

RE-22
REV. 03-2015

ACQUIRING AGENCY'S
FAIR MARKET VALUE ESTIMATE

OWNER'S NAME

Wagner Rentals LLC

COUNTY **FAI**
ROUTE **37**
SECTION **06.10**
PARCEL NO. **2-SH1, SH2**
PROJECT I.D. NO. **110412**

	PAR NO.	ITEMS INCLUDED IN THIS ESTIMATE			ORIGINAL	REVISION	REVISION
L A N D	2-SH1	0.190 Acres Commercial Land -\$1 (PRO) \$20,000/Ac			\$3,799		
	2-SH2	0.721 Acres Commercial Land -\$1 (PRO) \$20,000/Ac			\$14,419		
F E N C E							
T R E E S		NO.	KIND	AV.SIZE			
O T H E R							
B L D G							
E L		TOTAL FAIR MARKET VALUE FOR REQUIRED R/W			\$18,218		
		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		Date 10/23/2020	
Review Appraiser Typed Name		Review Appraiser Typed Name arvey Norton Jr.	
Recommended		Recommended	
Date		Date	
2nd Review Appraiser		Appraisal Unit Manager	
Agency Signature Establishing FMVE		Administrative Settlement / Case Settlement	
Date 11/24/2020		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
FEE	David Weber		\$18,218	10/2/2020		XX	VF	N/A
REVIEW APPRAISER		ORIGINAL		REVISION		REVISION		REVISION
		AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT DATE
Harvey Norton Jr.		\$18,218	10/23/2020					

Reviewer's Reasoning for the Recommendation:

The larger parcel before the take is 69.240 Gross / 67.340 Net Acres. The takings reduce the size of the residue to 66.429 acres of left residue. There is no adverse effect to the residue property. The take includes vacant land only.

In the before condition, the subject contains 67.340 net acres. There are two proposed standard highway easements needed from the subject property. Parcel 2-SH1 is a permanent standard highway easement, containing 0.190 net acres. This proposed acquisition lies along the western half of the northern portion of the subject site along Baltimore Somerset Road. The proposed acquisition has a maximum depth of approximately 20 feet. The acquisition is irregular in shape. Parcel 2-SH2 is a permanent standard highway easement, containing 0.721 net acres. This proposed acquisition lies along the eastern half of the northern portion of the subject site along Baltimore Somerset Road. The proposed acquisition has a maximum depth of approximately 45 feet. The acquisition is irregular in shape. The subject residue will contain 66.429 net acres and will retain the same highest and best use along with similar utility compared to the before condition. Therefore, it is the review 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.

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

HN Jr.

VALUE FINDING APPRAISAL REPORT

(Compensation not to exceed \$65,000)

COUNTY FAI
ROUTE 37
SECTION 06.10
PARCEL # 2-SH1, SH2
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.

Wagner Rentals LLC
Owner
Southwest Corner of Newark-Lancaster Road and Baltimore-Somerset Road NE,
Location of Property Acquired
7498 Ruffner Road, Baltimore, Ohio 43105
Mailing Address of Owner
69.240 Gross / 67.340 Net Acres
Area of Whole Contiguous Property

FINDING OF COMPENSATION

LAND VALUATION

Parcel No.	Area	Unit Value	
2-SH1	0.190 Acres Commercial Land -\$1 (PRO)	\$20,000/Ac	\$3,799
2-SH2	0.721 Acres Commercial Land -\$1 (PRO)	\$20,000/Ac	\$14,419
			Total \$18,218

Unit Value Support

☒ Comparable Sales attached VL-57 VL-70 VL-73

IMPROVEMENT VALUATION

Estimated Value of each improvement to be acquired

Parcel No.		
		Total \$0

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 \$0

TEMPORARY EASEMENT VALUATION

Parcel No.		
		Total \$0

APPRAISER'S ESTIMATE OF FMVE DUE OWNER AS OF:

(SR 2-2(a)(vii) Effective Date of the Appraisal) 6/30/2020 (say) \$18,218

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 numbers 0490263400 and 0490263420 located on the southwest corner of Lancaster-Newark Road and Baltimore Somerset Road NE, Baltimore, Walnut Township, Fairfield County, Ohio. Per the county auditor and right of way plans provided, the subject is owned by Wagner Rentals LLC and contains a record area of 67.340 net acres.

Considering unity of ownership, unity of use, and contiguity, the "larger parcel" consists of two, vacant, auditor parcels containing a total of 67.340 net acres owned by Wagner Rentals LLC.

Zoning Classification or Code:

B3; Intensive and Motorist Services Business District

Zoning Code Definition:

Purpose: This district is established to provide for uses in addition to those specified for the neighborhood and commercial business districts and thereby provide service and sales in support of the primary business activities in the community. This district includes activities which because of their nature, such as their tendency to encourages traffic congestion and parking problems, storage problems, or certain other inherent dangers create special problems and are, therefore, best distinguished from other commercial activity. Their location is advantageous at specified points on major thoroughfares and at outlying locations in the community. Due to the intensity of this district, the B-3 district shall apply only to existing properties zoned B-3 as of the effective date of this zoning resolution and as shown on the Walnut Township Zoning Map. Any future rezoning to a commercial district after December 23, 2010, which is the effective date of this zoning resolution will be limited to the Neighborhood Business (B-1) District or the planned unit development (PUD) District, as applicable.

