

INVOICE

FROM:

OHIO REAL PROS, LLC.
JOHN J. LYNCH
2001 Crocker Rd # ST200
Westlake, OH 44145-6966

Telephone Number: (216) 533-7007

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TO:

CITY OF BEREALAND BANK REUTILIZATION PROGRAM
11 BEREAL COMMONS
BEREA, OH 44017

E-Mail: MMADZY@CITYOFBEREA.ORG

Telephone Number: 440-826-5803

Fax Number:

Alternate Number:

INVOICE NUMBER

7-15-23

DATES

Invoice Date: 07/16/2023

Due Date:

REFERENCE

Internal Order #:

Lender Case #: 7-15-23

Client File #:

FHA/VA Case #:

Main File # on form:

Other File # on form:

Federal Tax ID: 82-3885241

Employer ID: 82-3885241

DESCRIPTION

Lender:	CITY OF BEREAL	Client:	CITY OF BEREAL		
Purchaser/Borrower:	CITY OF BEREAL LAND BANK REUTILIZATION PROGRAM				
Property Address:	11 BEREAL COMMONS				
City:	BEREA, OH 44017				
County:	CUYAHOGA				
Legal Description:		State:	OH	Zip:	44017

FEES

AMOUNT

APPRAISAL FEE	1,000.00
PPN 364-14-078	

SUBTOTAL

1,000.00

PAYMENTS

AMOUNT

Check #:	Date:	Description:
Check #:	Date:	Description:
Check #:	Date:	Description:

