and tropical hardwoods, add 15% to ceder/wood costs.

## PATIO ROOF

(Typical costs per square foot of covered area, including supports)

TYPE	COST RANGE
Awning, fabric	11.80 - 28.75
Aluminum or steel, louvered	8.00 - 14.80
Retractable or screen only	5.74 - 10.70
Wood, including built-up, composition	8.47 - 22.75
Open truss, metal, vinyl or wood	6.47 - 18.70
Architectural columns, open truss or truss	26.78 - 81.00
For lighting fixtures each	17.70 - 44.75
For lighting fixtures each	3.64 - 3.28
For canopy, see Section 63 or Section 12	87.50 - 241.00

For small Prefabricated Storage Structures, see Section 63 or Section 17

## PATIO ENCLOSURES

Typical cost ranges per linear foot of wall, 6' high, including one exterior door. Use high end of range for installed panels or knee walls. Add for roof above.

Glassing windows or decorative wood with screen	82.50 - 144.00
Acrylic windows	139.00 - 171.00
Screened only, blowglass	27.75 - 45.50
Steel or aluminum	44.75 - 69.50
bricks	57.50 - 86.50
Add for extra door, each	107.00 - 214.00

GAZEBOS: Typical cost each for 8' to 20' wood units including minimal foundation but excluding floors.

Standard	3625.00 - 18600.00
Deluxe	16500.00 - 44700.00

For Solar rooms and greenhouses, see Section 64. Food enclosures, see Section 67.

TEMPLES: Typical cost each, 8' to 12' high (to bottom of dome) cast stone units with top ring up to 12" in diameter.

Cost does not include floors or other ornamentation.

Add for fiberglass dome 16300.00 - 48200.00 |

Add for masonry paver floor with no steps 5350.00 - 8500.00 |

Add for floor with steps 3700.00 - 7360.00 |

Add for floor with steps 4150.00 - 9500.00 |

PAVILIONS: Typical cost each for cast stone units

For individual stone columns, see Section 66. For finish, see Materials, see Page 7.

27500.00 - 88500.00



## YARD IMPROVEMENTS

### LANDSCAPING

The square foot costs below are to be applied to the entire landscaped area and are used when actual unit pricing is not feasible. Costs for new landscaping will vary greatly due to the number of variables involved. The cost ranges include soil preparation and some post-installation maintenance commensurate with the quality, excluding extremes.

LOW-COST areas have a minimum number of 1- to 5-gallon shrubs, small trees and ground cover plants proportioned for a light visual effect, minimal irrigation and seeded lawn.  
AVERAGE-COST areas include an average number of 3- to 5-gallon shrubs, small to large trees, closer spacing of small ground-cover plants, automatic irrigation and seeded lawn.  
HIGH-COST areas will have a high visual content of 5- to 15-gallon shrubs, a greater proportion of large trees, closely spaced ground-cover with top dressing, automatic irrigation, seeded lawn and sodded turf areas.

For pathway costs, see golf course unit costs in Section 67.

AREAS	OCCUPANCIES	LOW	AVERAGE	HIGH
Small areas: single-family dwellings including multifamily developments.....		4.86	6.47	8.56
Medium areas: office complexes, shopping centers, etc.....		4.20	5.64	7.56
Large areas: industrial parks and educational/institutional facilities.....		2.22	3.06	3.96
<b>UNIT COSTS</b>				
Soil preparation, per sq. ft., fine grading, mulching.....		0.17	0.28	0.36
top dressing or bedding.....		0.26	0.43	0.79
Lawn, per sq. ft., seeding, with dressing.....		2.54	3.03	3.65
hydroseeding only.....		0.31	0.41	0.52
sodded.....		0.10	0.17	0.35
Ground cover, per sq. ft., gravel or wood chips spreading path.....		1.66	0.87	1.64
Edging per in. ft., masonry.....		0.80	1.08	1.94
cast stone.....		14.00	19.16	24.60
brick.....		21.40	23.60	28.75
redwood.....		3.24	5.11	7.83
timber or fiberglass.....		2.53	3.42	4.75
Shrubs and hedges, each, small.....		9.74	8.56	12.60
medium.....		19.10	20.15	27.75
large.....		36.00	51.50	73.50
Trees, each, small 15 gal., 20" box.....		112.00	161.00	214.00
medium, 24" - 36" box.....		103.00	183.00	373.00
large, 42" box and larger.....		408.00	710.00	1160.00
Turf grasses, including frame, per sq. ft.....		110.00	194.00	3175.00
Planters, each, 15 gal., concrete, precast.....		24.95	33.00	43.75
cast stone, ornate troughs.....		23.15	48.00	91.00
flowerpots.....		288.00	411.00	530.00
wood.....		40.25	78.50	155.00
Planters, each, round, concrete, 24" diameter.....		84.50	156.00	246.00
48" diameter.....		300.00	570.00	970.00
tree size, 3" - 10" diameter.....		1200.00	1960.00	2875.00
Bulb sets, each, wood.....		54.50	112.00	161.00
concrete.....		300.00	570.00	970.00
and for lighting.....		203.00	283.00	313.00