Permitted Uses: All uses permitted in the B-2 District; Gasoline service station; carwash subject to the stacking requirements in section 10.10; garden supply sales; amusement and recreation uses; display or show room where merchandise sold is stored elsewhere; hotel, motel, tourist home, mortuary; off-street public parking lot and garage; passenger-transportation agency and terminal; printing, blueprinting, newspaper printing, telegraphic service; club, lodge, and fraternal organizations; automobile, truck, trailer, and farm implement sales and services, and storage both new and use; drive-in establishments including restaurants and theaters; wholesale establishments; the following uses, conducted within an enclosed building when conducted not closer than within fifty feet of any r-district, carpenter, cabinet, upholstering, sheet metal, plumbing, heating, roofing, air conditioning, sign painting, painting and other similar establishments, repair services for machinery and equipment including repair garages and specialty establishments such as motor, body and fender, radiator, motor tune-ups, muffler shops, tire repairing sales, and service including vulcanizing, truck and transfer terminal; other uses similar in character to those listed in this section; public buildings and facilities owned or operated by a general purpose unit of government; clay target and skeet shooting; marinas; accessory uses clearly incidental to those uses permitted on the premises shall be permitted. The outdoor storage of junk, unlicensed motor vehicles, semi-trailers, commercial tool sheds, used building materials, used tires, or any other material meeting the definition of junk shall be prohibited, unless otherwise specifically permitted by these regulations in conjunction with a permitted use; large satellite dish antennas; fences, subject to the standards in section 10.3 (fence requirements).

The board of zoning appeals may issue a conditional zoning certificate for uses herein listed, subject to the general requirements of section 7.3 (procedures an requirements for approval of condition uses) and the specific requirements of the subsections referenced. Please see the Walnut Township zoning resolution page 84 for a complete list of conditional uses.

Minimum Site Size:	15, 000 SF			
Minimum Setback Requirements:	Frontage – 60' Front Yard Depth - 25' (except when adjacent to a residential district and shall be the same as the minimum front yard setback of the residential district) Rear Yard Depth - 25' when adjacent to a residential district on the side adjacent to the residential district only Side Yard Width - 25' except that no rear yard shall be required when the business use abuts on a parking area intended to serve the particular business use. Maximum Height – 45' The subject currently appears to meet these requirements.			
Utilities – Available / Unavailable:	All Public (Electric, Water, Sewer and Gas)			
SR 2-2(a)(xi) Current or Present Use:	Vacant			
<u>ANALYSIS, OPINIONS AND CONCLUSIONS</u>				
SR 2-2(a)(xii) Highest and Best Use of the Larger Parcel:				
<i>(Summarize the support and rationale for the appraiser's opinion of Highest & 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"/>
(49CFR 24.103) Describe the 5-year sales history of the property:				
Grantor	Grantee	Date	Price	Comments
N/A	N/A	N/A	N/A	N/A
Describe the influence on value, if any, of prior sales of the subject property.		There have been no transfers of this property in the last 5 years. Parcel 0490263400 containing 62.33 gross acres is currently listed for sale for \$1,122,000. The other remaining auditor parcel does not appear to be included.		
State any information available from the title report that may affect the valuation of the subject property.		No title report was provided to the appraiser.		
Valuation/Analysis of Sales:	Sale Number:	VL-57	VL-70	VL-73
	Location:	NE Corner of SR 204 and SR 13, Thornville, Ohio	4164 Old Columbus Road Lancaster, Ohio	5938 York Road, Pataskala, Ohio
	Sale Date:	01/24/19	01/02/18	01/05/18
	Sale Price:	\$868,378	\$590,000	\$1,440,835
	Area:	86.94 Ac	19.192 Ac	135.945 Ac
	Unit Value:	\$9,988/Ac	\$30,742/Acre	\$10,599/Ac
*****	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.			
Analysis of Sales / Reconciliation:	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			

	<p>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 67.340 net acres while the comparables range in size from 19.192 acres to 135.945 acre. The comparables reflect unadjusted unit values between \$9,988/Ac and \$30,742/Ac with a mid-point of \$20,365. When correlating a unit value, location, availability to public utilities, size, shape, market conditions, utility, topography, encumbrances, zoning, as well as supply & demand are taken into consideration.</p>
Unit Value Conclusion	<p>All three comparables presented are taken into consideration in determining a final reconciliation. Sale VL-70 and VL-73 are most similar in character while Sale VL-57 is most similar in size. Taking this into consideration a unit near the mid-point or \$20,000/Ac is deemed reasonable and supported.</p>

Analysis of Site Improvements (support for contributory value):

There are no site improvements located in the proposed acquisition area.

Summarize the Effect of the Take upon the Residue Property:

In the before condition, the subject contains 67.340 net acres.

There are two proposed standard highway easements needed from the subject property.

