

VALUE FINDING APPRAISAL REPORT

(Compensation not to exceed \$65,000)

COUNTY	FAI
ROUTE	37
SECTION	06.10
PARCEL #	20-SH, 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.

Jeffrey D. and Peggy J. Hutchison	1175 Baltimore Somerset Road NE, Baltimore, Ohio 43105
Owner	Mailing Address of Owner
1175 Baltimore Somerset Road NE, Baltimore, Ohio 43105	6.630 Gross / 6.359 Net Acres
Location of Property Acquired	Area of Whole Contiguous Property

FINDING OF COMPENSATION

LAND VALUATION

Parcel No.	Area	Unit Value	
20-SH	0.146 Acres Commercial Land -\$1 (PRO)	\$60,000/Ac	\$8,759
			Total <u>\$8,759</u>
Unit Value Support			
<input checked="" type="checkbox"/>	Comparable Sales attached	VL-51	VL-55
			VL-75

IMPROVEMENT VALUATION

Estimated Value of each improvement to be acquired

Parcel No.	Description	
20-SH	400 SF of Gravel Drive @ \$1.00/SF @ 50% (50% Dep.)	\$200
20-SH	5,950 SF of Seeded Lawn @ \$0.30/SF	\$1,785
20-SH	Trees (4-12" Deciduous; 1 Pine) [Lump Sum]	\$7,000
		Total <u>\$8,985</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.	Description	
		Total <u>\$0.00</u>

TEMPORARY EASEMENT VALUATION

Parcel No.	Description	
20-T	0.015 Acres Commercial Land @ \$60,000/Ac x 10% x 1.5 years	\$135
		Total <u>\$135</u>

APPRAISER'S ESTIMATE OF FMVE DUE OWNER AS OF:

(SR 2-2(a)(vii) Effective Date of the Appraisal) 6/30/2020 (say) \$17,879

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 0490263200 located at 1175 Baltimore Somerset Road NE, Baltimore, Walnut Township, Fairfield County, Ohio. This site is located on the south side of Baltimore Somerset Road NE, approximately 840 feet east of Lancaster-Newark Road. Per the county auditor and right of way plans provided, the subject is owned by Jeffry D. and Peggy J. Hutchison and contains a record area of 6.359 net acres.

Considering unity of ownership, unity of use, and contiguity, the “larger parcel” consists of one residentially improved auditor parcel containing 6.359 net acres owned by Jeffry D. and Peggy J. Hutchison.

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 B03 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 other wise 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:	Public Electric, Public Sewer, Public Water					
SR 2-2(a)(xi) Current or Present Use:	Improved Residential					
<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.			
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-51		VL-55		VL-75
	Location:	9364 Morse Road,		670 Windmill Drive, Pickerington, Ohio		1021 Cherry Valley Road, Granville, Ohio
	Sale Date:	10/19/18		08/19/16		11/16/18
	Sale Price:	\$325,000		\$170,000		\$236,200
	Area:	6.464 Ac		4.725 Ac		2.673 Ac
	Unit Value:	\$51,020/Ac		\$35,941/Acre		\$88,365/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 6.359 net acres while the comparables range in size from 2.673 gross acres to 6.464 gross acre. The comparables reflect unadjusted unit values between \$35,941/Ac and \$88,365/Ac with a mid-point of \$62,153 and middle sale at \$51,020/Ac. 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	All three comparables presented are taken into consideration in determining a final reconciliation. With primary emphasis given to Sale VL-51 a unit near the middle sale and upper end of the value range or \$60,000/Ac is deemed reasonable and supported.

Analysis of Site Improvements (support for contributory value):

Site improvements located within the proposed SH acquisition area include lawn, trees (4-12" Deciduous) and gravel drive. Note that the 12" Pine is identified as "Tree Save" on the plans however this is very close to the new right of way which may impact the root system. This tree has been included in compensation. Vinyl fencing within the proposed acquisition area is currently encroaching on the right of way and has NOT been compensated for. Site improvements located in the temporary will be replaced in like kind.

Summarize the Effect of the Take upon the Residue Property:

In the before condition, the subject contains 6.359 net acres.

