

BEREA CITY COUNCIL

City of Berea, Ohio

ORDINANCE NO. 2024-43

By: Councilwoman Mary K. Brown Sponsor: Mayor Cyril M. Kleem

AN ORDINANCE

AUTHORIZING AND DIRECTING THE MAYOR, ON BEHALF OF THE BEREA LAND REUTILIZATION PROGRAM, TO ENTER INTO A PURCHASE AGREEMENT FOR THE SALE OF V/L THACKER STREET, PERMANENT PARCEL NO. 362-01-019, AND 818 THACKER STREET, PERMANENT PARCEL NO. 362-01-020, WHICH ARE NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSES, AND TO EXECUTE ALL DOCUMENTS RELATED TO THE SALE, AND DECLARING AN EMERGENCY.

WHEREAS, the vacant industrial land located at V/L Thacker Street, Permanent Parcel Number 362-01-019, is approximately .267 acres (11, 621 square feet) and was obtained by the Berea Land Reutilization Program on July 23, 2019, as a result of a foreclosure in the Cuyahoga County Court of Common Pleas in Case No. BR-17-014125; and

WHEREAS, the vacant industrial land located at 818 Thacker Street, Permanent Parcel Number 362-01-020, is approximately 1.412 acres (61,527 square feet) and was obtained by the Berea Land Reutilization Program on August 12, 2012 as a result of a foreclosure in the Cuyahoga County Court of Common Pleas, in Case No. CV-10-732333; and

WHEREAS, on July 21, 2024, a Land Appraisal Report was completed for the two properties together, by a General Appraiser certified by the State of Ohio, with said Land Appraisal Report concluding that the Fair Market Value of the two properties combined is One Hundred Twenty Thousand Dollars and Zero Cents (\$120,000.00); and

WHEREAS, the City received an offer to purchase the property for the amount of One Hundred Twenty Thousand Dollars and Zero Cents (\$120,000.00) from The Alloy Engineering Company, which is the fair market value of the property, and the City wishes to sell such parcels to the Alloy Engineering Company for future development; and

WHEREAS, this Council finds that the vacant industrial parcels located at V/L Thacker Street and 818 Thacker Street, are no longer needed for any municipal purpose.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Berea, State of Ohio:

SECTION 1. That this Council finds that the vacant land, located at V/L Thacker Street, Permanent Parcel No. 362-01-019, and as further described in Exhibit A, which is attached hereto and incorporated by reference, is not needed for any municipal purpose and hereby authorizes

BEREA CITY COUNCIL

City of Berea, Ohio

ORDINANCE NO. 2024-43

and directs the Mayor to enter into a purchase agreement for the sale of the vacant industrial property, in substantial conformance with the terms and conditions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, and to execute all documents related thereto.

SECTION 2. That this Council finds that the vacant land, located at 818 Thacker Street, Permanent Parcel No. 362-01-020, and as further described in Exhibit B, which is attached hereto and incorporated by reference, is not needed for any municipal purpose and hereby authorizes and directs the Mayor to enter into a purchase agreement for the sale of the vacant industrial property, in substantial conformance with the terms and conditions set forth in Exhibit C, which is attached hereto and incorporated herein by reference, and to execute all documents related thereto.

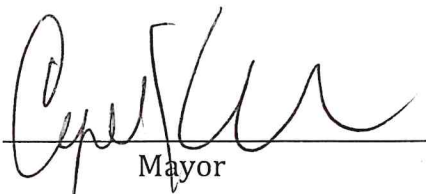
SECTION 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare, or providing for the usual daily operation of a municipal department, and for the further reason that it is in the best interests of the City to sell these vacant municipal properties at the earliest possible time to avoid continuing maintenance obligations to the property and to return such properties to the tax duplicate. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: November 4, 2024

ATTEST: 
Clerk of Council


President of Council

APPROVED: 
Mayor

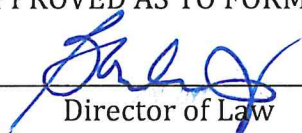
APPROVED AS TO FORM:

Director of Law

Exhibit A

Parcel 1:

DESCRIPTION OF LAND

PERMANENT PARCEL NO. 362-01-019

Situated in the City of Berea, County of Cuyahoga and State of Ohio:
And known as being part of Original Middleburg Township Section No. 18, bounded and described as follows:

Beginning in the Southerly line of Sheldon Road (60 feet wide) at a point distant South 88 deg. 39' 00" East, measured along said Southerly line, 336.46 feet from its intersection with the Southeasterly line of Rocky River Drive, (100 feet wide), said place of beginning being also the intersection of the Southerly line of Sheldon Road with the Easterly line of Thacker Street (50 feet wide), as shown by the dedication plat recorded in Volume 191 of Maps, Page 24 of Cuyahoga County Records;