SUBTOTAL

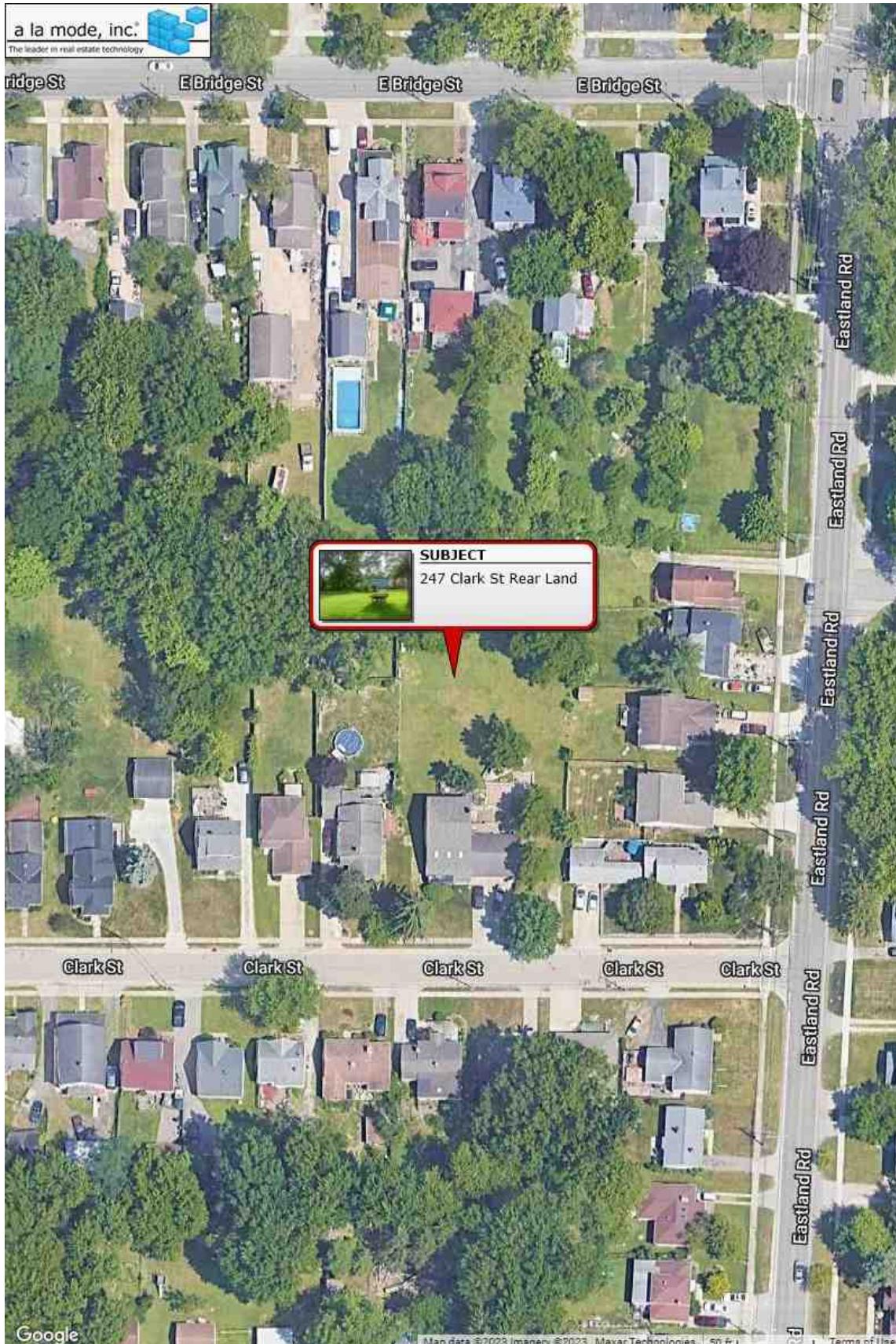
TOTAL DUE

\$

1,000.00

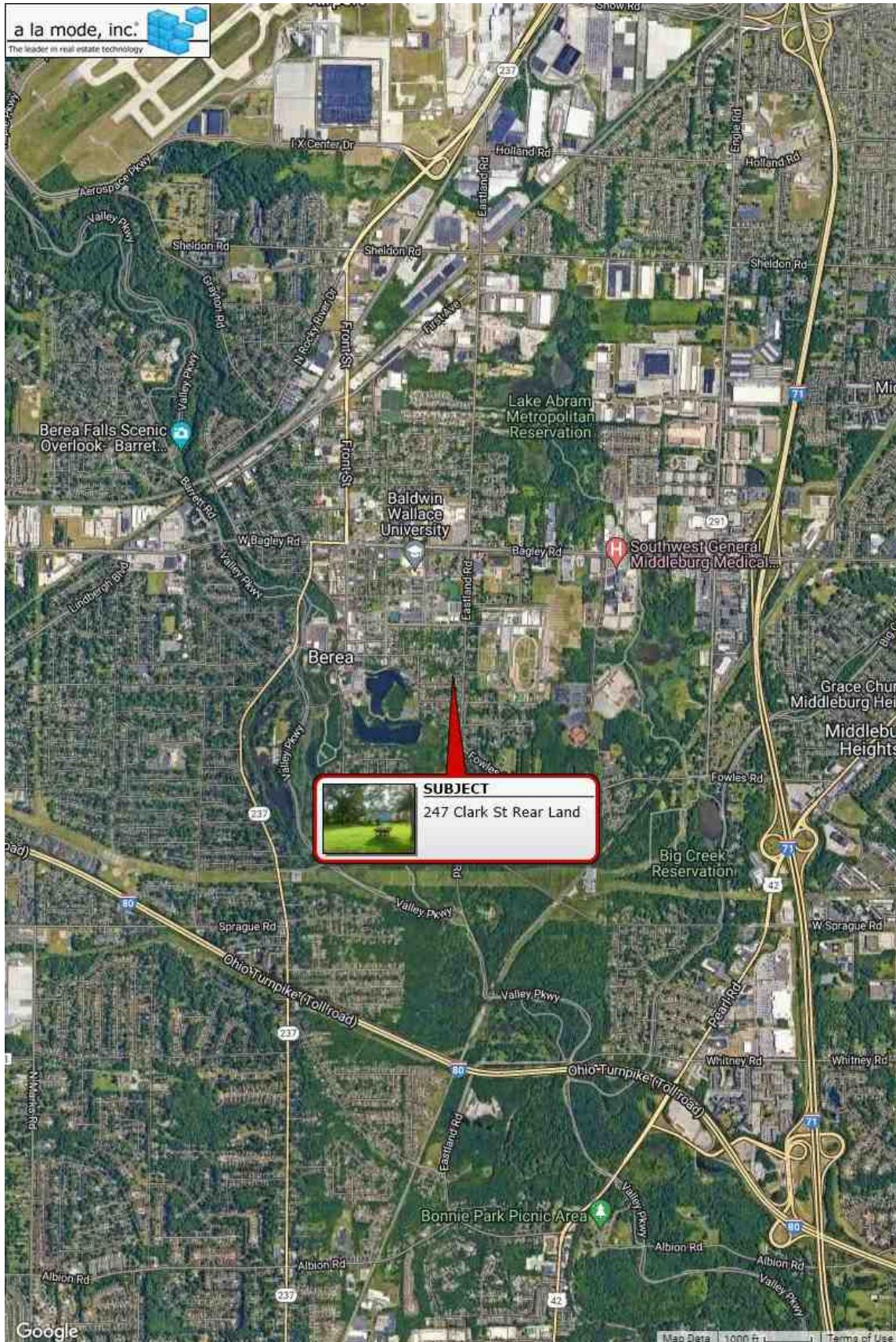
Location Map

Client	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		
Property Address	247 Clark St Rear Land		
City	Berea	County	CUYAHOGA
Owner	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		



Aerial Map

Client	CITY OF BEREALAND BANK REUTILIZATION PROGRAM				
Property Address	247 Clark St Rear Land				
City	Berea	County	CUYAHOGA	State	OH
Owner	CITY OF BEREALAND BANK REUTILIZATION PROGRAM				



Subject Land Photo Page

Client	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		
Property Address	247 Clark St Rear Land		
City	Berea	County	CUYAHOGA
Owner	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		



Subject Front

247 Clark St Rear Land
Sales Price N/A
Date of Sale N/A
Location URBAN BLOCKED
Site/View 0.3317 ACR
ZONING RESIDENTIAL
LAND AREA SQ. FT. 14,449
USE VACANT LAND
PPN 364-14-078

SOUTHEASTERN LOOKING EAST TOWARDS EASTLAND ROAD

THIS PROPERTY BEGINS
115/118 FEET NORTH OF
CLARK ST., TO THE REAR
OF 247 CLARK ST.



Subject

NORTHEAST VIEW
FROM REAR SOUTH SIDE
OF SUBJECT AT REAR OF
247 CLARK ST. HOUSE



CLARK ST HOMES

Subject Land Photo Page

Client	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		
Property Address	247 Clark St Rear Land		
City	Berea	County	CUYAHOGA
Owner	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		



Subject house in front of land

247 CLARK ST., BEREAL
Sales Price N/A
Date of Sale N/A
Location URBAN BLOCKED
Site/View 0.3317 ACR
ZONING RESIDENTIAL
LAND AREA SQ. FT. 14,449
USE vacant land
PPN 364-14-078



REAR OF HOUSE-247 CLARK ST



239 & 247 CLARK HOUSES

Photograph Addendum

Client	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		
Property Address	247 Clark St Rear Land		
City	Berea	County	CUYAHOGA
Owner	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		