There is one proposed standard highway easement and one temporary easement needed from the subject property.

Parcel 20-SH is a permanent standard highway easement, containing 0.146 net acres. This proposed acquisition lies along the northern portion of the subject site parallel with Baltimore Somerset Road. The proposed acquisition has a depth of approximately 25 feet along the west property line and 10 feet on the east property line. The acquisition is irregular in shape.

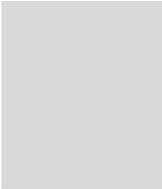
Parcel 20-T is a temporary easement needed for a period of 18 months, containing 0.015 net acres. This proposed temporary lies along the northern portion of the subject site parallel with the proposed Baltimore Somerset Road right of way, near and around the subject's drive. The temporary has a maximum depth of approximately 15 feet. This temporary is irregular in shape and is needed for drive construction/grading.

The subject residue will contain 6.213 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 -
SRI-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 structure with 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 Jeffrey D. and Peggy Hutchison, property owner/designated representative, the opportunity to accompany me at the time of inspection. (If inspection accompaniment is not made, state reason) Mr. and Mrs. Hutchison 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 30, 2020 by David Weber



View looking east along the proposed acquisition from drive

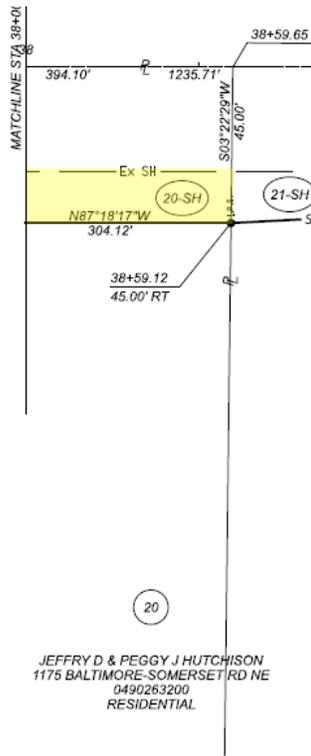
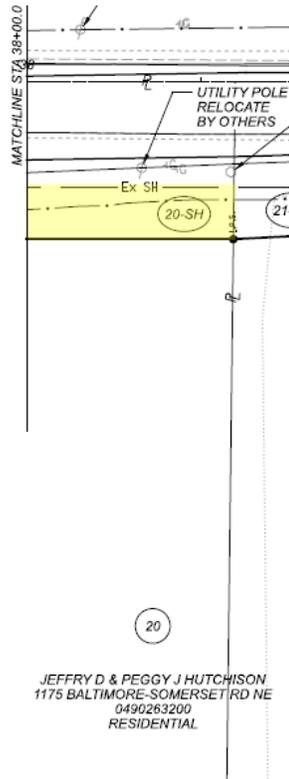


