

**ORDINANCE NO. 181-14**

**AN ORDINANCE ACCEPTING THE APPRAISALS (FAIR MARKET VALUE ESTIMATES) FOR THE WEST SMITH RECONSTRUCTION PROJECT, AND DECLARING AN EMERGENCY.**

**WHEREAS:** In order to complete construction of West Smith Road between the Wheeling and Lake Erie railroad tracks and State Road, the City must acquire several easements; and

**WHEREAS:** In accordance with ODOT guidelines, the City has engaged O.R. Colan to acquire the right-of-ways and Fair Market Value Estimates; and

**WHEREAS:** A total of 5 easements must be acquired from two different property owners; 3 of these are temporary easements, 2 are permanent easements.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:**

**SEC. 1:** That the City of Medina hereby authorizes the appraisals of O.R. Colan and accepts the Fair Market Value (FMVE) for the following parcels as follows:

<u>Property #</u>	<u>Owner Name</u>	<u>Acquisition</u>	<u>FMVE</u>
9	Gowe Leasing Limited	1-temp/1-perm easement	\$ 950.00
13	Post/Coleman Family Ltd. Partnership	2-temp/1-perm easements	<u>\$9,400.00</u>
		TOTAL	\$10,350.00

**SEC. 2:** That a copy of the appraisals are marked Exhibit A, attached hereto, and incorporated herein.

**SEC. 3:** That the funds to cover these appraisals are available in Account 106-0610-54410.

**SEC. 4:** That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.

**SEC. 5:** That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to expedite the sometimes lengthy process; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

**PASSED:** November 10, 2014      **SIGNED:** James A. Shields  
President of Council Pro-Tem

**ATTEST:** Kathy Patton      **APPROVED:** November 12, 2014  
Clerk of Council

**SIGNED:** John M. Coyne, III  
Acting Mayor

**Review Checklist for the  
Value Analysis**

ORD. 181-14

County MED  
Route West Smith Road  
Section n/a  
Parcel(s) 9 WDV, T-2  
PID # 81334  
Owner Gowe Leasing Limited

Appraiser: Douglas J. Firca Yes No  
Is appraiser pre-approved by ODOT to perform V.A.'s?    
Reviewer: Dean T. Smith Yes No  
Is the Reviewer pre-approved by ODOT to review V.A.'s?

		Yes	No
1.	Is the valuation problem uncomplicated and is it obvious that there are no damages to the residue property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Is the estimated compensation \$10,000 or less?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	Has the appraiser used the correct forms? (Value Analysis front and back)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	Have all parts of the form filled out and are mandatory attachments included? (Comparable Sales)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	Do the take areas on the V.A. correspond with the take areas on the R/W Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Is the V.A. mathematically accurate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Has the appraiser accurately identified improvements within the take area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	Has the larger parcel been identified?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.	How large is the larger parcel?	1.1552 ac. net	
10.	Has the appraiser considered Unity of Title, Unity of Use and Contiguity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11.	Has Zoning been identified?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.	Has the appraiser indicated what uses are permitted by Zoning?	yes	
13.	Has the appraiser indicated if the existing use conforms to zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14.	Has the appraiser indicated what the minimum site size per zoning is allowed?	yes	
15.	Has the appraiser indicated if the property before the take conforms to site size?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16.	Has the appraiser indicated if the Residue conforms to site size?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17.	Has the Highest & Best Use been identified?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18.	Has the appraiser indicated whether the Highest & Best Use is permitted under zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19.	Has the appraiser discussed the effect of the take?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20.	There can be no adverse effect to the residue other than a nominal cost to cure. Is there a cost to cure and if so is it nominal? no cost to cure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21.	Do the Comparable sales comply with ODOT standards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22.	Are comparable sales analyzed and compared to the subject?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23.	Is a range of value described?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24.	Has the appraiser concluded which sales received the greatest weight and explained why?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 25. Do the sales share the same or nearly the same Highest & Best Use?
- 26. Do the sales have the same or nearly the same zoning as the subject?
- 27. Has the appraiser concluded a unit value for the subject property?
- 28. Is it within the value range indicated by the sales?
- 29. If not, has adequate information been given?
- 30. Has the allocated value of the site improvements taken been adequately supported?
- 31. Have cost to cures or temporary takes been adequately discussed and supported, if any?
- 32. Do you approve the compensation estimated as the basis for the agency to establish FMVE.
- 33. If yes, what is that amount? \$950
- 34. If no, then Why Not?
- 35. If rejected, has a deficiency letter been sent to the agency and the appraiser?

**Reviewer's Certification**

I hereby certify that:

- I have reviewed the R/W Plans
- I have physically inspected the take area of the subject property.
- I have field reviewed the comparable sales used in the valuation.
- I concur that the Value Analysis format is the proper valuation format in that it is obvious that the taking does not adversely impact the residue property, that the valuation problem is uncomplicated and that the FMVE is \$10,000 or less.
- I concur that the Value Analysis complies with ODOT's Policies and Procedures Manual.
- I have no present or prospective interest in the subject property.
- My employment and compensation is not contingent on an action or event resulting from this analysis, opinions or conclusions or reporting pre-determined results.

**49 CFR 24.104(a)**

The review appraiser shall identify each appraisal report as recommended (as the basis for the establishment of the amount believed to be just compensation), accepted (meets all requirements, but not selected as recommended or approved), or not accepted.

Please check one of the selections below:

- Recommended* = This means that the report meets the many Federal and State requirements and is the basis for the acquiring agency's offer.
- Accepted* = This means that the report meets the many Federal and State requirements but is not being used as the basis for the acquiring agency's offer.
- Not Accepted* = This means that the report does not meet the many Federal and State requirements and will not be used as the basis for the acquiring agency's offer

DATE: 10/17/2014

Signature



Appraisal Reviewer: Dean T. Smith

ORD. 181-14

VALUE ANALYSIS (\$10,000 OR LESS)

OWNER'S NAME

Gowe Leasing Limited

COUNTY MED  
 ROUTE West Smith Road  
 SECTION N/A  
 PID# 81334

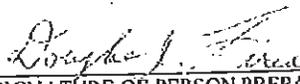
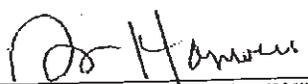
Federal Project # E060 (657)

Based on comparable sales, which are attached, the following compensation has been established.  
 Temporary taking(s) have been based on a 18 month period.

Parcel #	Net Take Area	Land	Improvement	Remarks	Total
9-WDV	0.0036 acres (157 SF)	@ \$35,000/Ac. = \$126		Rounded to	\$125
9-WDV			100 SF of mulch beds @ \$0.75/SF = \$75		\$75
9-WDV			57 SF of grass @ \$0.35/SF = \$19.95	Rounded to	\$25
9-WDV			1 small tree @ \$150/tree		\$150
9-WDV			6 small bushes @ \$25/bush = \$150	Rounded to	\$150
9-TV2	0.0782 acres (3,406 SF)	@ \$35,000/Ac. x 10% x 1.5 years = \$411		Rounded to	\$425
					\$950

Conflict of Interest Certification (49CFR 24.102(n) and OAC 5501: 2-5-06(D)(3)(a))

1. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
2. 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 compensation recommendation.
3. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property valued, and no personal interest with respect to the parties involved.
4. In recommending the compensation for the property, I 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.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

	10/14/2014		10/17/14
SIGNATURE OF PERSON PREPARING ANALYSIS	DATE	REVIEWER'S CONCURRENCE	DATE
TYPED NAME: Douglas J. Firca		TYPED NAME: Dean T. Smith, MAI	
NAME OF AGENCY (IF DIFFERENT FROM ODOT)			
City of Medina			11-12-14
TITLE: City Engineer		AGENCY SIGNATURE ESTABLISHING FMVE	DATE
		TYPED NAME: Dennis Hanwek, PE	DENNIS HANWEK MAYOR
ADMINISTRATIVE SETTLEMENT:			
		F.M.V.E. AMOUNT	_____
		ADDITIONAL AMOUNT	_____
		TOTAL SETTLEMENT	_____
SIGNATURE	DATE		
TYPED NAME:			

(SEE FOLLOWING PAGES FOR ADDITIONAL DOCUMENTATION)