### WATERSCAPING

The square foot costs apply to the entire waterscaped area and include excavation, rock-cages and all recirculation equipment. Add appropriate labor costs for lakes and streams.

	LOW	AVERAGE	HIGH
Lakes.....	1.16	2.47	5.26
Collection ponds.....	45.00	56.50	72.50
Streams.....	7.66	10.70	15.20
And for flow, asphalt.....	2.04	3.06	4.56
day.....	0.66	1.14	1.86
concrete.....	4.39	6.47	9.41
plastic and sand.....	1.33	2.41	4.75
Waterfalls, complete, per sq. ft. of face.....	45.75	65.50	92.00
small, under 50 sq. ft.....	117.00	176.00	256.00

Costs, per square foot, completely installed, including trenching and backfill. Indicate shrub-type and size. Costs may be twice as high as conventional systems. For automatic controllers add \$151.00 to \$208.00 per station.

### LAWN SPRINKLERS

	UNIT COSTS	LOW	AVERAGE	HIGH
Conventional: residential and small commercial.....		0.65	0.81	1.20
Commercial: medium areas.....		0.61	0.80	1.05
Rain Bird or Rain Jet systems, large areas.....		0.43	0.51	0.80

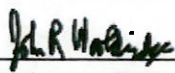
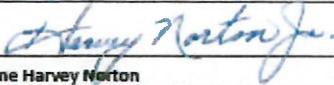

### UNIT COSTS

Sprinkler heads, impact or rotary.....	35.25	66.50	203.00
pop-up or shub.....	7.56	18.80	46.00
Control valve, manual, 1/2" - 1".....	45.75	81.00	75.50
1 1/2" - 2".....	107.00	139.00	171.00
gate valve, 1/2" - 1".....	53.50	88.50	61.00
1 1/2" - 2".....	144.00	188.00	283.00
Valve boxes.....	46.75	76.50	112.00
Automatic vacuum breaker, 1/2" - 1".....	129.00	178.50	246.00
1 1/2" - 2".....	320.00	570.00	820.00
Pressure breaker pressure, 1/2" - 1".....	532.00	763.00	810.00
PVC pipe, Schedule 40, 1/2" - 3/4", per linear foot.....	683.50	763.00	810.00
1" - 1 1/4".....	2.17	2.83	3.76
2".....	3.86	4.39	4.76

### BENCH AND PICNIC UNITS

	COST RANGE
Park bench, 6'.....	373.00 - 1080.00
benches.....	1470.00 - 3500.00
cast stone.....	870.00 - 1720.00
concrete.....	5150.00 - 12200.00
Picnic table, 6' portable.....	424.00 - 865.00
substantial.....	862.00 - 1840.00
weather-resistant.....	980.00 - 2150.00
cast stone.....	1720.00 - 4350.00
For 6' units, add.....	1720.00 - 4350.00
Meal cooking grills.....	51.00 - 262.00
Campfire rings.....	186.00 - 262.00
Traffic receptacle with cover.....	256.00 - 810.00
Drinking fountain, outdoor, steel.....	1980.00 - 6100.00
precast concrete.....	910.00 - 1770.00
add for freezeproof valve.....	705.00 - 1180.00
Foot and body shower tower.....	1110.00 - 3350.00
Pot fountain.....	1030.00 - 3825.00
For outdoor furniture, see Section 65, Page 4.	