View looking west along the proposed acquisition from drive

Tax Map

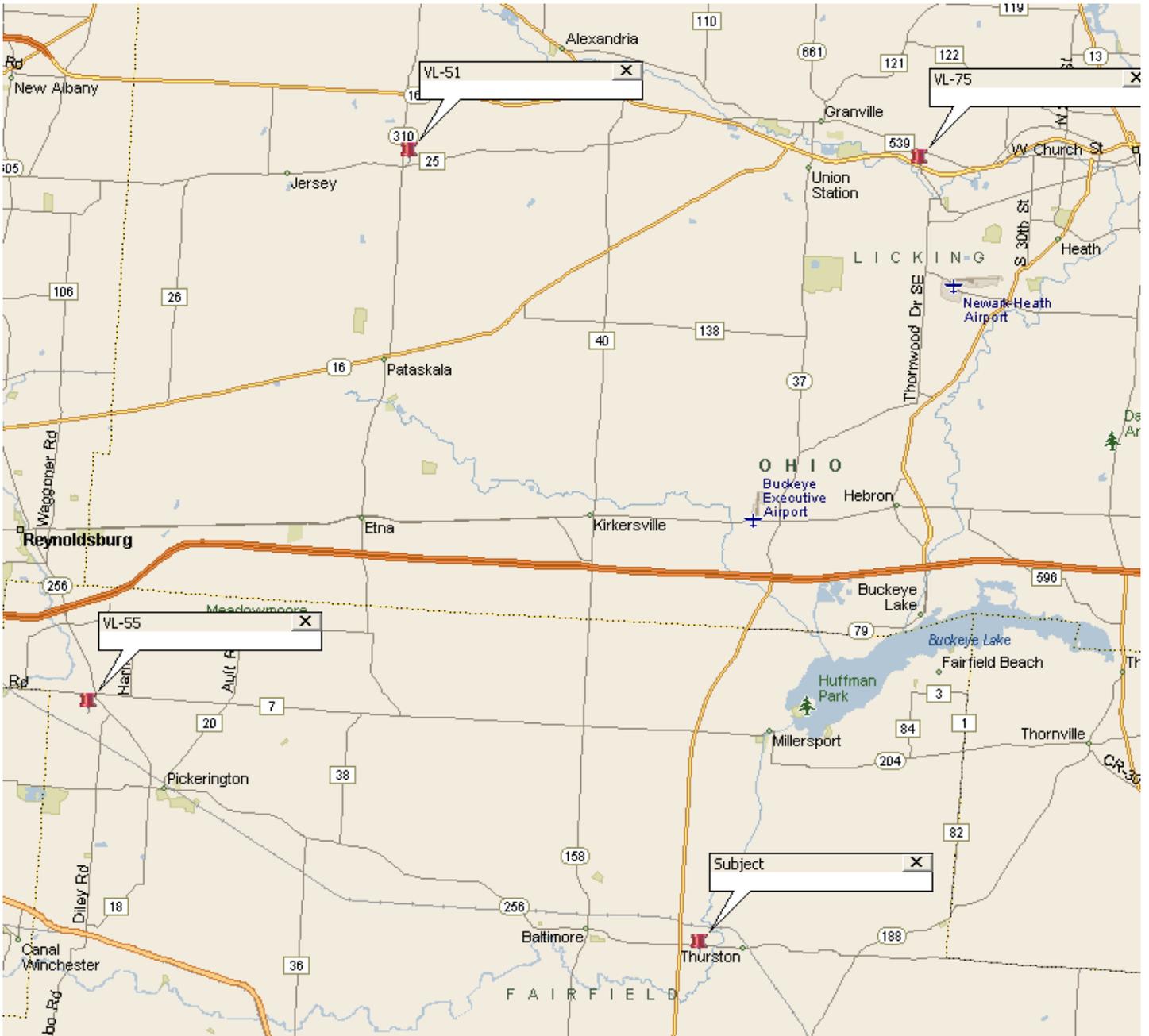


North is up; Not to Scale



Part Acquired				
Parcel	Gross Area	PRO	Net Area	Rights Acquired
20-SH	0.417 Ac	0.271 Ac	0.146 Ac	Standard Highway Easement
20-T	0.015 Ac	0.000 Ac	0.015 Ac	Temporary Easement

Comparable Sales Map



VACANT LAND SALE NO. 51

Location:	9364 Morse Rd
County:	Licking
City / Township:	Pataskala / St. Albans Township
School District:	Northridge LSD
Grantor:	Dorinda Miller & Robert A. Phalen
Grantee:	AgriLand FS, Inc.
APN#'s:	066-318750-00.000
Date of Transaction:	10/19/2018
Size:	6.464 acres
Cash Equivalent Sale Price:	\$325,000
Unit Price:	\$51,020/Acre
Dimensions:	Rectangular (see sketch)
Topography:	Gently Sloping
Flood Plain Info:	Zone X Map #39089C0291H Dated 5/2/2007
Zoning:	General Business
Present Use:	Commercial
Highest & Best Use At Time Of Sale:	Commercial
Type Of Instrument:	General Warranty Deed
Recording Data:	Instrument # 201811010023055
Property Rights Conveyed:	Fee Simple
Type Of Financing:	Cash to Seller
Encumbrances:	None noted
Type Of Improvements:	Gravel Lot
Various On-Site Utilities:	All Public
Verification:	Pat Hartman
Date Verified:	12/11/2019
Contact Information:	740-332-2702
Person Who Verified Sale:	Thomas Tippett, MAI
Date Inspected:	07/23/20
Condition Of Sale:	Arms length
Motivation Of Parties:	Willing Buyer, Willing Seller
Remarks:	Acreage obtained from deed.