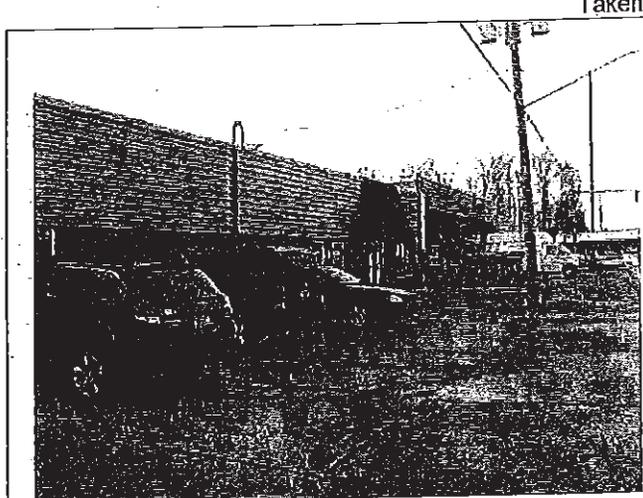
Value Analysis (continued)																																				
Identify the Larger Parcel:	Considering unity of title, unity of use and contiguity, the subject larger parcel consists of one tract of land, identified as auditors parcel number 029-19A-20-011 consisting of 1.1552 gross and net acres (50,321 SF) with no portion of the parcel located in the existing P.R.O. While the two parcels to the west have similar ownership, each parcel is improved with a light industrial building, has separate access, have established access easements and can support their own highest and best uses, they are considered separate larger parcels and are not included in this report. Only parcel 029-19A-20-011 is included in this report and is considered the larger parcel for purposes of this report. The subject is located at 711-717 W. Smith Road, Medina, Ohio and is located on the northwest corner of W. Smith and State Roads. The subject has two driveways located on the north side of W. Smith Road and along the west side of State Road respectively. The site is predominantly rectangular in shape, is improved with a multi-tenant light industrial building and off-street parking is available on the south side of the building along W. Smith Road. The north side of the building is improved with multiple overhead doors and requires most of the area for maneuverability of larger vehicles associated with industrial buildings and therefore, provides limited off-street parking. The property is owned by Gowe Leasing Limited, which was purchased with parcels 029-19A-20-012 and 029-19A-20-013 on September 12, 2012 for \$1,000,000 combined. The appraiser has not been informed of any current listing as of the effective date of this report.																																			
Zoning Code:	I-1, Industrial District																																			
Coding Definition:	The purpose of the I-1 District is to provide for and accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling and distribution, free from the encroachment of residential, retail and institutional uses. The uses allowed are those which because of their normally unobjectionable characteristics, can be in relatively close proximity to residential and commercial districts.																																			
Minimum Site Size:	<table border="1"> <thead> <tr> <th colspan="2">I-1, Industrial District</th> </tr> </thead> <tbody> <tr> <td>Minimum Site Size</td> <td>1/2 Ac.</td> </tr> <tr> <td>Minimum Lot Frontage</td> <td>100 feet</td> </tr> <tr> <td>Minimum Lot Width at building line</td> <td>100 feet</td> </tr> <tr> <td>Minimum Front Yard Setback/Depth</td> <td>50 feet</td> </tr> <tr> <td>Minimum Side Yard Setback (each side)</td> <td>25 feet</td> </tr> <tr> <td>Minimum Rear Yard</td> <td>25 feet</td> </tr> <tr> <td>Maximum Building Height</td> <td>50 feet</td> </tr> <tr> <td>Parking</td> <td>Contingent on use</td> </tr> </tbody> </table>	I-1, Industrial District		Minimum Site Size	1/2 Ac.	Minimum Lot Frontage	100 feet	Minimum Lot Width at building line	100 feet	Minimum Front Yard Setback/Depth	50 feet	Minimum Side Yard Setback (each side)	25 feet	Minimum Rear Yard	25 feet	Maximum Building Height	50 feet	Parking	Contingent on use																	
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Utilities:	All public utilities are available to the subject property.																																			
Highest and Best Use:	As vacant the highest and best use for the subject is for industrial purposes. The existing improvements appear to be legally nonconforming as side setbacks do not meet the minimum zoning requirements. Because the building improvements are not impacted by the project, no further discussion of the improvements is warranted.																																			
Valuation/Analysis of Sales:	<table border="1"> <thead> <tr> <th>Sale Number:</th> <th>2</th> <th>4</th> <th>31</th> <th>32</th> </tr> </thead> <tbody> <tr> <td>Address</td> <td>360 Ryan Rd.</td> <td>Johnston Pkwy.</td> <td>Abbe Rd.</td> <td>York Rd.</td> </tr> <tr> <td>Location:</td> <td>Seville</td> <td>Garfield Heights</td> <td>Sheffield Lake</td> <td>North Royalton</td> </tr> <tr> <td>Sale Date:</td> <td>2/1/2010</td> <td>9/30/2011</td> <td>6/13/2013</td> <td>6/28/2013</td> </tr> <tr> <td>Sale Price:</td> <td>\$25,000</td> <td>\$65,000</td> <td>\$54,000</td> <td>\$185,000</td> </tr> <tr> <td>Area:</td> <td>1.1348 Ac. 49,432 SF</td> <td>1.8844 Ac. 82,084 SF</td> <td>1.58 Ac. 68,825 SF</td> <td>3.9317 Ac. 171,265 SF</td> </tr> <tr> <td>Unit Value:</td> <td>\$22,030/Ac. \$0.51/SF</td> <td>\$34,494/Ac. \$0.79/SF</td> <td>\$34,177/Ac. \$0.78/SF</td> <td>\$47,053/Ac. \$1.08/SF</td> </tr> </tbody> </table>	Sale Number:	2	4	31	32	Address	360 Ryan Rd.	Johnston Pkwy.	Abbe Rd.	York Rd.	Location:	Seville	Garfield Heights	Sheffield Lake	North Royalton	Sale Date:	2/1/2010	9/30/2011	6/13/2013	6/28/2013	Sale Price:	\$25,000	\$65,000	\$54,000	\$185,000	Area:	1.1348 Ac. 49,432 SF	1.8844 Ac. 82,084 SF	1.58 Ac. 68,825 SF	3.9317 Ac. 171,265 SF	Unit Value:	\$22,030/Ac. \$0.51/SF	\$34,494/Ac. \$0.79/SF	\$34,177/Ac. \$0.78/SF	\$47,053/Ac. \$1.08/SF
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<p><b>Discussion:</b></p>	<p>Land valuation is based on the attached comparable sales. Medina County predominantly consists of single-family residential uses with limited number of areas used for industrial purposes; therefore, the geographic search for comparable sales has been expanded to other counties with similar industrial areas and market appeal.</p> <p>The sales have average and median unit values of \$34,439 and \$34,336 per acre respectively and all sales are given equal consideration.</p>
<p><b>Reconciliation:</b></p>	<p>Based on the comparable sales, a reconciled unit value of \$35,000 per acre is reasonably supported by the comparable sales.</p> <p>The FMVE stated in this report is the estimated value of the part acquired based on a unit value of the whole property plus the contributory value of the improvements located within the take area and any cost to cure if applicable.</p>
<p><b>Analysis Of Site Improvements (support for contributory value):</b></p>	<p>Non-encroaching site improvements impacted by the proposed project include:</p> <ul style="list-style-type: none"> <li>• 100 SF of mulch @ \$0.75/SF</li> <li>• 57 SF of grass @ \$0.35/SF</li> <li>• 1 small tree @ \$150/tree</li> <li>• 6 small bushes @ \$25/bush</li> </ul> <p>The replacement costs of the site improvements have been provided by Marshall Valuation Service, Section 66, Pages 2 and 8. The sign located near the southeast corner of the site is not on a ground mounted post, is considered a temporary management sign, is considered personal property and is not included as a compensable item. By design, this is considered a temporary sign that the management company will be responsible for relocating outside of the take area.</p> <p>Any asphalt, concrete, gravel, and/or seeded lawn site improvements situated within the temporary construction easement area (if applicable) will be replaced in kind, as such; no compensation for these items is warranted. All site improvements situated within existing right-of-way are non-compensable in the State of Ohio; therefore, no compensation is warranted for these items.</p>

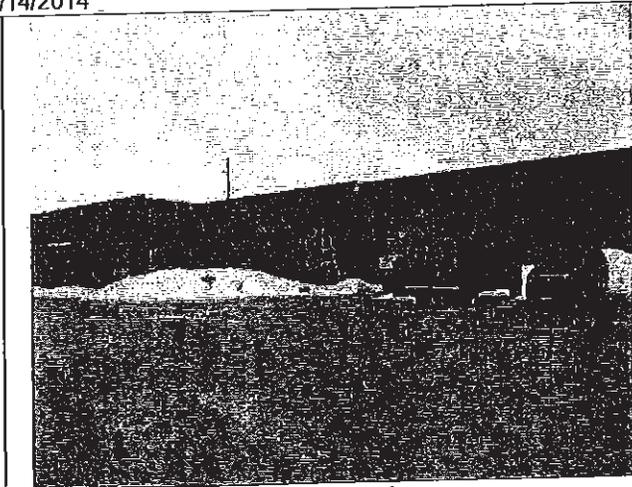


<p>Summarize the effect of the take on the residue property:</p>	<p>The purpose of the proposed project consists reconstructing approximately 2,300 feet of West Smith Road from the Wheeling and Lake Erie Railroad to just east of State Road and reconstructing 600 feet of state Road from West Smith Road to the north. Major work items include pavement replacement and widening, waterline replacement, storm sewer and box culvert replacement, and a new traffic signal at West Smith Road.</p> <p>There are two proposed acquisitions identified as Warranty Deed take 9-WDV and 9-TV2. Warranty Deed 9-WDV is triangular in shape and is located on the southeast corner of the site. The proposed take area consists of 0.0036 acres (157 SF), has widths of 33.51 and 15.18 feet along W. Smith and State Roads respectively and connects to both existing right-of-way lines. The permanent take area does not impact parking or access and has little impact on the site.</p> <p>Proposed Temporary Easement 9-TV2 consists of 0.0782 acres (3,406 SF), extends the entire width of the site and has a maximum depth of 18.61 feet along the western property line. The Temporary Easement will be acquired in the name of the City of Medina, Medina County, Ohio for drive construction and grading. This easement will encumber the specific area for no longer than 18 months in which compensation for this area is based on a ground lease at 10% per year. Upon completion of the project the owner will retain all rights to this area.</p> <p>The proposed project includes installing a rolled concrete curb across the frontage of W. Smith Road in which the existing parking spaces will continue to be accessible "After" the acquisition. Because the subject will continue to have similar access and off-street parking and functional utility after the project is complete, the subject is not expected to be adversely impacted as a result of the project.</p> <p>Once the proposed project is complete, the subject will consist of 1.1516 gross and net acres (50,164 SF) with no portion of the parcel located in the P.R.O. Because the subject will continue to have similar functional utility and highest and best use after the acquisition and the owner will retain 100% of ownership rights to the area in the Temporary Easement after the project is complete, it is the appraisers' opinion that the subject property as vacant or improved will not be adversely affected due to the easement(s) or nominal grade changes in the acquisition areas.</p>			
<p>Other Comments:</p>	<p>Are there Severance Damages?</p>	<p>YES</p>	<p>NO</p>	<p>X</p>
<p>The appraiser signing this report made all conclusions and analysis as to the estimation of value.</p>				