**PROPERTIES ON EAST SIDE OF SUBJECT AT
155-161 EASTLAND ROAD**

**PROPERTIES ON NORTH SIDE OF SUBJECT
242-246 E. BRIDGE ST.**



CLARK ST



SUBJECT - VACANT LANDLOCKED LAND



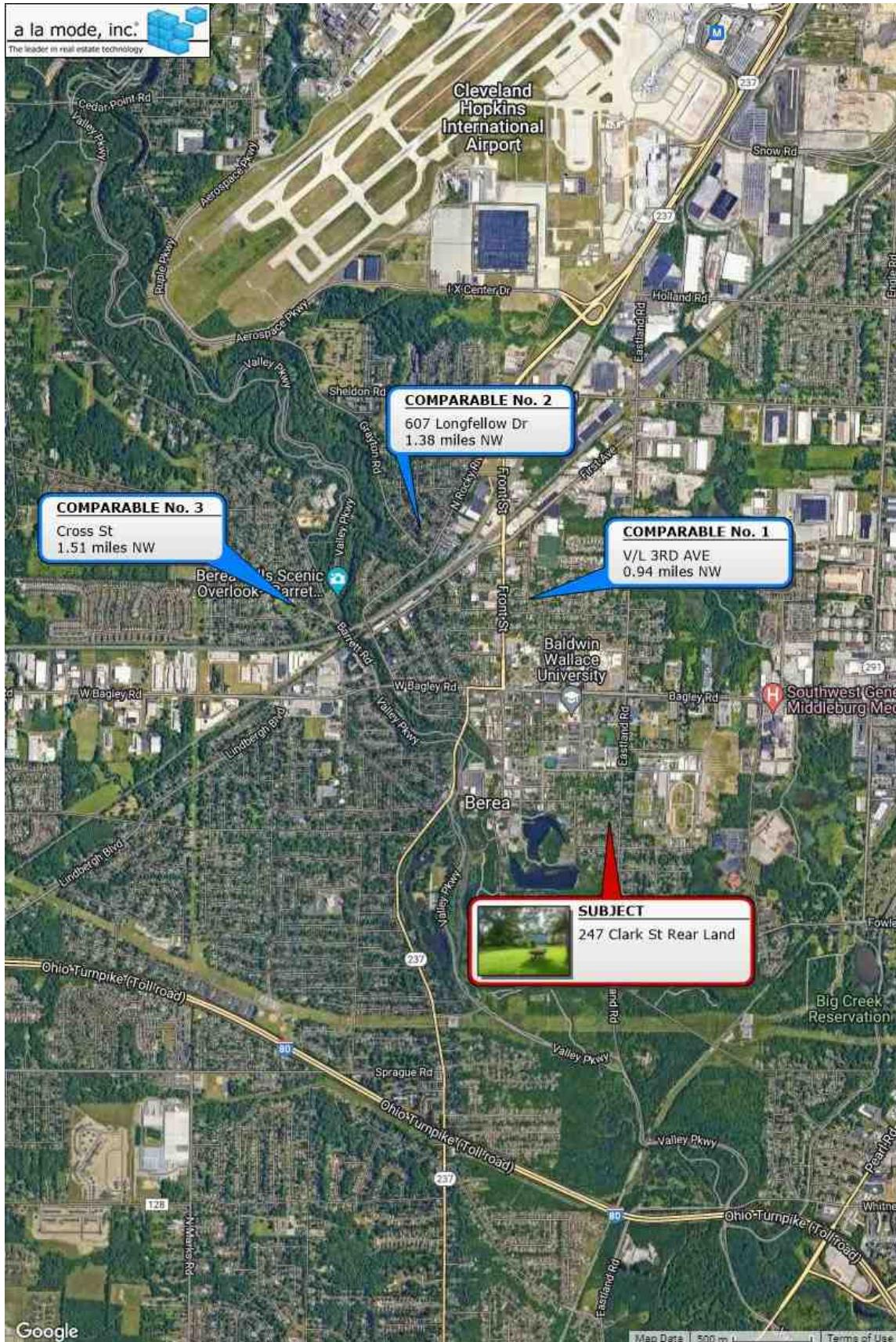
SUBJECT - VACANT LANDLOCKED LAND



SUBJECT - VACANT LANDLOCKED LAND

Comparable Sales Map

Client	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		
Property Address	247 Clark St Rear Land		
City	Berea	County	CUYAHOGA
Owner	CITY OF BEREALAND BANK REUTILIZATION PROGRAM		