Thence due South along the Easterly line of Thacker Street, 567.02 feet to the principal place of beginning, said principal place of beginning being also the Northwesterly corner of a parcel of land conveyed to Henry Thacker by deed dated May 25, 1956 and recorded in Volume 8640, Page 106 of Cuyahoga County Records;

Thence due East, 271.54 feet to a point distant due West, 10.62 feet from the Northwesterly line of the right of way of the New York Central Railroad;

Thence due South, 16.95 feet to a point in said Northwesterly line of the right of way of the New York Central Railroad;

Thence South 32 deg. 03' 50" West, along said Northwesterly right of way line, 327.63 feet to the Northeasterly corner of land conveyed to Michael J. and Ethel G Ondercin by deed dated March 31, 1958 and recorded in Volume 9072, page 463 of Cuyahoga County Records;

Thence Westerly along the Northerly line of land so conveyed, 239.12 feet to the Southeasterly line of Thacker Street;

Thence North 32 deg. 03' 50" East, along the Southeasterly line of Thacker Street, about 266.56 feet to an angle therein;

Thence due North along the Easterly line of Thacker Street, 68.70 feet to the principal place of beginning, be the same more or less, but subject to all legal highways.

Property Address: V/L Thacker Street, Berea, OH 44017

Exhibit "A"

Exhibit B

Parcel 2:

And known as being part of Original Middleburg Township Section No. 18, bounded and described as follows: Beginning in the southerly line of Sheldon Road (60 feet wide) at a point distant South 88 deg. 39' 00" East, measured along said Southerly line, 336.46 feet from its intersection with the Southeasterly line of Rocky River Drive, (100 feet wide) said place of beginning being also the intersection of the Southerly line of Sheldon Road with the Easterly line of Thacker Street (50 feet wide), as shown by the dedication plat recorded in Volume 191 of Maps, Page 24 of Cuyahoga County Records; thence due South along the Easterly line of Thacker Street, 367.02 feet to the principal place of beginning; said principal place of beginning being also the Northwestern corner of a parcel of land conveyed to Henry Thacker by deed dated May 25, 1936 and recorded in Volume 8640, page 106 of Cuyahoga County Records; thence due East,

271.54 feet to a point distant due West, 10.62 feet from the Northwestern line of the right of way of the New York Central Railroad; thence due South, 16.95 feet to a point in said Northwestern line of the right of way of the New York Central Railroad; thence South 32 deg. 03' 50" West, along said Northwestern right of way line, 327.63 feet to the Northeasterly corner of land conveyed to Michael J. and Ethel G. Ondercin by deed dated March 31, 1958 and recorded in Volume 9072, Page 463 of Cuyahoga County Records; thence Westerly along the Northerly line of land so conveyed, 239.12 feet to the Southeasterly line of Thacker Street; thence North 32 deg. 03' 50" East, along the Southeasterly line of Thacker Street, about 266.36 feet to and angle therein, thence due North along the Easterly line of Thacker Street, 68.70 feet to the principal place of beginning.

Parcel No. 362-01-020

REAL ESTATE PURCHASE AGREEMENT

Vacant Industrial Land Identified as Permanent Parcel Numbers 362-01-019 & 362-01-020

This **Real Estate Purchase Agreement** ("Agreement") is made at City of Berea, Cuyahoga County, State of Ohio, on this ____ day of _____, 2024, by the **Berea Land Reutilization Program**, an Ohio Land Reutilization Corporation, whose principal address is 11 Berea Commons, Berea, Ohio 44017, **SELLER**, and **The Alloy Engineering Company**, an Ohio Corporation, whose address is 844 Thacker Street, City of Berea, County of Cuyahoga, State of Ohio, **PURCHASER**.

In consideration of the covenants made each to the other, as set forth below, the parties agree as follows:

Section One

Property

SELLER, will sell and convey and **PURCHASER** will purchase, on the terms and conditions set forth herein, the vacant real properties identified as Permanent Parcel Numbers 362-01-019 and 362-01-020, located at 818 Thacker Street and v/l Thacker Street in the City of Berea, County of Cuyahoga, State of Ohio, as more fully described in a Legal Description (which is attached hereto as Exhibit A and incorporated herein) and further referred to as the "Property."

Section Two

Fair-Market Value

On July 21, 2024, a Land Appraisal Report was completed for the Property by a General Appraiser certified by the State of Ohio. This Land Appraisal Report concluded that the Fair Market Value of the Property is One Hundred Twenty Thousand dollars and no cents (\$120,000.00).