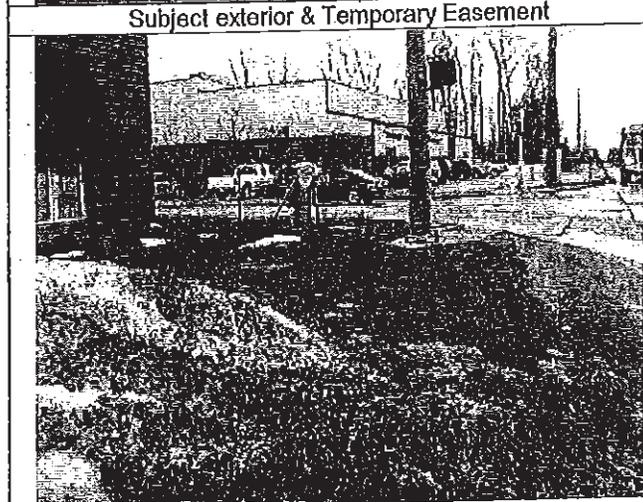
Subject Photos  
Taken 3/14/2014



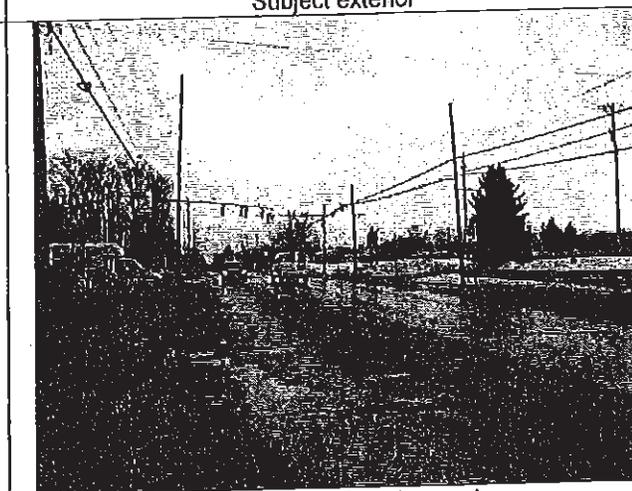
Subject exterior & Temporary Easement



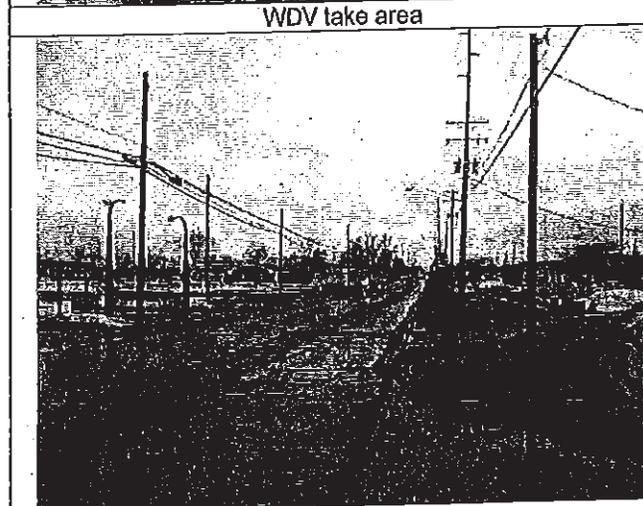
Subject exterior



WDV take area



W. Smith Road; facing east



W. Smith Road; facing west



## COMPARABLE SALES

Vacant Land Sale # 2

### Property Data

Location Address: 360 Ryan Road  
City/Township: Seville  
County: Medina  
Parcel Number: 012-21A-03-017  
School District: Cloverleaf LSD  
Specific Location: East side of Ryan Road just south of Interstate 76

### Sale Data

Grantor: Dennis D. Jr. & Traci Miller  
Grantee: LDJ Seville, Ltd.  
Date: 2/1/2010  
Sale Price: \$25,000  
Price Per Acre: \$22,030/Ac.  
Price Per Square Foot: \$0.51/SF  
Financing: Cash or terms equivalent  
Condition of Sale: Arm's Length  
Motivation: Willing buyer/seller  
Data Verification: Troy Gerspacher; Broker for Gerspacher Real Estate Group/(330) 722-5002  
Verified On: 8/8/2013  
Verified By: Tracy Hoke/Doug Firca

### Legal Data

Instrument Number: Unknown  
Type of Instrument: Unknown

### Land Analysis

Highest and Best Use: Industrial  
Present Use: Industrial land  
Total Area: 1.1348 Ac.(gross & net) 49,432 SF (gross & net)

Encumbrances: None  
Easements: Typical utility easements  
Dimensions: 150' x 350'  
Shape: Rectangular  
Interior/Corner: Interior  
Zoning: I-1, Industrial District  
Utilities: All public  
Topography: Level  
Flood Plain Data: Zone X, 39103C0269E, 8/19/2013  
Street Improvements: Paved with 2 lanes  
Site/Building Improvements: None

### Comments

The property is predominantly level with some natural growth and is in close proximity to Interstate 76 and other major highways. The site is located on the western edge of an industrial neighborhood. At the time of sale, the city was offering a 14-year, 50% tax abatement on new construction.



Vacant Land Sale # 4

Property Data

Location Address: Johnston Parkway  
City/Township: Garfield Heights  
County: Cuyahoga  
Parcel Number: 546-27-001  
School District: Garfield Heights CSD  
Specific Location: East side of Johnston Parkway, right across the street from Neo Parkway and just north of Interstate 480

Sale Data

Grantor: Property Planning & Associates, LLC.  
Grantee: Wolfgang Realty, LLC.  
Date: 09/30/2011  
Sale Price: \$65,000  
Price Per Acre: \$34,494/Ac.  
Price Per Square Foot: \$0.79/SF  
Financing: Cash or terms equivalent  
Condition of Sale: Arm's Length  
Motivation: Willing buyer/seller  
Data Verification: Cresco Real Estate/(216) 525-1467  
Cuyahoga County Fiscal Officer; (216) 698-6450  
8/8/2013  
Verified On:  
Verified By: Tracy Hoke/Doug Firca

Legal Data

Instrument Number: 201109300460  
Type of Instrument: General Warranty Deed

Land Analysis

Highest and Best Use: Industrial  
Present Use: Industrial land  
Total Area: 1.8844 Ac.(gross & net) 82,084 SF (gross & net)

Encumbrances: None  
Easements: Typical utility easements  
Dimensions: 585.42' x 140.32'  
Shape: Rectangular  
Interior/Corner: Interior  
Zoning: I, Industrial District  
Utilities: All public  
Topography: Level  
Flood Plain Data: Zone X, 39035C0212E, 12/3/2010  
Street Improvements: Concrete with 2 lanes  
Site/Building Improvements: None

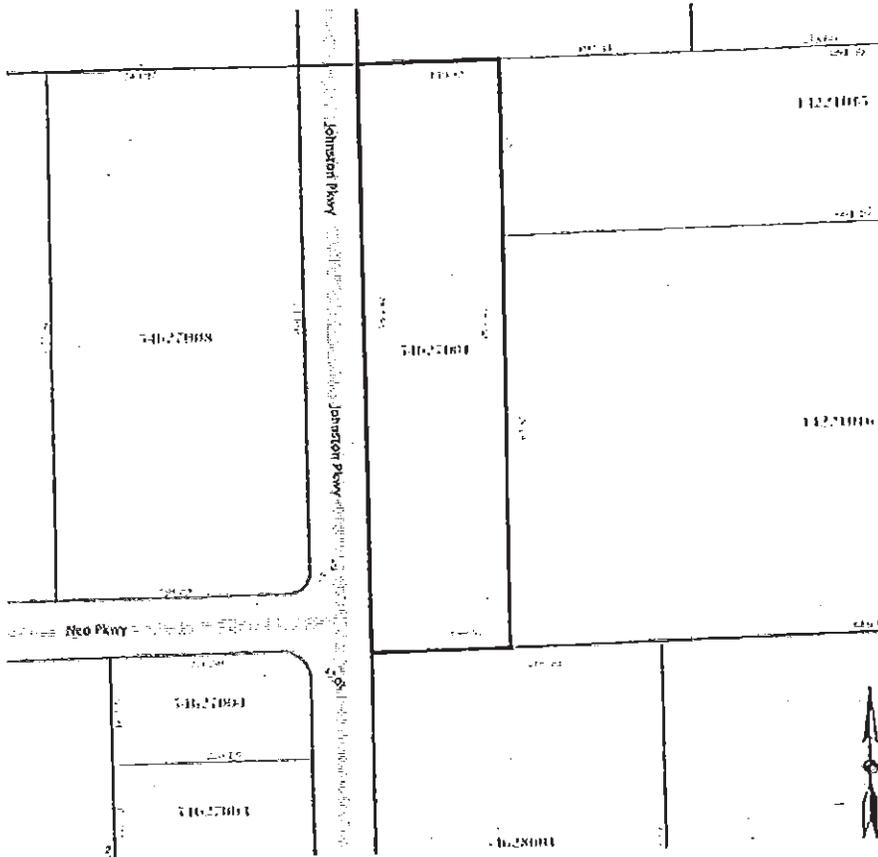
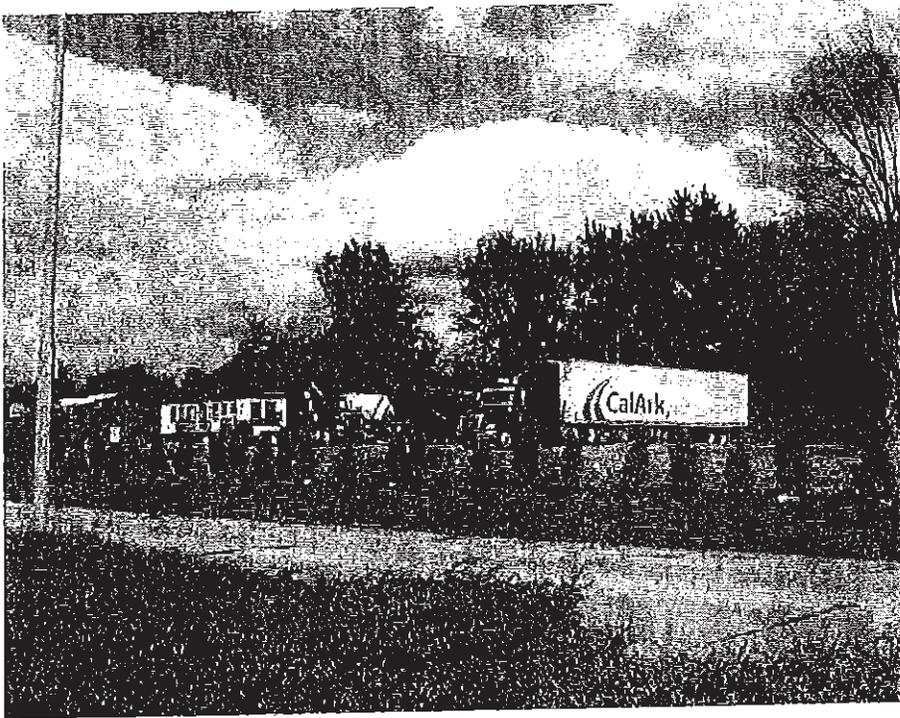
Comments

The lot size has been confirmed with Cresco Real Estate and the legal description. The lot appears to have been built up with slag and gravel and the site is used for off-street parking for larger vehicles. The site is in an industrial neighborhood and is close to major highways. At time of sale the site has multiple special assessments including sewer & maintenance and a separate assessment for storm & sanitary sewers and curbs. The special assessment for storm & sanitary sewers and curbs had an annual cost of \$1,230.82 and expired in 2013. Given the short time until assessment expiration at time of sale, this assessment had little impact on sale price. The remaining two sewer assessments have a combined cost of \$334.09 per half or \$668.18 per year. This is an on-going assessment extending into perpetuity and has an annual unit cost of about \$0.01 per square foot, which is also considered to have similar impact as an on-going utility expense and has little impact on the sale price. The assessment information has been confirmed with Real Property Division of the Cuyahoga County Fiscal Officer.