VACANT LAND SALE NO. 55

Location:	670 Windmill Dr
County:	Fairfield
City / Township:	City of Pickerington
School District:	Northridge LSD
Grantor:	Rockford Homes, Inc.
Grantee:	Windmill Real Estate Investment LLC
APN#'s:	041-02501-04
Date of Transaction:	08/19/2016
Size:	4.725 acres
Cash Equivalent Sale Price:	\$170,000
Unit Price:	\$35,941/Acre
Dimensions:	Rectangular (See Sketch)
Topography:	Level
Flood Plain Info:	Zone X Map #39045C0020G Dated 01/06/2012
Zoning:	Community Commercial
Present Use:	Commercial
Highest & Best Use At Time Of Sale:	Commercial
Type Of Instrument:	General Warranty Deed
Recording Data:	Instrument # 201600014431
Property Rights Conveyed:	Fee Simple
Type Of Financing:	Cash to Seller
Encumbrances:	None noted
Type Of Improvements:	Asphalt Paving
Various On-Site Utilities:	Electric, Gas, Well, Septic
Verification:	Jeff Sauer, BHGRE Commercial
Date Verified:	05/25/2016
Contact Information:	614-678-5490
Person Who Verified Sale:	Megan U. Glosser, MAI
Date Inspected:	07/23/20
Condition Of Sale:	Arms length
Motivation Of Parties:	Willing Buyer, Willing Seller
Remarks:	Net acreage obtained from Auditor data. Now improved with office.

VACANT LAND SALE NO. 55



VACANT LAND SALE NO. 75

Location:	1021 Cherry Valley Road
County:	Licking
City / Township:	Granville
School District:	Granville LSD
Grantor:	215 Northtowne LLC
Grantee:	INT Business Company LLC
APN#'s:	020-042114-00.000
Date of Transaction:	11/16/18
Size:	2.673 Gross Acres
Cash Equivalent Sale Price:	\$236,200
Unit Price:	\$88,365/Acre
Dimensions:	Irregular (See Sketch)
Topography:	Level
Flood Plain Info:	Zone X Map #39089C0317H Dated 05/02/17
Zoning:	PCD; Planned Commercial Development
Present Use:	Vacant
Highest & Best Use At Time Of Sale:	Commercial
Type Of Instrument:	General Warranty Deed
Recording Data:	Instrument # 201811160024299
Property Rights Conveyed:	Fee Simple
Type Of Financing:	Cash to Seller
Encumbrances:	Typical
Type Of Improvements:	None
Various On-Site Utilities:	All Public
Verification:	Park Shai
Date Verified:	05/07/20
Contact Information:	740-587-7441
Person Who Verified Sale:	Jeffrey Helbig
Date Inspected:	09/23/20
Condition Of Sale:	Arms length
Motivation Of Parties:	Willing Buyer, Willing Seller
Remarks:	The buyer purchased the site for future construction of a dance studio. The shape limits the usable area especially on the eastern end of the site. Any building would need to be elevated above the flood plain. It is undulating with some low areas. The site has significant frontage on State Route 16.

VACANT LAND SALE NO. 75



YARD IMPROVEMENTS

PAVING - DECKING

RAISED PATIO DECKS

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 pizza cost, see Open Walls, Section 13.