## APPRAISAL SCOPING CHECKLIST

Owners Name		County	FAI
Eichhorn Limited Partnership		Route	37
		Section	6.10
		Parcel No.	1-SH1,SH2,T
		Project ID No.	110412
<b>Appraisal Scope</b>			
Partial or total acquisition			Partial
<b>Ownership</b>			
Whole parcel determination is complex			No
RE-95 will be required			No
RE 22-1 Apportionment will be required			No
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)			No
<b>Regulation</b>			
Significant zoning or legal regulations are impacting acquisition			No
Property is not compliant with legal regulations in the before or after			No
<b>R/W and Construction Plans</b>			
Significant improvements are in the acquisition area (or impacted)			See Comments
Significant impact to site improvements (landscaping, vegetation, or screening)			No
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)			No
Significant issues due to elevation change, topography, or flood plain			No
<b>Conclusion</b>			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)			>\$65,000
Anticipated damages (access, proximity, internal circuitry, change H&S use, etc.) are expected			No
Cost-to-Cure should be considered			No
Specialized Report (parking, drainage, circuitry, etc.) should be considered			No
Appraisal Format Conclusion			LS (see below)
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
Appraisal Issues are Simplistic but the Limited Summary Appraisal Form is suggested due to estimated cost and valuation of 1 Story Block Building to be Removed. The Agency permits a downgrade in format to a VF if the appraiser determines the valuation to be less than \$65,000 and if the building can be valued on the VF form after site inspection. Appraiser can request to exclude approaches to value and still produce credible results. Any improvements not acquired will not need to be appraised.			
<b>Signatures</b>			
Agency Approval by Signature, Title, and Date Typed Name			06/11/2020
	Name and Title John R. Woolbridge, ODOT District 5 Real Estate Administrator		Date
Review Appraiser Signature and Date			6/12/2020
	Name Harvey Nilton		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			08/01/20
	Name David Weber		Date


## GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

- 1) This Appraisal Report is intended to comply with the reporting requirements set forth under Standard Rule 2-2 (b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report.
- 2) No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
- 3) The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report. Any liens or encumbrances which now may exist have been disregarded and the property has been appraised as though there is no delinquency in the payment of general taxes or special assessments against the property.
- 4) It is assumed that the property that is the subject of this report will be under prudent and competent ownership and management; neither inefficient nor super-efficient, unless otherwise stated in this report.
- 5) The factual data has been compiled by the appraiser from sources deemed reliable, but no warranty is given for its accuracy.
- 6) All engineering is assumed to be correct. Any plot plans and illustrated material in this report are included only to assist the reader in visualizing the property.
- 7) The appraiser has inspected, as far as possible, by observation, the land and the improvements thereon. However, it was not possible to personally observe conditions beneath the soil or hidden in the structural, or other components, or any mechanical components within the improvements; no representations are made therein as to these matters unless specifically stated and considered in the report; the value estimate considers there being no such conditions that would cause a loss of value. The land or soil of the area being appraised appears firm; however, subsoil in the area is unknown. The appraiser does not warrant against this condition or occurrence of problems arising from soil conditions. The appraiser has no responsibility to arrange for engineering studies that may be required to discover them.
- 8) It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
- 9) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in this appraisal report.
- 10) It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any governmental or private entity with jurisdiction have been or can be obtained or renewed for any use that forms the basis for the value estimates contained herein.
- 11) The sketches and maps in this report are included to assist the reader in visualizing the property and are not necessarily to scale, nor should they be construed as being surveys. Maps and exhibits found in this report are provided for the reader's reference purpose only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made by the appraiser for this report.
- 12) It is assumed that the utilization of the land and improvements is within the boundaries or the property lines of the property described and that there are no encroachment or trespass unless otherwise stated in this report.
- 13) The appraiser is not qualified to detect hazardous waste, toxic materials, wetlands or other surface or subsurface environmental impacts to the property unless otherwise reflected in the analysis or report. Any comment by the appraiser that might suggest the possibility of the presence of such substances or areas should not be taken as confirmation of the presence of hazardous waste, toxic materials, wetlands or other surface or subsurface environmental impacts. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of wetlands and substances such as asbestos, urea-formaldehyde foam insulation, other potentially hazardous materials and other surface or subsurface environmental impacts may affect the value of the property. The appraiser's opinions of value are predicted on the assumption that there is no such material or areas on or in the property that would cause a loss in the value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions or for any expertise or engineering knowledge required discovering them. The appraiser's descriptions and resulting comments are the result of the routine observances made during the appraisal process.