# Comparable Picture and Plat Map

Date Inspected: 8/16/2013



Vacant Land Sale # 31

Property Data

Location Address: Abbe Rd  
City/Township: Sheffield Lake  
County: Lorain  
Parcel Number: 03-00-033-115-040  
School District: Sheffield Lake CSD  
Specific Location: East side of Abbe Road south of Walker Road.

Sale Data

Grantor: ECI Properties  
Grantee: Brian E. McFarland  
Date: 6/13/2013  
Sale Price: \$54,000  
Price Per Acre: \$34,177/Ac.  
Price Per Square Foot: \$0.78/SF  
Financing: Cash  
Condition of Sale: Arm's Length  
Motivation: The seller wanted to retire and the buyer purchased the site to develop an industrial building for his landscaping company.  
Data Verification: Jeff Coblenz; Manager/Partial Owner of McFarland Lawn Services/(440) 892-1521  
Verified On: 3/13/2014  
Verified By: Tracy Hoke/Doug Firca

Legal Data

Instrument Number: 2013-0465584  
Type of Instrument: Warranty Deed

Land Analysis

Highest and Best Use: Industrial  
Present Use: Industrial land  
Total Area: 1.68 Ac.(gross) 73,181 SF (gross)  
1.58 Ac. (net) 68,825 SF (net)

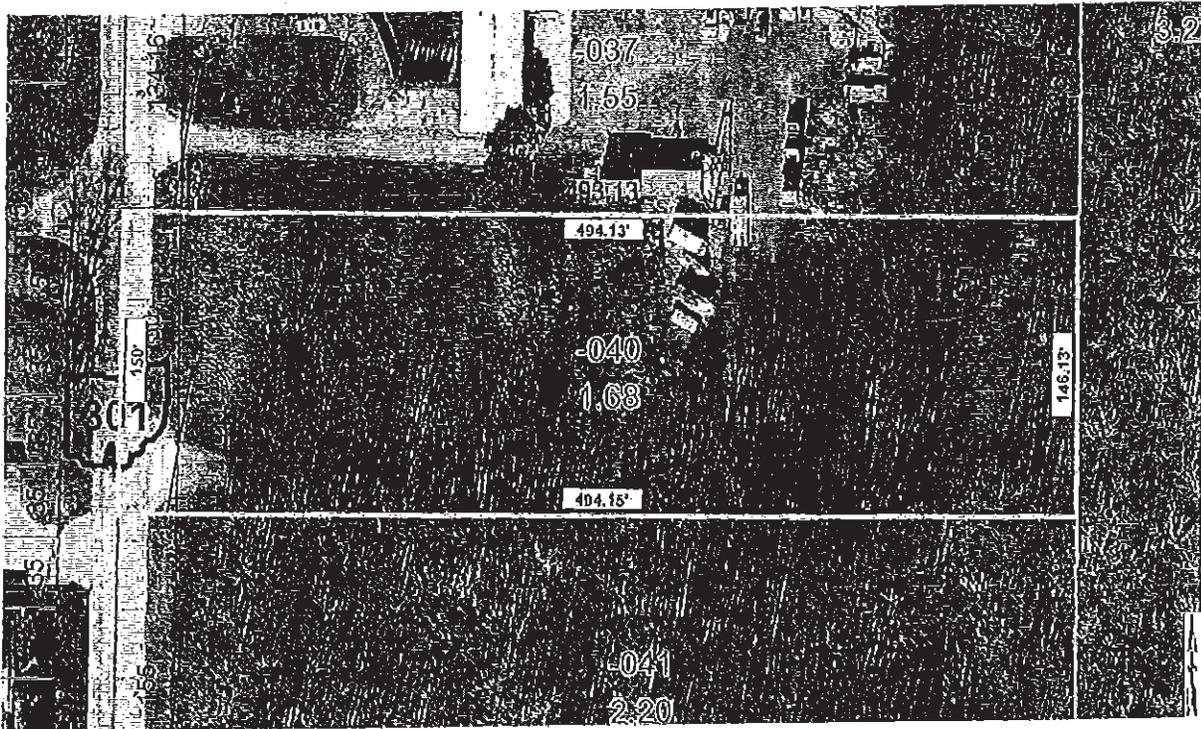
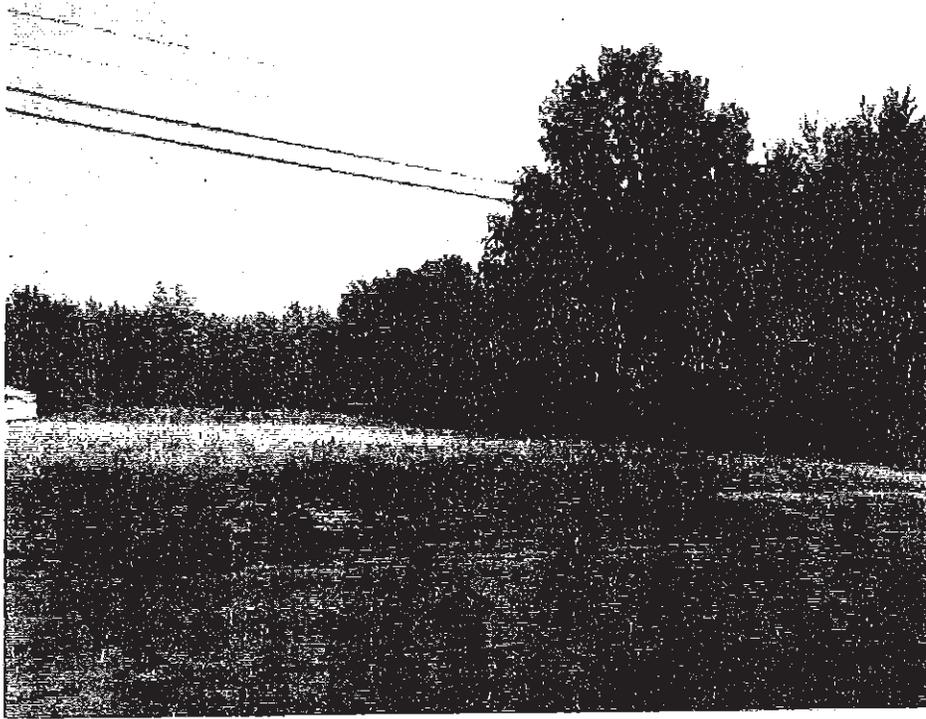
Encumbrances: 0.10 Ac. +/- located within P.R.O.  
Easements: Typical utility easements  
Dimensions: Please see sketch  
Shape: Rectangular  
Interior/Corner: Interior  
Zoning: B-2, Business District & I, Industrial District  
Utilities: All public  
Topography: Level  
Flood Plain Data: Zone X, 39093C0127D, 8/19/2008  
Street Improvements: Concrete with 2 lanes  
Site/Building Improvements: Gravel drive and concrete apron

Comments

This neighborhood is a mixed-use area including residential, multi-family and light industrial uses and the site is in close proximity to major highways including Interstate 90 and the Ohio Turnpike. The seller owned multiple contiguous parcels and has been selling them to various unrelated buyers as separate transactions. All information has been confirmed with the manager/partial owner of McFarland Lawn services and is assumed to be accurate.



Comparable Picture and Plat Map  
Date Inspected: 8/21/2013



Vacant Land Sale # 32

Property Data

Location Address: York Road  
City/Township: North Royalton  
County: Cuyahoga  
Parcel Number: 483-06-003  
School District: North Royalton CSD  
Specific Location: West side of York Road, one parcel south of Wallings Road

Sale Data

Grantor: Christopher M. & Sonia Carson  
Grantee: York and Wallings, LLC.  
Date: 6/28/2013  
Sale Price: \$185,000  
Price Per Acre: \$47,053/Ac.  
Price Per Square Foot: \$1.08/SF  
Financing: Cash or terms equivalent  
Condition of Sale: Arm's Length  
Motivation: Willing buyer/seller  
Data Verification: Professional data sources and public records.  
Verified On: 2/28/2014  
Verified By: Tracy Hoke/Doug Firca

Legal Data

Instrument Number: 201306280883  
Type of Instrument: Warranty Deed

Land Analysis

Highest and Best Use: Industrial  
Present Use: Vacant Land  
Total Area: 4.1022 Ac. +/- (gross) 178,692 SF +/- (gross)  
3.9317 Ac. (net) 171,265 SF (net)

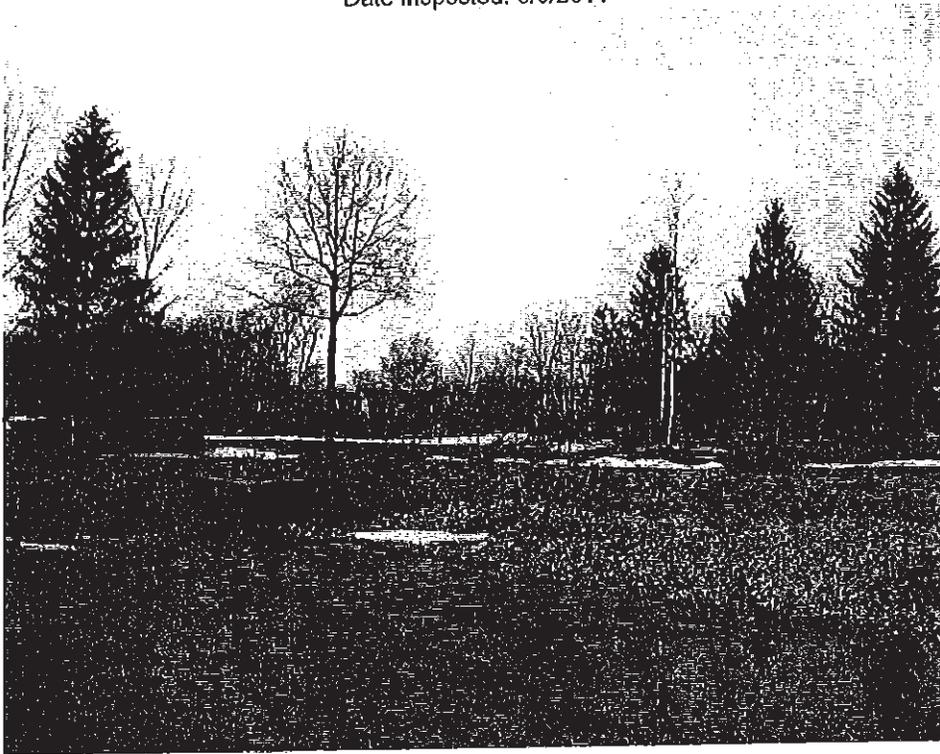
Encumbrances: 0.1705 Ac. +/- P.R.O.  
Easements: Typical utility easements  
Dimensions: Unknown  
Shape: Rectangular  
Interior/Corner: Interior  
Zoning: GI, General Industrial  
Utilities: All public  
Topography: Level  
Flood Plain Data: Zone X, 39035C0284E  
Street Improvements: 2 paved lanes  
Site/Building Improvements: Previously developed lot