	COST RANGE
2" asphalt on 2" base	2.04 - 3.02
add per additional inch	0.68 - 0.69
2" aggregate base	0.95 - 1.14
add per additional inch	0.16 - 0.23
4" concrete, unreinforced	4.95 - 6.61
add or deduct per inch of variation	0.41 - 0.50
add for mesh reinforcing	1.08
bar reinforcing	0.48 - 2.41
exposed aggregate	3.02
brick ribbons	1.03 - 3.37
detectable warning surface (ADA) stamped	2.41 - 5.28
decorative pattern finish, stamped	5.41 - 10.70
surface formed	8.11 - 14.80
thin-set synthetic overlay	4.39 - 6.64
color or grits	0.95 - 1.44
epoxy with stone or shell	4.75 - 6.74
salt finish (cool 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
4" gravel base	1.14 - 1.58
add or deduct per inch of variation	0.22 - 0.28
add for 1" stone dust base	0.23 - 0.37
Open grid blocks for grass on sand base	6.84 - 9.05
Asphalt block pavers on concrete base*	11.50 - 14.40
brick on concrete base, grouted, flat*	16.30 - 27.75
on edge	9.87 - 16.30
Concrete pavers on concrete base	12.90 - 23.25
Flagstone on concrete base, grouted	11.50 - 16.70
Tile, quarry on concrete base	2.88 - 5.28
For sand bed in place of concrete, deduct	12.80 - 15.20
Show melting, including controls, electric	6.64 - 7.80
Hydronic, large areas (excluding heat source)	6.64 - 7.80
Wood, on grade (posts, beams and joists not included)	6.03 - 9.87
2" x 4" nail	9.24 - 14.90
Steps on ground, per lin. ft. of tread, brick on concrete	46.00 - 94.00
concrete	35.00 - 58.50
Approach apron, concrete	5.28 - 8.74
Concrete curb, 4" or 6" per lin. foot	12.15 - 18.80
Concrete sidewalk	4.86 - 7.37
Handicap ramps, sidewalks (per lin. ft. add 400%)	7.08 - 11.10
buildings, concrete (remodel, add 200%)	20.75 - 42.25
add for railing, per lin. ft.	39.50 - 55.50
wood	27.25 - 36.50
add for railing, per lin. ft.	15.60 - 33.25

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	5-25 Sq. Ft.	50 Sq. Ft.	100 Sq. Ft.	≥ 300 Sq. Ft.
Decks:				
softwood, fir, pine, etc.	28.00 - 33.75	20.50 - 24.80	16.00 - 18.55	9.12 - 11.85
cedar, redwood or metal	37.50 - 45.00	28.75 - 35.25	21.50 - 27.25	14.40 - 17.95
Rating:				
softwood, fir, pine, etc.	6.30 - 7.90	4.28 - 5.33	2.94 - 3.41	1.48 - 1.93
cedar, redwood or metal	8.87 - 11.00	6.30 - 7.58	4.28 - 5.23	2.46 - 2.94
Steps:				
softwood, fir, pine, etc.	8.28 - 10.15	4.16 - 5.23	2.24 - 2.62	0.68 - 0.93
cedar, redwood or metal	12.20 - 15.15	6.14 - 7.58	3.09 - 3.78	1.07 - 1.29

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

For treated softwoods increase cost by 25%.

For wood primer composite, add \$30/100 sq. ft. softwood costs.

For vinyl and tropical hardwoods, add 15% to cedar/redwood costs.

PATIO ROOF

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

TYPE	COST RANGE
Awnings/fabric	11.80 - 23.75
Aluminum or steel, baked enamel	8.00 - 14.50
Fiberglass, non-ven only	11.50 - 14.50
Fluoropolymer resin only	5.17 - 8.17
Wood framing, built-up, composition	6.47 - 22.75
Open lattice (vinyl) or metal	6.47 - 19.70
Open lattice (vinyl) or metal or trellis	26.75 - 91.00
Architectural columns, open lattice or trellis	17.70 - 44.75
Plastic shelters	1.44 - 3.94
Add for insulated metal panels	8.75 - 5.28
Add for lighting fixtures, each	87.50 - 241.00
For Canopies, see Section 63 or Section 12.	
For small Prefabricated Storage Structures, see Section 63 or Section 17.	

PATIO ENCLOSURES

Typical cost ranges per linear foot of wall, 8'-4" high, including one exterior door. Use high end of range for insulated panels or knee walls. Add for roof above.