Parcel 2-SH1 is a permanent standard highway easement, containing 0.190 net acres. This proposed acquisition lies along the western half of the northern portion of the subject site along Baltimore Somerset Road. The proposed acquisition has a maximum depth of approximately 20 feet. The acquisition is irregular in shape.

Parcel 2-SH2 is a permanent standard highway easement, containing 0.721 net acres. This proposed acquisition lies along the eastern half of the northern portion of the subject site along Baltimore Somerset Road. The proposed acquisition has a maximum depth of approximately 45 feet. The acquisition is irregular in shape.

The subject residue will contain 66.429 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)
SR1-2(F)

Extraordinary Assumption -

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 not improved.

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 Wagner Rental LLC, property owner/designated representative, the opportunity to accompany me at the time of inspection. (If inspection accompaniment is not made, state reason) Wagner Rental LLC did not accompany the appraiser on the inspection and did not respond to the appraiser's letter.
- ☒ 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 30th and September 24th, 2020 by David Weber



View looking east along the proposed acquisition SH1 and Baltimore-Somerset Road



View looking west along the proposed acquisition SH2 Baltimore-Somerset Road

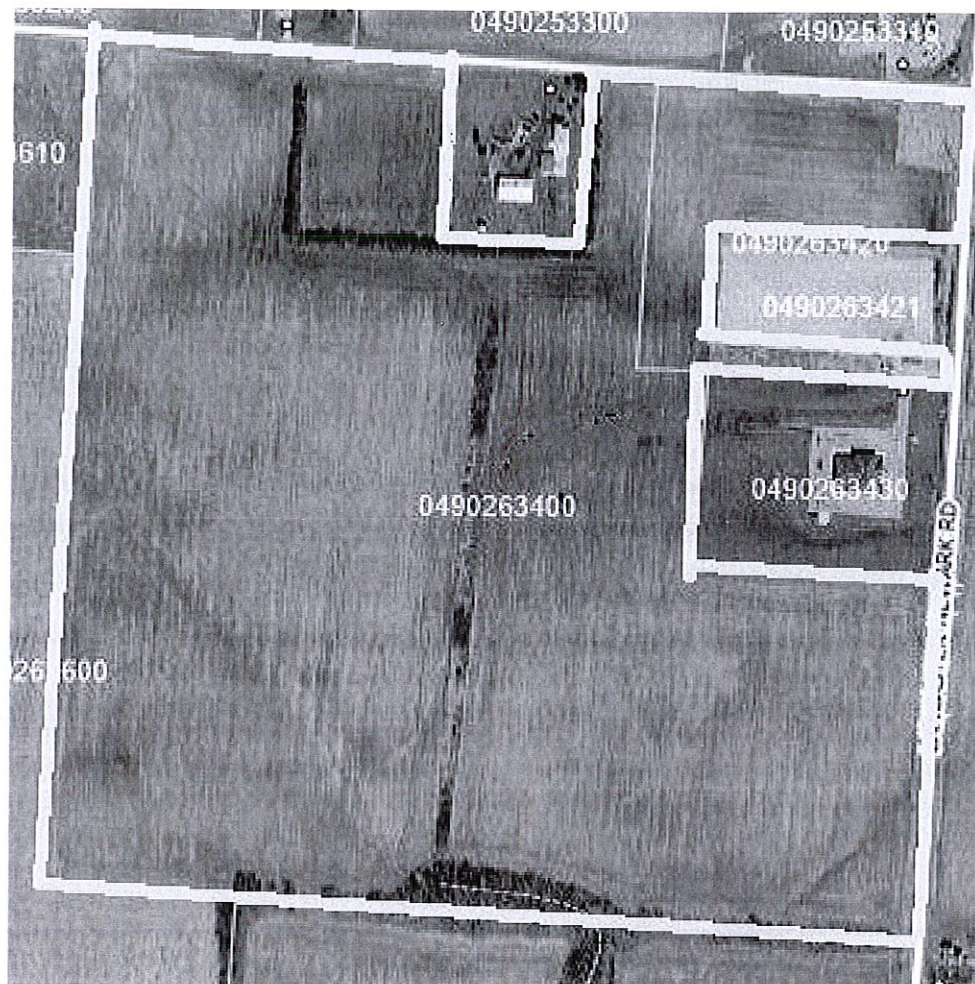


View looking east along proposed acquisition SH2



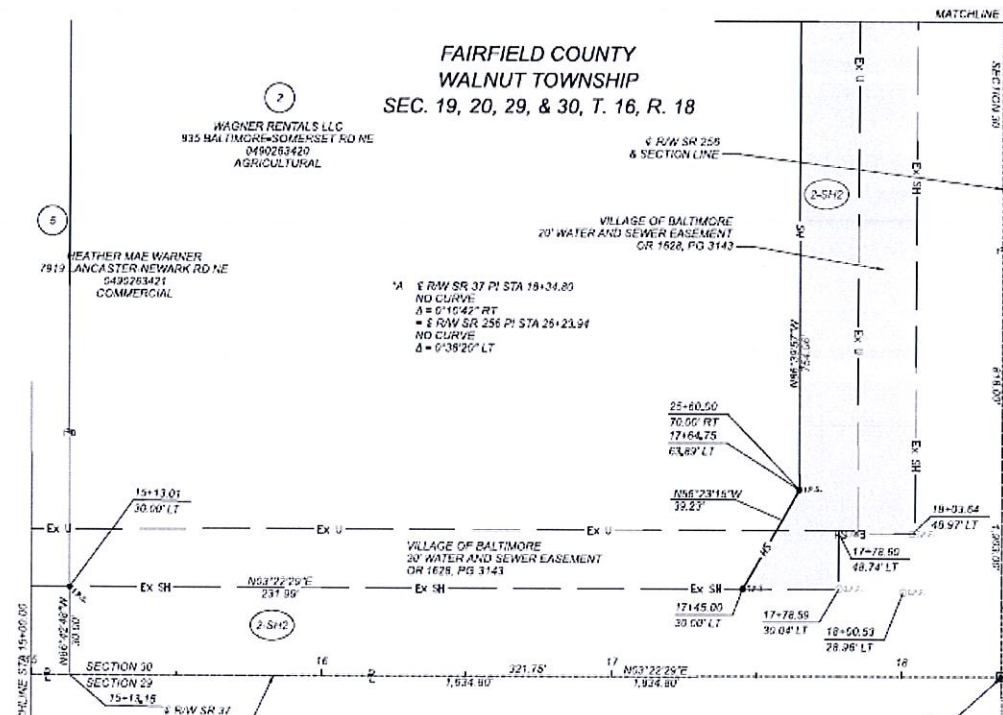
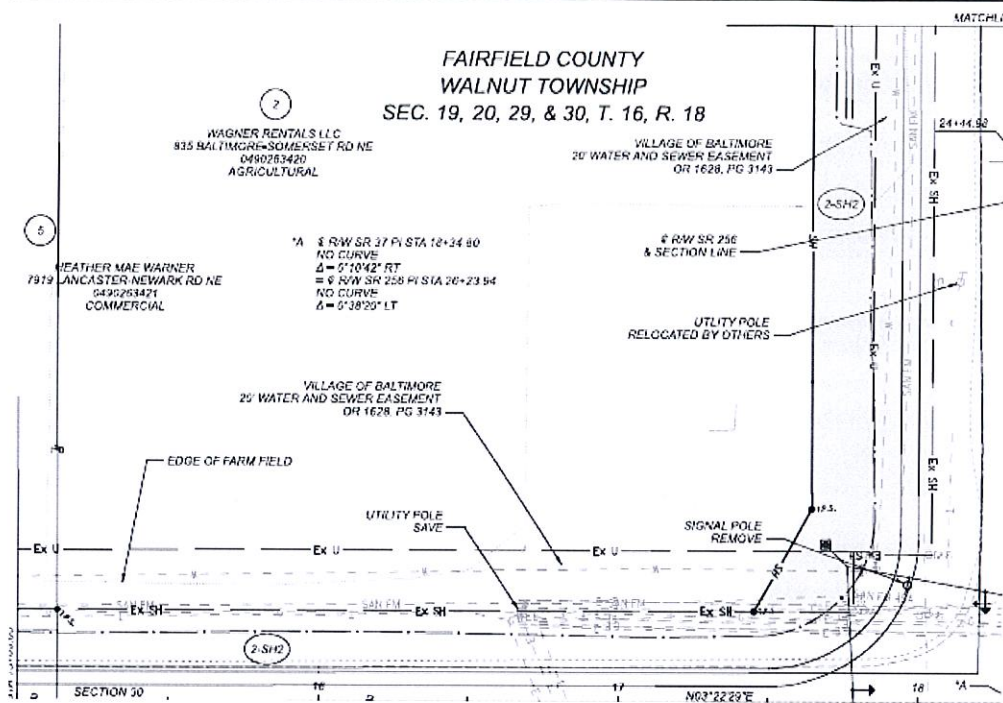
View looking south along Lancaster-Newark Road