Comments

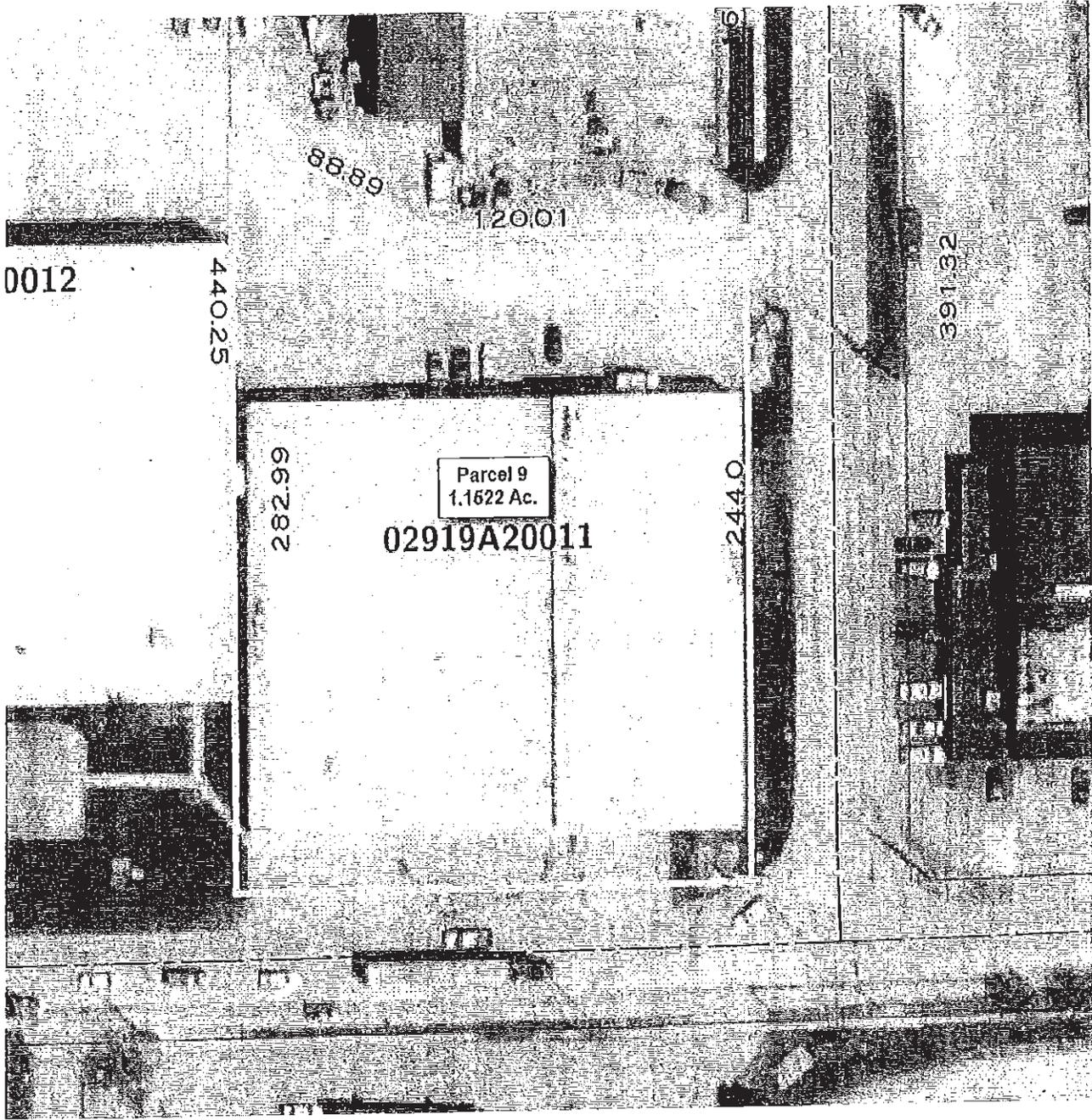
The site was previously developed with a single-family house, which was demolished by the seller before the transaction. The property had a list price of \$250,000 indicating a sale to list price ratio of 74% and was on the market an extended period of time. The site is on the edge of an industrial neighborhood with residential properties to the north and is north of the Ohio Turnpike. Multiple attempts were made to confirm data with no success. All information has been confirmed with professional data sources deemed reliable and public records and is assumed to be accurate. Because the data is within market tolerances relative to its financial and physical characteristics, the sale appears to be consistent with other market transactions and is considered relevant.

# Comparable Picture and Plat Map

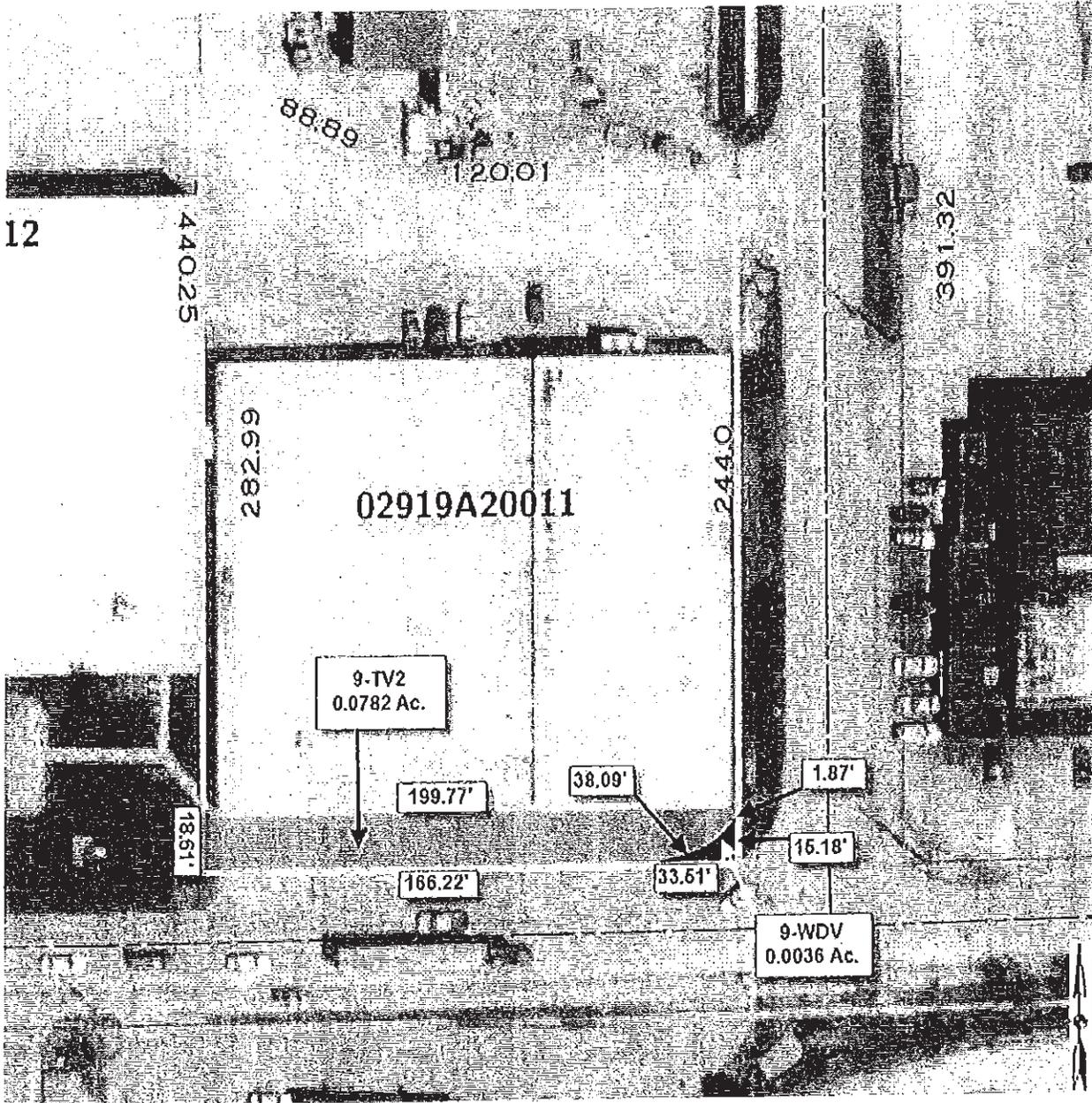
Date Inspected: 3/9/2014



SUBJECT PROPERTY AERIAL



ACQUISITION SKETCH  
Close up of Take Area (Not to Scale)



View of Residue (Not to Scale)



## Parcel Impact Notes

This document is meant to be an aid for copying and is absolutely not to be interpreted as steering or directing an appraiser to an opinion that is not the appraiser's. However, appraisers must comply with applicable appraisal standards, including USPAP as appropriate, and ODOT's policies and procedures regarding appraisals.