- 14) Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the American with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by the disabled individuals may adversely affect the property's value, marketability, or utility.
- 15) The distribution, if any, of the total valuation between land and the improvements applies only under the existing program of utilization and conditions stated in this report. The separate valuation for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
- 16) Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for other than its intended use. The physical report remains the property of the appraiser for the use of the client, the fee being for the analytical services only. The report shall not be copied in whole or in part. The report may not be used for any purpose by any person or corporation other than the client or the party to whom it is addressed, without the written consent of the appraiser and then only in its entirety. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at their own risk. The report has been prepared according to specific instructions from the Client.
- 17) This appraisal consists of "trade secrets" and commercial or financial information which is privileged, confidential, and exempted from disclosure under 5 U.S.G. 552 (b) (4). Notify the signing appraiser of any request to reproduce all or part of this appraisal.
- 18) The contract for appraisal, consultation or analytical service, is fulfilled and the total fee payable upon completion of the report. The appraiser or those assisting in the preparation of this report will not be asked or required to give testimony in full or in part, nor engage in post appraisal consultation with client or third parties except under separate and special arrangement and at additional fees.
- 19) The opinion of market value, and the costs used, is as of the date of the opinion of value. All dollar amounts are based on the purchasing power and price of the dollar as of the date of the opinion of value.
- 20) Neither all nor any part of the contents of this report (especially conclusions as to value), identity of the appraisers or the firm which with they are connected shall be disseminated to the public through advertising, public relations, news media and sales media or any other public means of communication without the prior written consent and approval of the undersigned and in any event only in its entirety. This report may not be used for public or private offerings or syndicated interests.
- 21) Liability of the Appraiser, the Appraiser's associates and **Heritage Land Services** is limited to the fee collected for the preparation of this report. There is no accountability or liability for any third party.
- 22) This appraisal report and all the conclusions herein have been prepared based on plans referenced in this report. In the event of any significant changes to these said plans, the Appraiser reserves the right to alter the valuation based on said changes relating to the subject parcel.
- 23) The Appraiser is not qualified as a property inspector; therefore, this report is not to be relied upon as a property inspection report.
- 24) "Estimate" or "Estimate of Value" refers to an "Opinion" or "Opinion of Value"
- 25) Disclosure of, and/or use of this appraisal report is governed by the by-laws and regulations of the Appraisal Institute.

**Acceptance of, and/or use of, this appraisal report constitutes acceptance of the above conditions.**



<p align="center"><b>APPRAISER DISCLOSURE STATEMENT</b></p> <p align="center">In compliance with Ohio Revised code Section 4763.12 (C)</p>	
1. Name of Appraiser:	<u>David M. Weber III</u>
2. Class of Certification/Licensure:	<input checked="" type="checkbox"/> Certified General <input type="checkbox"/> Licensed Residential <input type="checkbox"/> Temporary <input type="checkbox"/> General <input type="checkbox"/> Licensed
Certification/Licensure Number: <u>2005014412</u>	
3. Scope: This report <input checked="" type="checkbox"/> is within the scope of my Certification or License.	<input type="checkbox"/> is not within the scope of my Certification or License.
4. Service Provided By:	<input checked="" type="checkbox"/> Disinterested & Unbiased Third Party <input type="checkbox"/> Interested & Biased Third Party <input type="checkbox"/> Interested Third Party on Contingent Fee Basis
5. Signature of person preparing and reporting the appraisal	
	
<p>This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.</p>	

State of Ohio  
 Department of Commerce  
 Division of Real Estate  
 Appraiser Section  
 Columbus (614) 466-4100