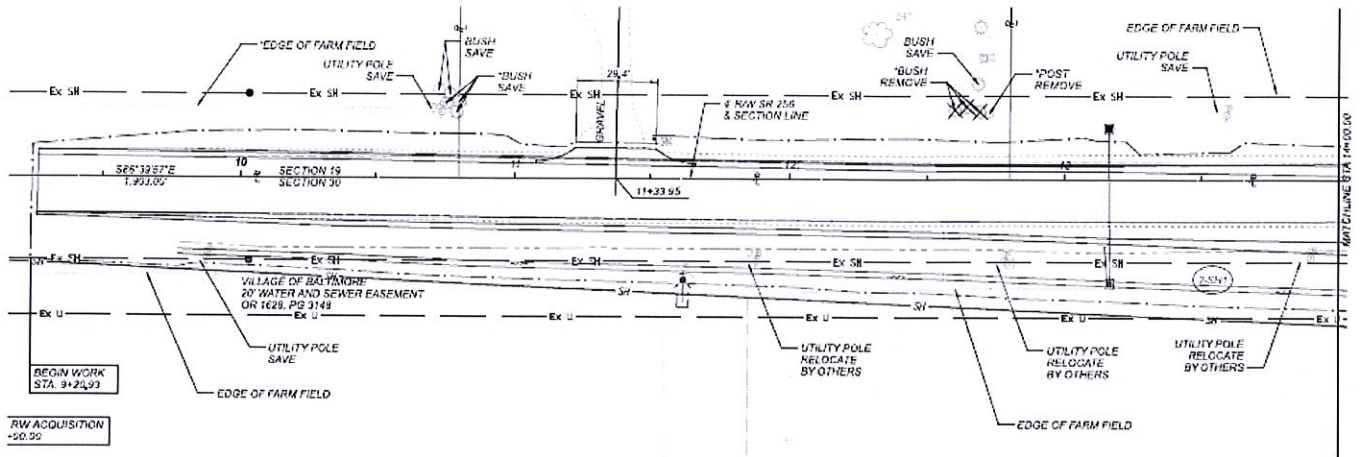
Tax Map



North is up; Not to Scale

Sketch

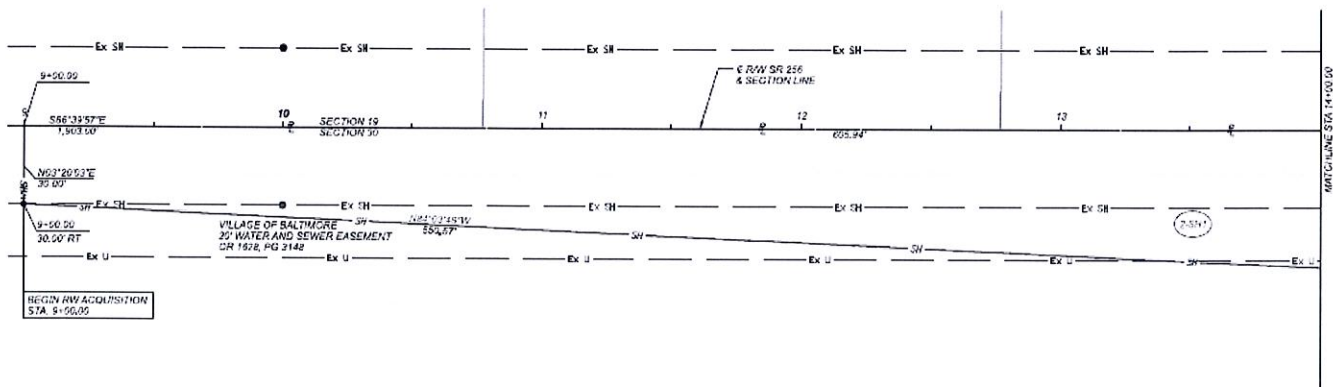




2
WAGNER RENTALS LLC