Project C/R/S	MED-West Smith Road		
PID	8134	Construction Plans	n/a
Parcel	9 WDY, 9 TV-2	R/W Plans	12/13/2012 HR TB Ohio, Inc.
Owner/Tenants:	Glowe Leasing Limited		
Take:	Parcel 9 WDY is a Warranty Deed Taking of 0.0036 acres. Parcels 9 TV-2 is a Temporary Easement taking for grading and drive construction work areas for the contractor, containing 0.0782 ac. The duration of the temporary easement is for a period of 18 months. Parcels 9 TV and 9 TV-1 have been determined to be located on separate larger parcels, and they have been re-designated as 9A TV-1 and 9B TV.		
What is in Take?	The takings involve a permanent fee taking, plus temporary rights of use to the land, plus site improvements, to be inventoried and verified upon site inspection, including verification of the tree and planter identified on plans as take items. Within the temporary easement area, any existing lawn area and paving disturbed will be replaced by contractor; any trees, shrubs and other site improvements taken will not be replaced by the contractor.		
Appraisal Issues / Significant Issues:	<p>The larger parcel to be appraised has been determined to be Permanent Parcel No. 029-19A-20-011, containing 1.1552 acres gross and net. The two adjoining Parcels 029-19A-20-012 and 013 have been determined to be separate larger parcels due to their lack of unity of use. The taking for Parcel 9 WDY will leave a residue area of 1.1516 acres. The appraiser is to appraise the property before and after based upon its highest and best use, using Sales Comparison and Income Capitalization Approaches to value; a Cost Approach will be utilized if the appraiser determines that it is relevant to the appraisal. The appraiser will consider and analyze the residue as unimproved and as cured, giving consideration to diminished access, parking and functional utility of the building after that may be created by the taking and loss of turpents along the south side of the building. The appraiser will consider any costs to cure which may be applicable to partially or fully restore access, parking and functional utility to the residue.</p> <p>The appraisal report will utilize the most current template published by ODOT for the Right-of-Way Appraisal Report, and comply with current ODOT policies and procedures. Research and analysis of comparable land sales and improved sales and rental data will be needed to support a determination of the market value conclusions before and after.</p> <p>Upon completion of the final report, the appraiser will deliver to the review appraiser one electronic draft copy in PDF file format. If recommended for approval, the appraiser will be notified to send 3 copies of the final appraisal report to the review appraiser and the review appraiser will then submit the appraisal reports and review appraisal reports to the City of Medina for agency signature. If electronic delivery of the final reports is preferred, the appraiser may submit a final electronic copy of the completed report to the reviewer for signature, and the report will then be forwarded to the city for signature.</p>		
The valuation (appraisal) problem is:		Simplistic	<input checked="" type="checkbox"/> Complex
Recommended Appraisal Format:	VA Right-Of-Way Appraisal Report (ODOT form RR-25-17; template dated 01/2011)		
Review Appraiser Signature / Date Typed Name	Dean Smith 1/27/2011		
Approved by Signature / Date Typed Name	Patricia Patton, Medina City Engineer		
Appraiser Acknowledgement	I have reviewed the right of way plans and accompanying project and title data, have viewed the subject parcel, have reviewed these Parcel Impact Notes and I have independently performed my own appraisal problem analysis. I am in agreement regarding the valuation (appraisal) problem, the determination of the complexity of this problem, and I agree that the recommended format is appropriate for me during the acquisition phase of this project.		
Signature / Date Typed Name	Eric Kirk, Appraisal Manager		

\*Due to right-of-way plan changes parking and access are no longer adversely impacted by the proposed project. Therefore, the scope of the assignment has changed from complex to simplistic resulting in a report format change from a Right-of-Way Appraisal Report to a VA.



REAL ESTATE SOLUTIONS FOR PUBLIC AGENCIES

O.R. Colan  
ASSOCIATES

DOUGLAS J. FIRCA

Appraiser

#### EDUCATION

B. S. B.A. Finance & Economics  
John Carroll University

#### PROFESSIONAL AFFILIATIONS

Completed required course work for  
the MAI designation of the Appraisal  
Institute.

General Certified Appraiser since  
2005 – State of Ohio

Mr. Douglas Firca has over 10 years of experience providing valuation and analysis of income-producing properties for financing, strategic planning, portfolio analysis, debt restructuring, tax appeal, and eminent domain purposes. He has completed over 500 appraisals, recognizing multiple scenarios and reporting results to senior management, clients, and review boards. Over the course of his career, he has developed and retained sustainable working relationships with lenders, brokers, owners and municipalities; he has utilized qualitative and quantitative analysis to help clients optimize investments and protect assets; and he has a deep understanding of the fundamental factors and market dynamics that affect value. Additionally, he has managed multiple time sensitive projects and accomplished objectives both independently and as part of a team.

#### Previous Appraisal Experience

##### Butler Burgher Group - Senior Appraiser

- Provided valuation analysis for commercial, industrial, special purpose and complex properties;
- Reconciled multiple opinions of value including market, going concern, liquidation and dark values;
- Completed appraisals of investment grade investments including net lease properties;
- Developed valuation analysis for industrial properties in excess of \$30 million.

##### Buckholz, Caldwell & Assoc. - General Certified Appraiser/Analyst

- Provided valuation analysis for commercial and industrial properties worth between \$10,000 and \$50 million;
- Constructed discounted cash flow models based on financial analysis and economic and capital market research;
- Analyzed comparable sales transactions along with replacement and reproduction cost models;
- Provided cost-benefit analyses for proposed investments and examined portfolio credit risk.

##### Continental Valuations - Eminent Domain Appraiser

- Worked with a team that successfully completed projects with over 100 parcels for eminent domain purposes;
- Assessed short- and long-term monetary impact of eminent domain projects for a variety of real estate holdings;
- Reviewed and evaluated detailed right-of-way plans identifying potential diminution of value situations;
- Completed assignments for the State of Ohio and multiple municipalities.



## JURISDICTIONAL EXCEPTION DISCLOSURE

### Value Analysis Report

The appraisal waiver rule adopted by the FHWA allows agencies to determine when an appraisal is not needed if they first determine that the valuation problem was uncomplicated and has an estimated value less than the low-value defined in the rule. As such, the information provided in the development of the approved report format is not considered an appraisal. This specialized service was prepared by a disinterested and unbiased third party within the scope of the certificate holder's certification in compliance with Ohio Revised Code 4763.12.

This report was performed under the JURISDICTIONAL EXCEPTION RULE of the Uniform Standards of Professional Appraisal Practice (USPAP). The format is in compliance with Section 4205.01 of the Policies and Procedures Manual of the Ohio Department of Transportation's (ODOT) Office of Real Estate. The format is also in compliance with Federal Law 49CFR 24.102 (c)(2), as well as the Ohio Administrative Code 5501:2-5-6 (B)(3)(b)(ii)(a) for the provisions for waiver of appraisals. The part or parts of USPAP which have been disregarded are STANDARDS 1-3, since this assignment is not considered to be appraisal or appraisal review. Refer to ADVISORY OPINION 21 of USPAP for illustration of the relationship between "valuation services" and "appraisal practice". The legal authority which justified this action was cited above under Federal and State law for the waiver of appraisal provision. The Value Analysis Report format was developed by ODOT in accordance with the waiver of the appraisal provision in both the Federal and State laws cited above. By definition, the Value Analysis Report format is not an appraisal when it is used in accordance with the Policies and Procedures of ODOT.

RE-22  
REV. 1-2012

REVIEW APPRAISER'S  
FAIR MARKET VALUE ESTIMATE

ORD 181-14

OWNER'S NAME

Post/Coleman Family Limited Partnership

COUNTY MED

ROUTE W. Smith Road

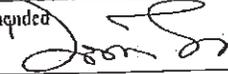
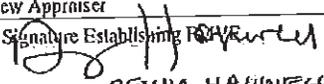
SECTION \_\_\_\_\_

PARCEL NO. 13 WDV, TV, TV-1

PROJECT I.D. NO. 81334

	PAR NO.	ITEMS INCLUDED IN THIS ESTIMATE			ORIGINAL	REVISION	REVISION
		NO.	KIND	AV. SIZE			
L A N D	13 WDV	0.0588 ac. industrial land @ \$35,000/ac., say:			\$2,100		
F E N C E							
T R E E S							
O T H E R	13WDV	Asphalt paving - 1,265s.f. @ \$1.80/s.f., say:			\$2,275		
	13 WDV	Gravel paving - 1,146 s.f. @ \$0.50/s.f., say:			\$575		
	13 WDV	Lawn area - 150 s.f. @ \$0.35/s.f., say:			\$50		
B I L D G		None					
D A M A G E	13 WDV	Cost to cure damages for restoration of parking:			\$3,600		
	13 TV	Temporary easement - 0.0426 ac. x \$35,000/ac., @ 10% annual rate, 1.52 years, say:			\$225		
	13 TV-1	Temporary easement - 0.1056 ac. x \$35,000/ac., @ 10% annual rate, 1.52 years, say:			\$575		
E L		TOTAL FAIR MARKET VALUE FOR REQUIRED R/W			\$9,400		
		OFFER FOR REQUIRED R/W AND EXCESS LAND					
		ADDED COST TO ACQUIRE EXCESS LAND					

We, the undersigned, hereby certify that this estimate contains no allowance for any item contrary to Ohio law and that the amount shown represents the fair market value of the right of way to be acquired.

Trainee's Recommendation	Date	Recommended	Date
			10/17/2014
Review Appraiser Typed Name	Review Appraiser Typed Name	Dean T. Smith, MAI	
Recommended	Date	Recommended	Date
2 <sup>nd</sup> Review Appraiser	Appraisal Unit Manager		
Agency Signature Establishing Review	Date	Administrative Settlement / Case Settlement	Date
	11-12-14		
Typed Name & Title	Patrick Patton, P.E., Engineer	MAI	
Agency Name	City of Medina		

APPRAISAL AND REVIEW RECORD								
FEE/STAFF	APPRAISER	VALUE OF TAKING	DATE APPR SIGNED	TOTAL TAKE	PARTIAL TAKE	TYPE REPORT	TYPE OF SPECIALISTS REPORT	
Fee	Douglas J. Firca	\$9,400	10/14/2014		X	R/W		
REVIEW APPRAISER	ORIGINAL		REVISION		REVISION		REVISION	
	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE
Dean T. Smith, MAI	\$9,400	10/17/2014						

**Reviewer's Reasoning for the Value Estimate:**

The appraiser properly identified and described the property and larger parcel appraised. The appraisal was developed and prepared as a Right of Way Appraisal Report which utilized the Cost, Sales Comparison and Income Approaches to determine the values for the property as improved, before and after. This appraisal and appraisal report were compliant with current USPAP and ODOT policies and procedures. The appraisal appropriately addressed and supported the cost to cure relating to the diminution and replacement of on-site parking. With the adoption of this cost to cure, there are no remaining damages to the residue. The calculations made were mathematically correct and the value analyses and conclusions were reasonable and well supported, with thorough analyses and market data supporting the values for the part taken. The appraisal report is recommended as the basis of FMVE due the property owner.