Glasstone windows or decorative wood with screen	82.50 - 144.00
Acrylic windows	139.00 - 171.00
Screened only, fiberglass	27.75 - 45.50
steel or aluminum	44.75 - 58.50
bronze	57.50 - 86.50
Add for extra door, each	107.00 - 214.00

GAZEBO: Typical cost each for 8 to 20' wood units including minimal foundation but excluding floors, Standard 3525.00 - 18600.00
Deluxe 16500.00 - 44700.00

For Solar rooms and greenhouses, see Section 64. Pool 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. 18300.00 - 49200.00
Add for fiberglass dome 5350.00 - 9500.00
Add for masonry paver floor with no steps. 3700.00 - 7350.00
Add for floor with steps 4150.00 - 9500.00

PAVILIONS: Typical cost each for cast stone units 27500.00 - 68500.00
For individual stone columns, see Section 56. For finials, urns, statuettes, see Page 7.

MARSHALL FALCATION SERVICE
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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, manual 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 multiple residential developments.....		4.86	6.47	8.58
Medium areas: office complexes, shopping centers, etc.....		4.20	5.64	7.55
Large areas: industrial parks and educational/institutional facilities.....		2.22	3.06	3.96
UNIT COSTS				
Soil preparation, per sq. ft., fine grading.....		0.17	0.28	0.38
mulching.....		0.26	0.43	0.79
top dressing or bedding.....		2.54	3.03	3.65
Lawns, per sq. ft., seeding, with dressing.....		0.31	0.41	0.62
hydroseeding only.....		0.10	0.17	0.35
sodded.....		0.88	0.97	1.64
Ground cover, per sq. ft., gravel or wood chips.....		1.88	2.41	3.06
applying plants.....		0.60	1.08	1.94
Edging per lin. ft., masonry.....		14.60	19.15	24.60
cast stone.....		21.40	23.80	28.75
metal.....		3.24	5.11	7.83
rewood.....		2.53	3.42	4.75
timber or ties.....		5.74	8.58	12.60
Shrubs and hedges, each, small.....		15.10	20.15	27.75
medium.....		36.00	51.50	73.50
large.....		112.00	161.00	214.00
Trees, each, small, 15 gal. - 20" box.....		103.00	193.00	373.00
medium, 24" - 36" box.....		438.00	710.00	1150.00
large, 42" box and larger.....		1110.00	1940.00	3175.00
Tree grates, including frame, per sq. ft.....		24.85	33.00	43.75
Planter boxes, per sq. ft., concrete, precast.....		23.15	46.00	91.00
cast stone, ornate troughs.....		288.00	411.00	530.00
fiberglass.....		40.25	78.50	155.00
wood.....		84.50	155.00	246.00
Planters, each, round concrete, 24" diameter.....		203.00	341.00	570.00
48" diameter.....		500.00	755.00	1200.00
tree size, 3" - 10" diameter.....		1200.00	1940.00	2875.00
Bollards, each, wood.....		54.50	112.00	181.00
concrete.....		300.00	570.00	870.00
add for lighting.....		203.00	293.00	373.00

WATERSCAPING

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

	LOW	AVERAGE	HIGH
Lakes.....	1.14	2.47	5.28
Collection ponds.....	45.00	56.50	72.50
Streams.....	7.66	10.70	15.20
Add for liner, asphalt.....	2.04	3.06	4.56
clay.....	0.66	1.14	1.85
concrete.....	4.39	6.47	9.41
plastic and sand.....	1.33	2.41	4.75
Weirails, complete, per sq. ft. of face.....	45.75	65.50	92.00
small, under 50 sq. ft.....	117.00	178.00	256.00

LAWN SPRINKLERS

Costs per square foot, completely installed, including trenching and backfill. Indicate shrub-type strip areas may be twice as high as conventional systems. For automatic controllers add 161.00 to 203.00 per station.