LAND APPRAISAL REPORT

7-15-23
File No.
7-15-23

SUBJECT	Borrower	CITY OF BEREALAND BANK REUTILIZATC		Census Tract	1343.00	Map Reference	17460		
	Property Address	247 Clark St Rear Land		County	CUYAHOGA	State	OH		
	City	Berea	State	OH	Zip Code	44017			
	Legal Description vol 296 pg 44 pcl c ff 117.92 d 137.41 0.3317 ac sect 17 2016 s r PPN 364-14-078								
	Sale Price \$	N/A	Date of Sale	N/A	Loan Term	0 yrs.	Property Rights Appraised	<input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD	
	Actual Real Estate Taxes \$	826	(yr)	Loan charges to be paid by seller \$	0	Other sales concessions	0		
	Lender/Client	CITY OF BEREAL		Address	11 BEREAL COMMONS, BEREAL, OH 44107				
	Occupant	CITY OF BEREAL LA	Appraiser	JOHN J. LYNCH	Instructions to Appraiser	APPRaise REAR LANDLOCKED LAND			
	Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good	Avg.	Fair	Poor	
	Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%					
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Present	75 % One-Unit	5 % 2-4 Unit	5 % Apts.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Land Use	5 % Industrial	% Vacant	%	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Change in Present	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Land Use	(*) From	To		Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	5 % Vacant	Protection from Detrimental Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
One-Unit Price Range	\$ 90,000	to \$ 400,000	Predominant Value \$ 218,500	Police and Fire Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
One-Unit Age Range	2 yrs. to 120 yrs.	Predominant Age 60 yrs.		General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)									
THIS IS A LANDLOCKED PARCEL OF LAND TO THE REAR OF 247 CLARK ST. AND HAS NO ACCESS TO PUBLIC ROADS OR UTILITIES WITHOUT GOING OVER OTHER PROPERTIES. IT BEGINS 115/118 FEET NORTH OF 247 CLARK ST. WHICH IS THE PROPERTY IMMEDIATELY SOUTH OF THIS PARCEL OF LAND.									
NEIGHBORHOOD	Dimensions	112 136 82 39 35 96		=	0.3317 ACR	<input type="checkbox"/> Corner Lot			
	Zoning Classification	RESIDENTIAL		Present Improvements	<input checked="" type="checkbox"/> Do <input type="checkbox"/> Do Not	Conform to Zoning Regulations			
	Highest and Best Use	<input type="checkbox"/> Present Use	<input checked="" type="checkbox"/> Other (specify)	TO BE PART OF ADJOINING PROPERTIES TO SO IT WOULD NOT BE LANDLOCKED					
	Public	Other (Describe)	OFF SITE IMPROVEMENTS						
	Elec.	<input type="checkbox"/>	N/A	Street Access	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	Topo	FLAT	
	Gas	<input type="checkbox"/>	N/A	Surface	ASPHALT			Size	0.3317 ACRES
	Water	<input type="checkbox"/>	N/A	Maintenance	<input type="checkbox"/> Public	<input type="checkbox"/> Private	Shape	IRREGULAR RECTANGULAR	
	San. Sewer	<input type="checkbox"/>	N/A	<input type="checkbox"/> Storm Sewer	<input type="checkbox"/> Curb/Gutter	<input type="checkbox"/> Street Lights	View	HOMES	
		<input type="checkbox"/>	Underground Elect. & Tel.	<input type="checkbox"/> Sidewalk			Drainage	AVERAGE	
	Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)								
THE SUBJECT IS LAND LOCKED									
LAND WITHOUT ACCESS TO STREETS OR UTILITIES. IT IS TO THE REAR OF THE ADJOINING RESIDENTIAL HOME LOCATED AT 247 CLARK ST TO THE SOUTH AND EAST OF THE ODD NUMBERED HOMES AT 155-161 EASTLAND ROAD AND THE EVEN NUMBERED HOMES AT 242-246 E. BRIDGE ST TO THE NORTH OF THE SUBJECT									
The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.									
ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3			
Address	247 Clark St Rear Land Berea, OH 44017	V/L 3RD AVE Berea, OH 44017		607 Longfellow Dr Berea, OH 44017		Cross St Berea, OH 44017			
Proximity to Subject		0.94 miles NW		1.38 miles NW		1.51 miles NW			
Sales Price	\$ N/A	\$ 38,000		\$ 60,000		\$ 70,000			
Price \$/Sq. Ft.	\$	\$ 4.83		\$ 3.83		\$ 1.64			
Data Source(s)	COUNTY	COUNTY		COUNTY	COUNTY				
ITEM	DESCRIPTION	DESCRIPTION	+(\$ Adjust.)	DESCRIPTION	+(\$ Adjust.)	DESCRIPTION	+(\$ Adjust.)		
Date of Sale/Time Adj.	N/A	7/21/2022		2/14/2023		3/17/2023			
Location	URBAN BLOCKED	URBAN ACCESS		URBAN ACCESS		URBAN ACCESS			
Site/View	0.3317 ACR	HOMES		HOMES		HOMES			
ZONING	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL			
LAND AREA SQ. FT.	14,449	7860		15,651		42,768			
USE	VACANT LAND	VACANT LAND		VACANT LAND		VACANT LAND			
PPN	364-14-078	362-16-053		361-15-023, 024		361-07-061, 062			
Sales or Financing	0	CASH		CASH		CASH			
Concessions	0	0		0		0			
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$		
Indicated Value of Subject		\$ 38,000		\$ 60,000		\$ 70,000			
Comments on Market Data ALL THE COMPS ARE LOCATED IN BEREAL AND ARE ALL ARMS LENGTH SALES OF BUILDABLE PARCELS OF LAND, COMP 1 HAS 60 FEET OF FRONTAGE, COMP 2 104 FEET AND COMP 3 HAS 162 FEET.									
Comments and Conditions of Appraisal SQ. FT. PRICE RANGE FOR BUILDABLE LOTS WITH ACCESS TO UTILITIES IS FROM \$1.64-\$4.83 PER SQ. FT., THE SUBJECT CAN ONLY BE USED AS YARD EXPANSION BY ANY OF THE 5 ADJACENT PROPERTIES SINCE ACCESS TO THE STREET CAN ONLY BE GAINED THROUGH THE ADJOINING PROPERTIES. THE APPRAISER ESTIMATES THE VALUE OF THE LAND TO BE 20-40% SAY 30% OF THE AVERAGE SALES PRICE PER FOOT OF THE SALES ABOVE.									
Final Reconciliation IN THE FINAL DETERMINATION OF VALUE THE APPRAISER VALUES THE PROPERTY AT \$14,882 SAY \$15,000.									
RECONCILIATION									
I (WE) ESTIMATE THE MARKET VALUE AS DEFINED OF THE SUBJECT PROPERTY AS OF	7/15/2023		TO BE \$	15,000					
Appraiser			Supervisory Appraiser (if applicable)						
Date of Signature and Report	07/16/2023		Date of Signature						
Title	CERTIFIED GENERAL APPRAISER		Title						
State Certification #	382465		State Certification #						
Or State License #			Or State License #						
Expiration Date of State Certification or License	09/25/2023		Expiration Date of State Certification or License						
Date of Inspection (if applicable)	7/15/23		<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property				Date o		