835 BALTIMORE SCHMIDT RD NE
0490283400
AGRICULTURAL

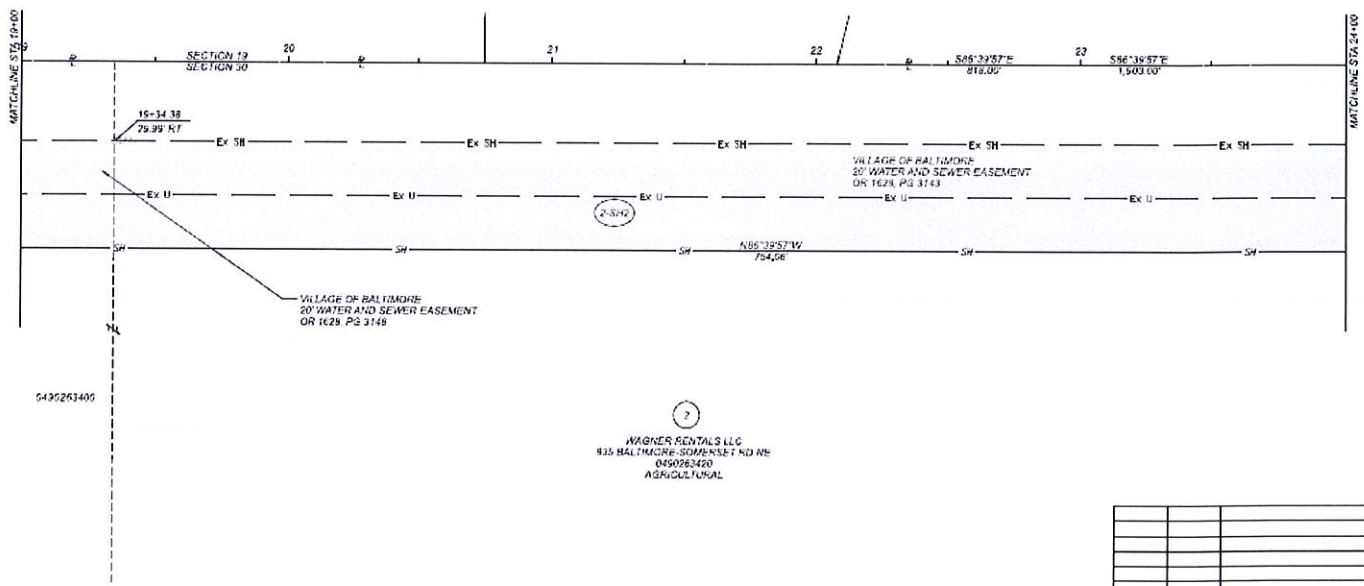
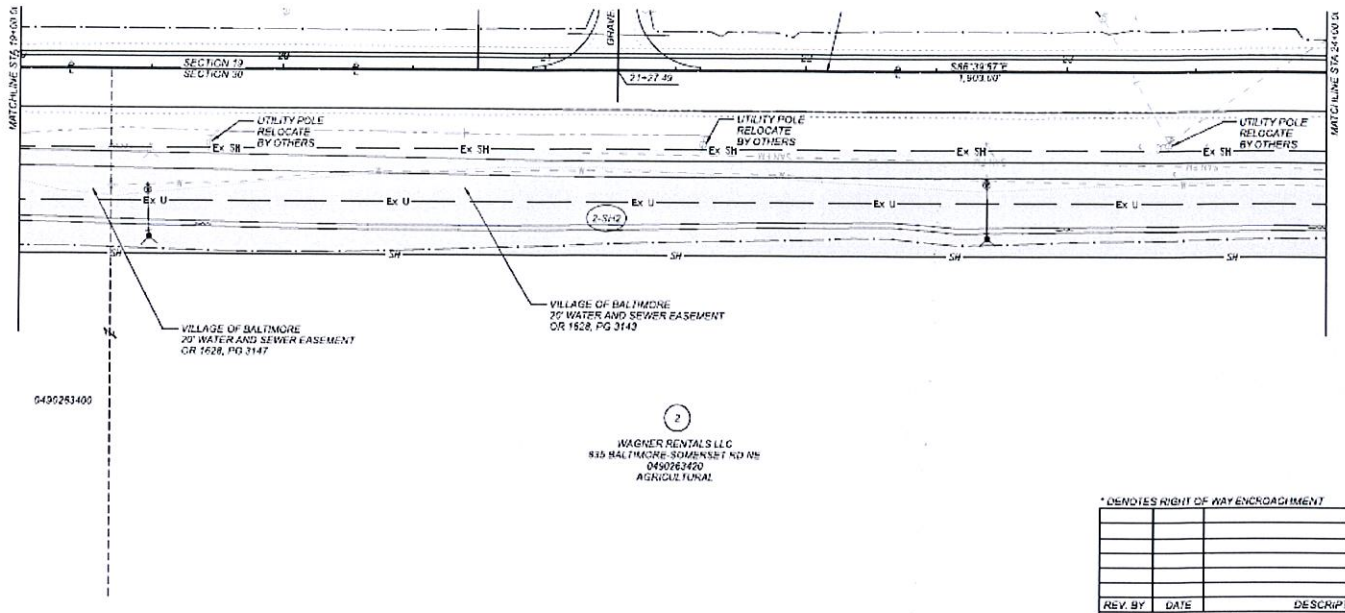
* DENOTES RIGHT OF WAY ENCROACHMENT