**HERITAGE**  
LAND SERVICES

#### Education

B.S., Business Administration with a  
Concentration in the Management of  
Information Systems  
Shawnee State University, 2001

#### Continuing Education

Hoodrow College

- National USPAP Update
- Mastering the HP12C
- National USPAP Update
- Residential Form Reports
- Residential Market Analysis & Highest & Best Use
- Residential Appraiser Site Valuation & Cost Approach
- Sales Comparison & Income Approaches
- Fair Housing for Appraisers
- Investment Analysis for Appraisers
- Appraising Small Residential Income Properties

Appraisal Institute

- Basic Income Approach 310
- Appraising Manufactured Homes
- Scope of Work: Expanding Your Range of Services
- Residential Challenge: Declining Markets and Sales Concessions

Shawnee State University

- Real Estate Appraisal
- Columbus State College
- National Uniform Standards of Professional Appraisal Practice

ODOT

- Acquisition 102
- Relocation 101
- Relocation 201
- Relocation 202
- Acquisition 104
- Acquisition 101
- Highway Plan Reading
- Residential Relocation
- Non-Residential Relocation
- Valuation of Simplistic Takes

National Highway Institute

- Advanced Relocation

McKissick

- National USPAP Update
- Appraisal University
- Appraising Historic Property
- Site Analysis and Valuation
- Residential Property Inspection for Appraisers
- The New FHA Handbook

#### Licenses

- Certified General Appraiser, State of Ohio;  
#2005014412
- Notary Public - City of Delaware

#### ODOT Prequalifications

- Value Analysis
- Appraisal
- Relocation
- Acquisition

## DAVID M. WEBER III

### Staff Appraiser

#### Professional Experience

Mr. Weber's training and specialization has focused on appraisal and relocation assistance with experience in acquisition and negotiations. His experience has included work with public and private clients involving residential, commercial, agricultural and industrial parcels. Mr. Weber has worked on both urban and rural projects associated with roadway widening and/or reconstruction, new construction, utility improvements and/or relocation.

Mr. Weber gained essential condemnation appraisal knowledge and experience as an appraisal assistant between 2001 and 2005, at which point, he received his Certified General Real Estate Appraisal license. As Staff Appraiser, Mr. Weber has performed commercial, industrial, multi-family, condominium and residential property appraisals.

#### Responsibilities

Mr. Weber's responsibilities include all aspects of the appraisal process, which include but are not limited to: accumulating sales data, researching courthouse and zoning data, compiling property and structure sketches, writing and preparing appraisal reports, as well as managing the appraisal assignments to ensure the projects are completed in a timely manner.

#### Representative Projects

- BUT-S. Hamilton Crossing - Butler County TID
- WAR-73/741-000 - Warren County Engineer
- FRA-71-17-14 - ODOT
- LOR-20-2213 - ODOT
- LIC-161-183 - ODOT
- FRA-23-22-23 - ODOT
- LOR-20-2213 - ODOT
- LOR-20-2213 - ODOT
- Cleveland Avenue BRT - Central Ohio Transit Authority (COTA)
- LAW-7-2-17 - ODOT
- FAY-22-836 - Fayette County Engineer
- FRA-71-17-14 - ODOT
- LIC-161-183 - ODOT
- 13th Avenue - Columbus Regional Airport Authority
- Prushing Avenue - Columbus Regional Airport Authority
- Drake Road - Columbus Regional Airport Authority
- WAY-30-11-83 - ODOT
- Shuffel Interchange - Stark County TID
- North Dixie Drive - Montgomery County Engineer
- Arlington Avenue - ODOT
- FRA-3-24-48 - ODOT
- I-270/Cemetery Road - City of Hilliard
- LIC-CR128-1-020 - City of Newark
- S.R. 7 Access Road - City of Marietta
- ALL-Allentown Road - City of Lima
- LIC-161-0-00 - ODOT
- CUY-252-0-05 - City of Olmsted Falls
- PAU/DEF-24-12-30 - ODOT
- Front Street - City of Berea
- SCI-823-0-00 - ODOT
- CUY-Fitch Road - Cuyahoga County Engineer