ENVIRONMENTAL ADDENDUM

APPARENT* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS

7-15-23

File # 7-15-23

Client	CITY OF BEREALAND BANK REUTILIZATION PROGRAM				
Property Address	247 Clark St Rear Land				
City	Berea	County	CUYAHOGA	State	OH
Owner	CITY OF BEREALAND BANK REUTILIZATION PROGRAM				

*Apparent is defined as that which is visible, obvious, evident or manifest to the appraiser.

This Environmental Addendum is for use with any real estate appraisal. Only the statements which have been marked by the appraiser apply to the Subject property.

This addendum reports the results of the appraiser's routine viewing of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about any observed evidence of any hazardous substances and/or detrimental environmental conditions. The appraiser is not an expert environmental inspector and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety or value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

DRINKING WATER

Drinking water is supplied to the subject from a municipal water supply which is considered safe. However, the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.

Drinking water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate drinking water.

Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.

The opinion of value is based on the assumption that there is an adequate supply of safe, lead-free drinking water.

Comments:

SEWER SYSTEM

Sewage is removed from the property by a municipal sewer system.

Sewage is disposed of by a septic system or other sanitary on-site waste disposal system. The only way to determine that the disposal system is adequate and in good good working condition is to have it inspected by a qualified inspector.

The opinion of value is based on the assumption that the sewage is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.

Comments:

SOIL CONTAMINANTS

There are no apparent signs of soil contaminants on or near the subject property (except as stated in Comments, below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

The opinion of value is based on the assumption that the subject property is free of soil contaminants.

Comments:

ASBESTOS

All or part of the improvements were constructed before 1979 when asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable asbestos is to have it inspected and tested by a qualified asbestos inspector.

The improvements were constructed after 1979. No apparent friable asbestos was observed (except as stated in Comments, below).

The opinion of value is based on the assumption that there is no uncontained friable asbestos or other hazardous asbestos material on the property.

Comments:

PCBs (POLYCHLORINATED BIPHENYLS)

There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as stated in Comments, below).

There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).

The opinion of value is based on the assumption that there are no uncontained PCBs on or nearby the property.

Comments:

RADON

The appraiser is not aware of any radon tests made on the subject property within the past 12 months (except as stated in Comments, below).

The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of radon or radium.

The appraiser is not aware of any nearby properties (except as stated in Comments, below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.

The opinion of value is based on the assumption that the Radon level is at or below EPA recommended levels.

Comments:

[Signature]

Serial# AB99DF16
esign.alamode.com/verify

USTs (UNDERGROUND STORAGE TANKS)

There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.

There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).

There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.

The opinion of value is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.

Comments:

NEARBY HAZARDOUS WASTE SITES

There are no apparent hazardous waste sites on the subject property or nearby the subject property (except as stated in Comments, below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more hazardous waste sites on or in the area of the subject property.

The opinion of value is based on the assumption that there are no hazardous waste sites on or nearby the subject property that negatively affect the value or safety of the property.

Comments:

UREA FORMALDEHYDE INSULATION (UFFI)

All or part of the improvements were constructed before 1982 when urea foam insulation was a common building material. The only way to be certain that the property is free of urea formaldehyde is to have it inspected by a qualified urea formaldehyde inspector.

The improvements were constructed after 1982. No apparent urea formaldehyde materials were observed (except as stated in Comments, below).

The opinion of value is based on the assumption that there is no significant UFFI insulation or other urea formaldehyde material on the property.

Comments:

LEAD BASED PAINT

All or part of the improvements were constructed before 1978 when lead based paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as stated in Comments, below). The only way to be certain that the property is free of surface or subsurface lead based paint is to have it inspected by a qualified inspector.

The improvements were constructed after 1978. No apparent Lead Paint was observed (except as stated in Comments, below).

The opinion of value is based on the assumption that there is no flaking or peeling Lead Paint on the property.

Comments:

AIR POLLUTION

There are no apparent signs of air pollution at the time of the appraiser's viewing of the subject property, nor were any reported (except as reported in Comments, below). The only way to be certain that the air is free of pollution is to have it tested.

The opinion of value is based on the assumption that the property is free of air pollution.

Comments:

WETLANDS/FLOOD PLAINS

The site does not contain any apparent wetlands/flood plains (except as stated in Comments, below). The only way to be certain that the site is free of wetlands/flood plains is to have it inspected by a qualified environmental professional.

The opinion of value is based on the assumption that there are no Wetlands/Flood Plains on the property (except as stated in Comments, below).

Comments:

MISCELLANEOUS ENVIRONMENTAL HAZARDS

There are no other apparent hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:

Excess noise _____

Radiation and/or electromagnetic radiation _____

Light pollution _____

Waste heat _____

Acid mine drainage _____

Agricultural pollution _____

Geological hazards _____

Nearby hazardous property _____

Infectious medical wastes _____

Pesticides _____

Other (chemical storage, drums, pipelines, etc.) _____

The opinion of value is based on the assumption that, except as reported above, there are no other environmental hazards that would negatively affect the value of the subject property.

When any of the environmental assumptions made in this addendum are not correct, the opinion of value in this appraisal may be affected.