REV	BY	DATE	DESCRIPTION



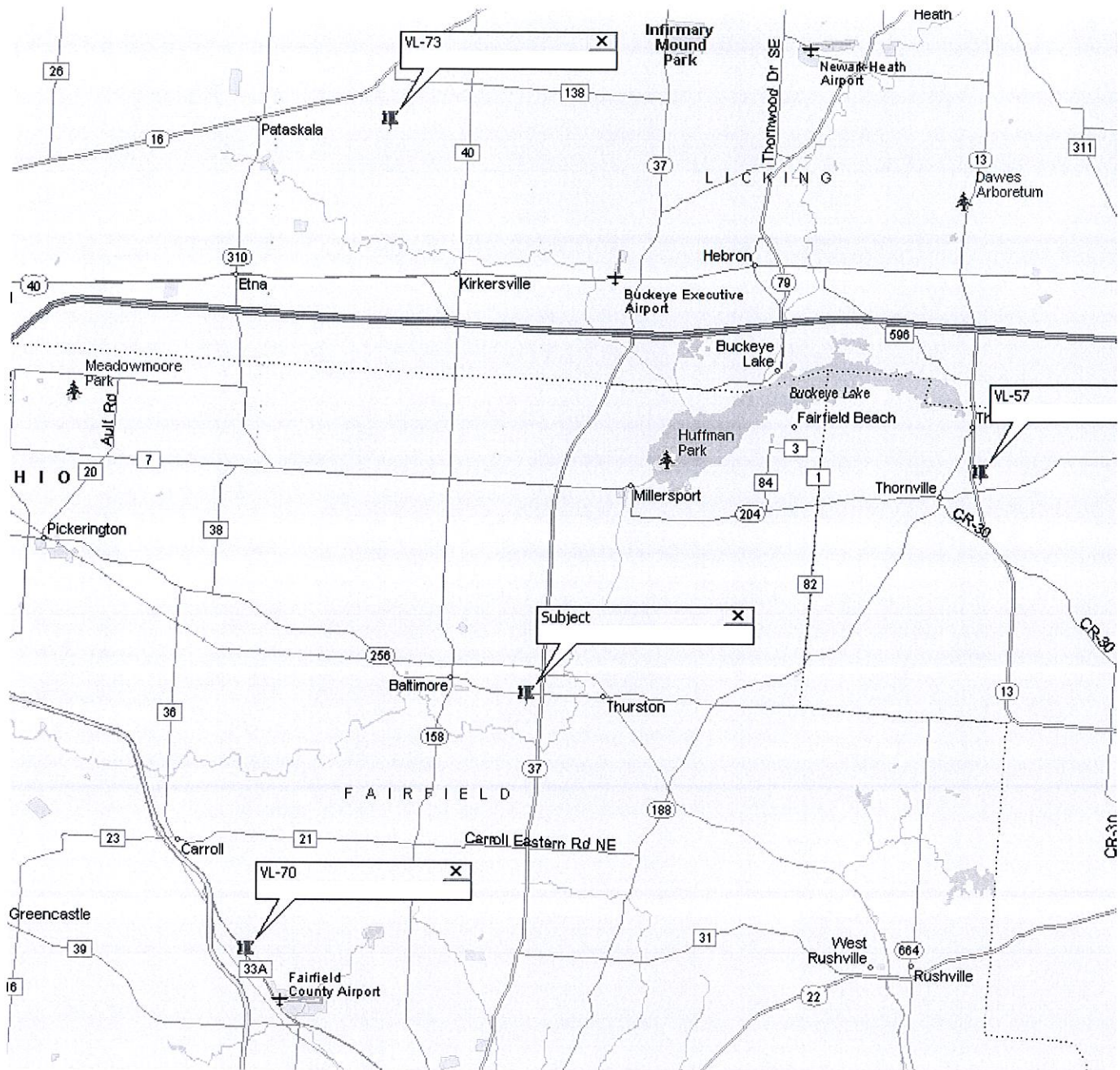
2
WAGNER RENTALS LLC
835 BALTIMORE SCHMIDT RD NE
0490283400
AGRICULTURAL

REV	BY	DATE	DESCRIPTION



Part Acquired				
Parcel	Gross Area	PRO	Net Area	Rights Acquired
20-SH1	0.607 Ac	0.417 Ac	0.190 Ac	Standard Highway Easement
20-SH2	1.496 Ac	0.775 Ac	0.721 Ac	Standard Highway Easement

Comparable Sales Map



VACANT LAND SALE NO. 57

Location:	0 State Route 204; Northeast corner of State Route 204 and State Route 13
County:	Perry
City / Township:	Thornville / Thorn Township
School District:	Northern LSD
Grantor:	Nancy Ann Ginn, Stephen Ginn, Cindy K. Snyder, fka Cindy. K. Nash, James Snyder, Ronald Lee Winegardner & Janie Winegardner
Grantee:	WATCO, an Ohio Limited Partnership
APN#'s:	370006430000
Date of Transaction:	01/24/2019
Size:	86.94 acres
Cash Equivalent Sale Price:	\$868,378
Unit Price:	\$9,988/Net Acre
Dimensions:	Irregular (See Sketch)
Topography:	Gently Sloping; Partially wooded, Partially tillable
Flood Plain Info:	Zone X Map #39127C0039D Dated 04/18/2011
Zoning:	Rural Business
Present Use:	Agriculture
Highest & Best Use At Time Of Sale:	Rural Business
Type Of Instrument:	General Warranty Deed
Recording Data:	Instrument # 201900000217
Property Rights Conveyed:	Fee Simple
Type Of Financing:	Cash to Seller
Encumbrances:	None noted
Type Of Improvements:	Barn, Lean-to
Various On-Site Utilities:	Electric, Gas, Well, Septic
Verification:	Zachary DeLeon
Date Verified:	08/03/2020
Contact Information:	740-653-3583
Person Who Verified Sale:	Cydney Howard
Date Inspected:	07/23/20
Condition Of Sale:	Arms length
Motivation Of Parties:	Willing Buyer, Willing Seller
Remarks:	Acreage obtained from deed. The property contains a barn and lean-to which had minimal contribution to the sales price.



VACANT LAND SALE NO. 70

Location:	4164 Old Columbus Rd NW
County:	Fairfield
City / Township:	Lancaster / Greenfield Township
School District:	Bloom Carroll LSD
Grantor:	Stebelton Investments, PLL
Grantee:	Old Columbus Properties, LLC
APN#'s:	013-00508.00
Date of Transaction:	01/02/2018
Size:	19.192 acres
Cash Equivalent Sale Price:	\$590,000
Unit Price:	\$30,742/Net Acre
Dimensions:	Irregular (See Sketch)
Topography:	Gently Sloping
Flood Plain Info:	Zone X Map #39045C0145G Dated 01/06/2012
Zoning:	B-1
Present Use:	Commercial
Highest & Best Use At Time Of Sale:	Commercial
Type Of Instrument:	General Warranty Deed
Recording Data:	Instrument # 201800000073
Property Rights Conveyed:	Fee Simple
Type Of Financing:	Conventional; \$472,000 Financing by Standing Stone Bank
Encumbrances:	None noted
Type Of Improvements:	Minor golf rang support structure
Various On-Site Utilities:	All Public
Verification:	Anna Duncan/Allen Anderson (Office Assistant / Listing Agent)
Date Verified:	09/23/20
Contact Information:	740-689-9090
Person Who Verified Sale:	David Weber
Date Inspected:	09/23/20
Condition Of Sale:	Arms length
Motivation Of Parties:	Willing Buyer, Willing Seller
Remarks:	This site was part of an operating driving range. The majority of the improvements were split into a separate parcel with the comparable being the field portion of the range. There were some minor improvements supporting the range that existed on the site at the time of sale however nothing substantial that was considered to have an impact to price.