With all real property owned in fee, Form RE 22-1 is not applicable.

Property appraised – Improved industrial property - 1.5912 acres net before; 1.5324 acres net after.  
 Total value land taken - \$2,100  
 Total value site improvements taken - \$2,900  
 Total value buildings taken - \$0  
 Cost to cure – \$3,600  
 Incurable damages – \$0  
 Temporary easements – \$800  
 Total FMVE - \$9,400

Taking – The property involves a fee taking for Parcel 13 WDV, plus two 18-mnth temporary easement takings for Parcels 13 TV & 13 TV-1.

## APPRAISAL REVIEW TEMPLATE for the RE 25-17 R/W APPRAISAL REPORT

This appraisal review template is to be used for the review of R/W Appraisal Reports that have been prepared to estimate compensation to owners for the part taken and damages, if any, to the part not taken. R/W Appraisal Reports prepared for the Department must comply with instructions included in the template for the form RE 25-17 as well as ODOT's Real Estate Manual and with the USPAP.

- Recommended** = The report meets the many Federal and State requirements (including USPAP) and is recommended as the basis for the acquiring agency's offer.
- Accepted** = The report meets the many Federal and State requirements (including USPAP) but is not recommended as the basis for the acquiring agency's offer.
- Not Accepted** = The report does not meet the many Federal and State requirements (including USPAP) and will not be used as the basis for the acquiring agency's offer.

1. **State the identity of the client:** [SR 3-5(a)]

The client is the City of Medina.

2. **State the identity of any intended users of this appraisal review:** [SR 3-5(a)]

The intended users of the appraisal review are the The City of Medina, Ohio Department of Transportation and their authorized agents, reviewers and representatives including OR Colan Associates, the Ohio Attorney General's Office, and the report is a public record.

3. **State the intended use of this appraisal review:** [SR 3-5(b)]

The intended use of the reviewer's opinions and conclusions are to assist the client in establishing F.M.V.E. in compliance with the Uniform Act, Ohio law and the appropriate Federal and State regulations, or, to provide a documented reason as to why the appraisal report is not acceptable, or, is not to be used as a basis to establish F.M.V.E.

4. **State the purpose of the appraisal review:** [SR 3-5(c)]

The purpose of this appraisal review is to:

- (i) determine if the appraisal meets the definition of an appraisal found in 49 CFR 24.2(a)(3) and OAC 5501:2-5-01(B)(3);
- (ii) determine if the appraisal meets the appraisal requirements found in 49 CFR 24.103 and the OAC 5501:2-5-06 (C)(1)(b);
- (iii) determine if the appraisal meets published ODOT procedures regarding the RE 25-17 R/W Appraisal Report format;
- (iv) determine if the appraiser's data, reasoning and support are adequate for the value conclusion(s) reported in the analysis, and;
- (v) if the appraisal report is concluded to be adequate, make a determination if the report is to be recommended as a basis for the establishment of the amount of just compensation

which is FMVE.

5. Identify the work under review: [SR 3-5(d)]

(i) Identify the ownership interest of the property that is the subject of the work under review;

Fee Simple Interest

(ii) Identify the date of the work under review;

October 14, 2014

(iii) Identify the effective date of the opinions or conclusions in the work under review;

March 14, 2014

(iv) Identify the appraiser who completed the work under review.

Douglas J. Firac

6. State the effective date of this appraisal review and the date of this review report: [SR 3-5(e)]

Effective Date: October 17, 2014

Report Date: October 17, 2014

State any extraordinary assumptions of this appraisal review and that their use might have affected the assignment results: [SR 3-5(f)]

1. Factual data contained within the appraisal report under review are, unless otherwise noted, assumed to be correct, but no responsibility shall be assumed by the review appraiser for the accuracy or completeness of such data.

2. This review appraisal is subject to revision, to be prepared according to review agreement, for appraisal changes requiring re-review due to changes in project plans or assignment specifications, or for the disclosure of additional information, if any, that may affect the value of the property before or after which was not provided to the Reviewer or Appraiser as of the date of this review. The Review Appraiser assumes no responsibility for the reliability of third party information, nor for values or conditions relating to such information, which was not disclosed to the Appraiser or Review Appraiser.

3. The review appraiser shall not be held responsible for errors and omissions, nor for revisions to this report or to the appraisal under review, resulting from information which was withheld or unavailable to the appraiser or review appraiser, nor from erroneous information supplied by others. The review appraiser reserves the right to revise this appraisal, under separate service contract, for the disclosure of information that was not provided or was not available to the appraiser or the review appraiser as of the date of this report.

4. The review appraiser shall not be held responsible for errors and omissions relating to property information presented in the appraisal, nor for inspection services required to verify such information. All review services relating to property inspection issues shall be done under separate work order or service agreement.

State any hypothetical conditions of this appraisal review and that their use might have affected the assignment results: [SR 3-5(f)]

None

*[Note: The review appraiser's use of extraordinary assumptions or hypothetical conditions without the client's prior knowledge is contrary to the spirit of USPAP. These items should be discussed with the client during the definition of the problem phase of the appraisal review assignment or as soon as the review appraiser becomes aware of the need to incorporate them in the assignment so they can be incorporated into the scope of work. The review appraiser should never wait until the final report to reveal to the client the use of these items in the assignment. The reviewer is required to obtain prior approval from the agency in order to use an extraordinary assumption or hypothetical condition ODOT Real Estate Manual Sec. 4000.05(D)&(E).]*

8. State the scope of work used to develop this appraisal review: [SR 3-5(g)]

(i) To identify the extent of the review process, the reviewer has:

- Reviewed the right of way plans
- Reviewed construction plans
- Viewed subject property
- Viewed comparable properties
- Read the appraisal report

(ii) Analyzed the appraisal report for compliance with:

- Uniform Act/ 42USC CH 61/49 CFR Part 24
- O.R.C. 163/OAC 5501:2-5-06
- ODOT Real Estate Manual Sections 4100 to 4500
- USPAP

(iii) Analyzed the appraisal for:

- Appraisal theory and techniques
- Proper before and after analysis
- Mathematical accuracy
- Reasonableness and consistency
- Fair, supportable compensation

Review of the RE 25-17 R/W Appraisal Report

- 9. Did the appraiser use the Form RE 25-17(Revised 01-2014)?  Yes  No
- 10. The appraiser included the Certificate of Appraiser: Form RE 25-6 (Revised 1-2014)?  Yes  No
- 11. Is the appraiser an approved ODOT consultant, or an approved agency staff appraiser?  Yes  No
- 12. Is there a copy of the PIN in the appraisal report?  Yes  No
- 13. Are the PIN's signed by the appraiser, review appraiser, and agency official?  Yes  No

14. Has the appraiser adequately complied with the scope of work outlined in the Parcel Impact Notes?  Yes  No
15. Are there tenant-owned improvements classified as real property?  Yes  No
- 15a. If yes, did the appraiser allocate a contributory value to the tenant-owned improvements?  Yes  No  N/A
- 15b. If yes, how will salvage value be addressed on the form RE 22-1?

**Review of Part 1 – Introduction**

16. Did the appraiser include any extraordinary assumptions or hypothetical conditions?  Yes  No
- 16a. If yes, were the assumptions or conditions agreed to by the client?  Yes  No  N/A
17. Does the use of any assumptions or conditions effect the credibility of the report?  Yes  No
18. Is this a "Limited Scope" Appraisal?  Yes  No  N/A
- 18a. If yes, what are the limitations of the scope?
- 18b. If yes, did the appraiser comply with the limitations of the scope?  Yes  No  N/A
19. Did the appraiser adequately comply with Part 1 of the RE 25-17?  Yes  No

**Review of Part 2 – Factual Data Before The Taking**

20. Did the appraiser adequately comply with Part 2 of the RE 25-17?  Yes  No
- 20a. If No, explain below and also conclude whether the appraisal is still credible;

**Review of Part 3 – Valuation Before The Taking**

21. What is the value of the whole property –Before the taking? \$850,000
22. Has the appraiser considered all relevant and reliable approaches to value?  Yes  No
23. Did the appraiser adequately comply with Part 3 of the RE 25-17?  Yes  No
- 23a. If no, explain below and also conclude whether the appraisal is still credible;

Review of Part 4 – Analysis of The Take

24. What is the allocated value of those items in the take area, if any?

Land:: \$ 2,100

Site Improvements:: \$ 2,900

Structures:: \$ 0

Total = Part Taken: \$ 5,000

25. Did the appraiser adequately comply with Part 4 of the RE 25-17?  Yes  No

25a. If no, explain below and also conclude whether the appraisal is still credible

Review of Part 5 – Factual Data After The Taking

N/A due to limited scope of work

26. Has the appraiser adequately described the residue in its uncured condition?  Yes  No

26a. What is the effect of the taking on the uncured residue property?  
*[Reviewer must discuss changes in H&B Use or changes in intensity of H&B Use]*

The taking will diminish the amount of parking available to the residue, which would result in the inability to support the same amount of office space within the building after. This condition is curable.

27. Did the appraiser consider a cure?  Yes  No

27a. If yes, has the appraiser adequately described the residue in its cured condition?  Yes  No

27b. What is the effect of the taking on the cured residue? n/a

28. Did the appraiser adequately comply with Part 5 of the RE 25-17?  Yes  No

28a. If no, explain below and also conclude whether the appraisal is still credible

Review of Part 6 - Valuation of the Residue Uncured

N/A due to limited scope of work

29. Did the appraiser value the residue uncured?  Yes  No

30. Has the appraiser considered all relevant and reliable approaches to value?  Yes  No

31. What are total damages uncured;

Value Before the Taking	\$850,000
Value of the Residue Uncured (-)	670,000
Difference	\$180,000
Part Taken (-)	5,000
Total Damages, If Uncured	\$175,000

32. Did the appraiser adequately comply with Part 6 of the RE 25-17?  Yes  No.

32a. If no, explain below and also conclude whether the appraisal is still credible.