	LOW	AVERAGE	HIGH
Conventional, residential and small commercial.....	0.65	0.91	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, lined or rotary.....	38.25	98.50	203.00
pop-up or shrub.....	7.56	19.80	49.00
Control valve, manual, 1/2" - 1".....	45.75	61.00	75.50
1 1/2" - 2".....	107.00	139.00	171.00
for remote control, add.....	30.50	45.75	61.00
Gate valve, 1/2" - 1".....	53.50	68.50	88.50
1 1/2" - 2".....	144.00	198.00	283.00
Valve boxes.....	45.75	75.50	139.00
Atmospheric vacuum breaker, 1/2" - 1".....	61.00	172.00	246.00
1 1/2" - 2".....	129.00	176.00	246.00
Pressure backflow preventer, 1/2" - 1".....	530.00	570.00	620.00
1 1/2" - 2".....	685.00	785.00	910.00
PVC pipe, Schedule 40, 1/2" - 3/4" per linear foot.....	1.68	1.86	1.99
1" - 1 1/2".....	2.17	2.83	3.37
2".....	3.96	4.39	4.75

BENCH AND PICNIC UNITS

	LOW	AVERAGE	HIGH
Park bench, 6'.....	373.00	1680.00	3500.00
colive.....	1470.00	870.00	1720.00
precast stone.....	5150.00	12200.00	19400.00
ornate.....	294.00	685.00	895.00
Phone table, 6' portable.....	665.00	1840.00	2190.00
stationary.....	580.00	1430.00	2190.00
wheelchair accessible.....	1720.00	4350.00	7200.00
For 6' units, add.....	84.50	208.00	282.00
Metal cooking grills.....	198.00	665.00	885.00
Temple rings.....	51.00	282.00	417.00
Transt receptacle with cover.....	236.00	910.00	1770.00
Drinking fountains, outdoor, steel.....	1590.00	6100.00	11700.00
precast concrete.....	910.00	3530.00	5350.00
add for freeze-proof valve.....	1170.00	1150.00	1150.00
add for freeze-proof tower.....	1170.00	1150.00	1150.00
For fountain, see Section 65, Page 4.....	110.00	530.00	530.00
For outdoor furniture, see Section 65, Page 4.....	1030.00	3823.00	3823.00

MANHATTAN VALUATION SERVICE
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 12/2017

YARD IMPROVEMENTS

SECTION 66 PAGE 5
December 2017

WOOD FENCES

(Cost ranges per linear foot including complete installation.)

TYPE	COST RANGE
4' solid prefabricated panels, lattice top	16.10 - 22.65
6' solid prefabricated panels, lattice top	19.60 - 27.25
6' solid board, horizontal or vertical	20.75 - 31.75
5' solid board	18.95 - 28.00
Add for brats	1.88 - 3.69
6' split redwood, solid railings, (grape stake)	20.45 - 32.50
5' split redwood	19.25 - 28.75
6' stockade, half pole	18.60 - 20.65
6' stockade, whole pole	22.00 - 23.50
5' basketweave	24.35 - 33.25
12' 24" wood picket	11.15 - 18.25
30' 40" wood picket	14.80 - 21.90
50' 60" wood picket	20.45 - 28.75
24' 50" lattice, framed	7.83 - 14.80
Two rails, split, 24" 36" high	10.25 - 14.80
Three rails, split, 36" 48" high	11.35 - 16.55
Four rails, split, 42" 54" high	13.85 - 20.65
Lattice, arbor, per square foot	4.45 - 8.45
Trellis (no frame)	0.66 - 1.39
Wooden gates, per square foot	11.10 - 16.50
Paint, per square foot, each coat	0.41 - 0.60
For treated wood, add 10% to the cost range.	

FARM AND RANCH FENCING

(Cost ranges per linear foot, maximum height 5', subject to quantity deductions.)

Barbed wire on steel posts, three strands	3.18 - 4.51
four strands	3.42 - 5.11
five strands	4.02 - 5.28
Wire mesh on steel posts	4.09 - 5.79
snow fence	4.39 - 7.55
Add for wooden posts	0.48 - 0.80
For stock corrals and fencing, see Section 17.	

VINYL FENCES

(Cost ranges per linear foot including installation.)