VACANT LAND SALE NO. 70



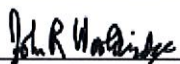
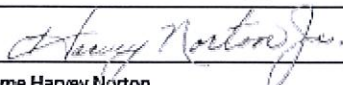
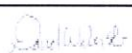
VACANT LAND SALE NO. 73

Location:	5938 York Rd
County:	Licking
City / Township:	Harrison Township
School District:	Southwest Licking LSD
Grantor:	Clymer Family Limited Partnership
Grantee:	Rosemary A. Emswiler & Howard P. Emswiler
APN#'s:	025-067938-00.000, 025-067794-00.000
Date of Transaction:	01/05/2018
Size:	135.945 acres
Cash Equivalent Sale Price:	\$1,440,835
Unit Price:	\$10,599/Acre
Dimensions:	Irregular (See Sketch)
Topography:	Gently Sloping
Flood Plain Info:	Zone X Map #39089C0435J Dated 03/26/2015
Zoning:	B1 / AG
Present Use:	Agricultural
Highest & Best Use At Time Of Sale:	Development
Type Of Instrument:	General Warranty Deed
Recording Data:	Instrument # 201801050000360
Property Rights Conveyed:	Fee Simple
Type Of Financing:	Cash to Seller
Encumbrances:	None noted
Type Of Improvements:	None noted
Various On-Site Utilities:	Electric, Gas, Water, Sewer
Verification:	Kevin Strait
Date Verified:	09/08/20
Contact Information:	614-296-8510
Person Who Verified Sale:	Cydney Howard
Date Inspected:	09/24/20
Condition Of Sale:	Arms length
Motivation Of Parties:	Willing Buyer, Willing Seller
Remarks:	Acreage obtained from the deed. Any improvements at the time of sale were not considered to contribute to the site and have since been removed.

VACANT LAND SALE NO. 73



APPRAISAL SCOPING CHECKLIST

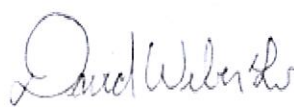
Owners Name		County	FAI
Jeffrey D. & Peggy J. Hutchison		Route	37
		Section	6.10
		Parcel No.	20-SH,T
		Project ID No.	110412
Appraisal Scope			
Partial or total acquisition			Partial
Ownership			
Whole parcel determination is complex			No
RE-95 will be required			No
RE 22-1 Apportionment will be required			No
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)			No
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)			No
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
Conclusion			
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)			<\$65,000
Anticipated damages (access, proximity, internal circuitry, change H&B 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			VF
Explanation of appraisal problem. Include discussion of any "Yes" responses above			
Appraisal Issues are Simplistic but the Value Finding (VF) Appraisal Form is suggested due to estimated cost. The Agency permits a downgrade in format to a VA if the appraiser determines the valuation to be less than \$10,000.			
Signatures			
Agency Approval by Signature, Title, and Date Typed Name		06/11/2020	
	Name and Title John R. Wooldridge, ODOT District 5 Real Estate Administrator	Date	
Review Appraiser Signature and Date			
	Name Harvey Norton	Date 6/15/2020	
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		07/09/20	
	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">APPRAISER DISCLOSURE STATEMENT</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: <u>X</u> Certified General <div style="margin-left: 100px;"> <u> </u> Licensed Residential <u> </u> Temporary <u> </u> General <u> </u> Licensed </div>	
Certification/Licensure Number: <u>2005014412</u>	
3. Scope: This report <u>X</u> is within the scope of my Certification or License. <div style="margin-left: 100px;"> <u> </u> is not within the scope of my Certification or License. </div>	
4. Service Provided By: <u>X</u> Disinterested & Unbiased Third Party <div style="margin-left: 100px;"> <u> </u> Interested & Biased Third Party <u> </u> Interested Third Party on Contingent Fee Basis </div>	
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

Hondros 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

McKissok

- 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-73/741-0.00 - Warren County Engineer
- FRA-71-17.14 - ODOT
- LOR-20-2213 - ODOT
- LIC-161-1.83 - 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-22-8.36 - Fayette County Engineer
- FRA-71-17.14 - ODOT
- LIC-161-1.83 - ODOT
- 13th Avenue - Columbus Regional Airport Authority
- Frushing Avenue - Columbus Regional Airport Authority
- Drake Road - Columbus Regional Airport Authority
- WAY-30-41.83 - 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