**Review of Part 7 - Feasibility of the Cost-To-Cure**

Yes  No

33. Was a Cure considered?

33a. If Yes, briefly describe the cure.

Installation of paved parking area on the west side of the warehouse section of the building will provide a replacement for the 10 parking spaces removed by the taking.

33b. If Yes, Is the cure feasible?

Yes  No

34. Did the appraiser adequately comply with Part 7 of the RE 25-17?  Yes  No

34a. If No, explain below and also conclude whether the appraisal is still credible;

**Review of Part 8 - Valuation of the Residue As Cured**

N/A

35. Did the appraiser value the residue cured?  Yes  No

36. Has the appraiser considered all relevant and reliable approaches to value?  Yes  No

37. Are there damages remaining after the cure has been considered?

Value of the residue as cured	\$845,000
Value of the Residue Uncured	- \$670,000
<u>Value of the cure</u>	<u>\$175,000</u>
Total Damages, if Uncured	\$175,000
Value of the Cure	- \$175,000
<u>Remaining Damages Uncured</u>	<u>\$0</u>

37a. Reviewer's explanation of remaining uncured damages

38. How has the Net Cost-to-Cure been addressed:

Cost-to-Cure	\$3,600
<u>Items cured but paid for in the take</u>	<u>(-) \$0</u>
Net Cost-to-Cure	\$3,600

38a. Reviewer's explanation of Net Cost-to-Cure:

N/A

39. Did the appraiser adequately comply with Part 8 of the RE 25-17?  Yes  No

39a. If no, explain below and also conclude whether the appraisal is still credible.

**Review of Part 9- Compensation Estimate for Temporary Easements**

N/A

40. Did the appraiser adequately and reasonably consider any temporary easements?  Yes  No

41. Was the compensation for the temporary based upon the residue property?  Yes  No

**Review of Part 10 - Valuation Summary and Compensation Estimate**

42. Allocate the appraiser's estimate of compensation:

The Compensation Estimate

The Part Taken		\$ <u>5,000</u>
+ Damages		
Net Cost-to-Cure	\$3,600	
<u>Damages Uncured</u>	<u>\$ 0</u>	
Total Damages		\$ <u>3,600</u>
+ <u>Temporary Easements</u>		\$ <u>800</u>
Total Compensation		\$ 9,400

43. Did the appraiser adequately comply with Part 10 of the RE 25-17?  Yes  No

43a. If no, explain below and also conclude whether the appraisal is still credible.

44. State the reviewer's opinions and conclusions about the work under review, including the reasons for any disagreement. [S-3-5(H)]

The appraisal was compliant with USPAP, current ODOT policies and procedures, and it is mathematically and factually correct. The appraiser's value conclusions were reasonable and well supported.

The appraisal report is recommended as the basis of FMVE due the property owner.

Refer to Form RE 22 for additional comments.

## Reviewer's Certification

### I disclose that:

- I am an employee of the Ohio Department of Transportation approved to perform appraisal review services.
- I am a consultant approved by the ODOT Office of Consultant Services to perform appraisal review services for ODOT projects and Federally funded projects.
- I have not provided any services regarding the subject property within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity. *(If this box is not checked then the appraiser must provide an explanation and clearly and conspicuously disclose whatever services have been provided for this property in the past three years.)*
- No one provided significant real property appraisal review assistance to the person signing this certification. If this box is not checked then the appraiser must explain below:

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

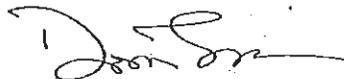
- ❖ The statements of fact contained in this report are true and correct.
- ❖ I have physically viewed the subject property and the take area of the subject property of the work under review.
- ❖ I have personally viewed the comparable sales in the field used in the valuation.
- ❖ The Appraisal Report reviewed complies with Sections 4000 through 4500 of the Real Estate Manual promulgated by the Office of Real Estate, Ohio Department of Transportation.
- ❖ That I understand that such appraisal review report may be used in connection with the acquisition of right of way for a transportation project to be constructed by the State of Ohio with the assistance of Federal-Aid Highway Funds or other Federal Funds.
- ❖ That such appraisal review report 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 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 the work under review and no personal interest with respect to the parties involved.
- ❖ I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- ❖ My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ❖ My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- ❖ My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
- ❖ My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- ❖ That I have not revealed the findings and results of such appraisal review report 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.
- ❖ My class of certification is: General Certification

RE 25-16  
Rev. 01-2014

Project: MED-W. Smith Rd.  
PID: 81334  
Parcel: 13

- is within the scope of my certification or licensure
- is not within the scope of my certification or licensure
- ❖ My certification/license number is: 380222

Appraisal Reviewer Signature



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Typed Name Dean T. Smith, MAI

Comments:

County MED  
Route W. Smith Road  
Section \_\_\_\_\_  
Parcel No. 13 WDV, TV, TV-1  
PID# 81334  
State Job # \_\_\_\_\_  
Federal Project # \_\_\_\_\_  
Owner 

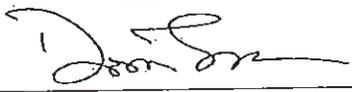
Post/Coleman Family Limited Partnership
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**REVIEW APPRAISER'S STATEMENT**

I, the undersigned, a fully authorized Review Appraiser of the State of Ohio, Department of Transportation, hereby state as follows:

- 1 From the information available to me on this date, I have estimated the fair market value of subject parcel and its collateral agreement to be \$9,400 . This supersedes the finding dated 3/14/14..
- 2 I understand that this parcel is, or may become a part of a Federal-aid highway project.
- 3 I did view the subject property and did view the comparable sales in the appraisal report to the extent required to reach a conclusion as to the reasonableness of the value estimate contained therein.
- 4 I do not have a direct or indirect, present or contemplated personal interest in such property or in any benefit from the acquisition of such property appraised.
- 5 My estimate has been independently based on appraisals and other factual data of record without collaboration or direction.
- 6 The amount established above contains no allowance for any item contrary to Ohio Law. It is my understanding that the amount of \$9,400 is eligible for Federal Reimbursement.  
The variation between items (1) and (6) is due to

DATE: 10/17/2014

Signature 

Appraisal Reviewer: Dean T. Smith, MAI

Reviewer Authorization Date: 02/01/2000

CERTIFICATE OF THE REVIEW APPRAISER

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

The statements of facts contained in this report are true and correct.

The reported analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report 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 the work under review and no personal interests with respect to the parties involved.

I have no bias with respect to the property that is the subject of the work under review 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 developing or reporting predetermined assignment results or assignment results that favor the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.

My analyses, opinions, and conclusions were developed, and this review report has been prepared, in conformity with the requirements of the *Uniform Standards of Professional Appraisal Practice*.

I have personally viewed the property that is the subject of this review report.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by their duly authorized representatives.

No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification.

I have not performed services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three year period preceding acceptance of this assignment.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this review report, I have completed the requirements of the continuing education program of the Appraisal Institute.

  
\_\_\_\_\_  
Dean T. Smith, MAI  
State of Ohio  
General Certification #380222

10/17/2014  
Date

## STATEMENT OF GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

The review appraisal of the subject property is subject to the following limiting conditions:

All of the assumptions and limiting conditions set forth by the appraiser in the appraisal report, including extraordinary and hypothetical assumptions, are incorporated into this review appraisal report by reference and shall be deemed as integral assumptions and limiting conditions applicable to this report, unless otherwise specified.

Title is assumed to be marketable. No responsibility is assumed by the appraiser for matters legal in nature; including opinion as to the title which is assumed to be complete and accurate, and legal descriptions and legal documents assumed correct. Liens and encumbrances, if any, have been disregarded and the property appraised as if free of indebtedness. The appraiser assumes no responsibility for title services and furnishing of title policies that may be required, nor for survey or title conditions that have not been disclosed to the appraiser.

Information identified in the appraisal review as having been furnished by others is believed to be reliable, but no responsibility has been assumed for its accuracy.

Assessment of the potential costs and effects on market value pertaining to compliance or non-compliance with the Americans with Disabilities Act (ADA) is beyond the scope of this review appraisal. For the purposes of this appraisal, the property is assumed to be in full compliance with current ADA guidelines.

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute and the Appraisal Foundation. Possession of this report, or a copy thereof, does not carry with it the right of publication. Disclosure of the contents of this appraisal report (especially any conclusions as to value, the identify of the review appraiser, or any reference to the Appraisal Institute or to the MAI designation) shall not be disseminated to the public through advertising, public relations, news or sales media, or any other public means of communication without the prior written consent and approval of the appraiser.

This review appraiser is not a qualified expert with respect to soil conditions, underground storage tank conditions, structural building integrity or hazardous chemicals/substances which may or may not be present on the subject property. Information as to the presence or absence of hazardous conditions or materials must, therefore, be obtained from others. No adverse soil conditions, unsound structural building conditions, asbestos, PCB's or other hazardous materials were pointed out or observed and, hence, the value reported herein assumes an environmentally clean building and site with no deficiencies. The review appraiser reserves the right to modify the value reported herein if subsequent studies reveal hazardous circumstances or substances to be present.

The review appraiser will not be required to give testimony or appear in court by reason of this report unless prior arrangements have been made.

## SCOPE OF WORK

Also see Form RE 25-17, Section 8. The extent and scope of work applicable to this appraisal review assignment consists of the procedures outlined below. The scope of the review appraisal assignment was to perform a technical review, including a field and desktop review of the appraisal that is the subject of this report. A desktop review of the appraisal was made in which the data, analyses and conclusions contained in the appraisal report were reviewed as to their completeness, adequacy, relevance, appropriateness, quality, accuracy and reasonableness. The review appraiser made a viewing of the subject property and comparables. The project plans and data referenced herein were also reviewed. A review appraisal report was then prepared in conformance with ODOT Appraisal Policies and Procedures, and with the Uniform Standards of Professional Appraisal Practice.

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12 ©

1. Name of Appraiser Dean T. Smith

2. Class of Certification/Licensure: X Certified General
Licensed Residential
Temporary General Licensed
Certification/Licensure Number: 380222

3. Scope: This report X is within the scope of my Certification or License.
is not within the scope of my Certification or License.

4. Service Provided by: X Disinterested & Unbiased Third Party
Interested & Biased Third Party
Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting the appraisal

Handwritten signature of Dean T. Smith

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
Cleveland (216) 787-3100