	3'	4'	5'	6'
6' spaced slat panels	300.00	309.00	339.00	384.00
4' 5" spaced slat panels	309.00	325.00	357.00	421.00
5' basketweave	309.00	325.00	357.00	421.00
6' solid board panels	309.00	325.00	357.00	421.00
4' 5" solid board panels	309.00	325.00	357.00	421.00
For lattice top, add				
36" - 48" picket				
24" - 50" lattice, framed				
Two rails, 36" - 48" high				
Three rails, 50" high				
Four rails, 60" high				
Lattice, arbor, per square foot				
Trellis (no frame)				
Gates, each				
3' wide	300.00	309.00	339.00	384.00
4' wide	309.00	325.00	357.00	421.00
5' wide	309.00	325.00	357.00	421.00

OUTDOOR LIGHTING

	COST RANGE
Floodlights, per fixture, high-pressure sodium	1070.00 - 2180.00
mercury vapor	945.00 - 1770.00
metal halide	1030.00 - 2040.00
fluorescent or quartz-iodine	875.00 - 1220.00
incandescent	411.00 - 735.00
Spotlights or luminaires, decorative, each	171.00 - 500.00
underwater lighting	595.00 - 1430.00
low voltage, residential	46.25 - 139.00
Poles, steel, per lin. ft. (ornamental, add 100%)	59.50 - 129.00
concrete	36.25 - 144.00
fiberglass	78.50 - 171.00
add per arm bracket (aluminum, add 85%)	84.50 - 187.00
Post lantern, residential	198.00 - 570.00
decorative per lantern	84.50 - 830.00
Athletic fields (total floodlight system costs):	
football fields, high school or park, minimum	140000.00 - 222000.00
good lighting	222000.00 - 344000.00
softball diamonds, minimum lighting	49900.00 - 84750.00
good lighting	100000.00 - 158000.00

SCOREBOARDS

The costs per square foot of face are for electronic scoreboards hung or mounted flush on gymnasium walls without extra structure or foundation. See Section 64 for pole costs and Section 56 for extra signage.

TYPE	Under 35	35 to 75	Over 75
Outdoor	129.00 - 144.00	66.50 - 112.00	59.50 - 66.50
Indoor	144.00 - 198.00	103.00 - 144.00	78.50 - 112.00

AREA IN SQUARE FEET

ITEM	COST RANGE
Add for each controller	357.00 - 895.00
horn	570.00 - 805.00
shot clock, penalty timer	1340.00 - 2290.00
separate game timer, shots on goal	2330.00 - 2675.00
separate goal lights	357.00 - 710.00
For four-faced scoreboards, add 27% to the single-face costs and apply to the area of all sides.	

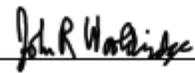
SOFT MODULAR PLAY SYSTEMS

Modular play systems are found in fast food chains, retail stores and day-peripery amusement centers. Generally they consist of a padded tube frame, net walls, padded floors and a variety of playing components. The following costs are typical cost ranges for most common systems and include assembly. Ball batters, including frame, shoe cubby, entry/exit tubes and pads.

6- to 10-user capacity	6500.00 - 12200.00
15- to 25-user capacity	14400.00 - 27400.00
30- to 50-user capacity	23200.00 - 61750.00
add for super slide, per unit	5100.00 - 7900.00
ball hoop, per unit	995.00 - 2120.00
bumper bridge, per unit	6900.00 - 12700.00
Air bounce, 10- to 20-user capacity	27200.00 - 43500.00

KARSHALL VALLEY SERVICE
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APPRAISAL SCOPING CHECKLIST

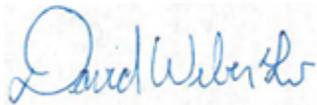
Owners Name		County	FAI
Jeffrey D. & Peggy J. Hutchison		Route	37
		Section	6.10
		Parcel No.	20-SH,T
		Project ID No.	110412
		Appraisal Scope	
Partial or total acquisition		Partial	
Ownership			
Whole parcel determination is complex		No	
RE-95 will be required		No	
RE 22-1 Apportionment will be required		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.

APPRAISER DISCLOSURE STATEMENT In compliance with Ohio Revised code Section 4763.12 (C)	
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	
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.	

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-73/741-000 - Warren County Engineer
- FRA-71-17.14 - ODOT
- LOR-20-22.13 - ODOT
- LIC-161-183 - ODOT
- FRA-23-22.23 - ODOT
- LOR-20-22.13 - ODOT
- LOR-20-22.13 - 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-161-183 - ODOT
- 13th Avenue - Columbus Regional Airport Authority
- Pushing 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