Section Three

Purchase Price; Terms of Payment

The Parties have agreed that the purchase price for the Property shall be the Fair Market Value of the Property. Therefore, the total purchase price is One Hundred Twenty Thousand dollars and no cents (\$120,000.00) (the "Purchase Price"), which will be paid in one installment at Closing.

Section Four

Title

(a) Preliminary Title Report. Within three (3) days after the date of this Agreement, **PURCHASER** shall order a commitment for an ALTA Owner's Policy of Title Insurance (the "Title Commitment") issued by the Title Company (as defined herein) in the amount of the Purchase Price setting forth the state of title to the Property on or after the date of this Agreement showing **SELLER** as the record owner with **PURCHASER** as the proposed insured. Accompanying the Title Commitment shall be legible copies of all plats, documents, and other instruments referred to therein. Upon receipt of the Title Commitment or earlier, **PURCHASER** shall, at its option, order a survey of the Property certified to **PURCHASER**, and the Title Company sufficient to allow the Title Company to delete its standard exceptions to coverage (the "Survey").

(b) Review of Title. Buy **PURCHASER** shall have fifteen (15) days after its receipt of the Title Commitment and the Survey (the "Review Period") in which to notify **SELLER** of any objections **PURCHASER** has to any matters shown or referred to in the Title Commitment (the "Title and Survey Defects"). Notwithstanding anything herein to the contrary, Seller shall be required to discharge, at **SELLER'S** sole cost and expense, at or prior to the Closing, all mortgages, financing statements and other instruments evidencing or securing the repayment of debt, judgment liens and other liens of a

liquidated amount evidencing a monetary obligation (excluding liens for general real estate taxes not due and payable) (all of the foregoing hereinafter collectively referred to as "Monetary Liens"). **SELLER** may, within fifteen (15) days after receiving said notice from **PURCHASER** as to Title and Survey Defects, take such steps as are necessary to secure the removal of the Title and Survey Defects (or, if the Title and Survey Defects are not readily curable within said fifteen (15) day period, then **SELLER** may have such additional time as **PURCHASER** may permit in writing, in which case the Closing shall be extended as necessary). In the alternative, **SELLER** may elect not to cure the Title and Survey Defects within the time period specified in the preceding sentence. If **SELLER** elects not to cure the Title and Survey Defects within the specified time period, then **PURCHASER** may elect to terminate this Agreement upon written notice to **SELLER**, in which case neither **PURCHASER** nor **SELLER** shall have any further rights, duties or obligations hereunder. Any title encumbrances or exceptions set forth in the Title Commitment, to which **PURCHASER** does not object within the Review Period, and any Title and Survey Defects which **SELLER** elects not to cure, and **PURCHASER** accepts, shall be deemed to be permitted exceptions to the status of **SELLER'S** title for purposes of this Agreement (the "Permitted Encumbrances"). Monetary Liens shall not be Permitted Encumbrances.

(c) Title Insurance. The consummation of the Closing shall be conditioned upon the issuance to **PURCHASER** by the Title Company of an ALTA Owner's Policy of Title Insurance of title insurance, together with endorsements requested by **PURCHASER** (the "Owner's Policy") in the amount of the Purchase Price, insuring good and marketable fee simple title to the Property in **PURCHASER** with extended coverage over the general exceptions customarily set forth in Schedule B, subject only to the Permitted Encumbrances. **SELLER** shall sign an affidavit in favor of the Title Company prior to closing in such form and content as may be reasonably necessary to enable the Title Company to delete the standard exceptions listed in the Title Commitment from the Owner's Policy.

Section Five

Inspection Period

Not later than three (3) business days after the Effective Date, **SELLER** shall provide **PURCHASER** with copies of all documents, surveys, reports and environmental assessments regarding the Property that are in **SELLER'S** possession (if any), including all information in its possession or control pertaining to the Property, including, without limitation, any and all environmental audits, surveys, title policies, test results, studies, permits and licenses. During the period commencing on the date of this Agreement and ending on the forty-fifth (45th) day thereafter, with additional time to be provided to conduct and review a Phase II environmental assessment if a Phase II is recommended by **PURCHASER'S** environmental consultant (the "Inspection Period"), which timeframes shall be extended (day for day) for any delays by **SELLER** in providing the documents set forth above, **PURCHASER**, its agents, contractors, engineers and surveyors shall have the right at any time and from time to time to enter upon the Property to conduct and make any and all examinations, inspections and investigations of or concerning the Property including, without limitation, Phase I and Phase II environmental site assessments. **SELLER** shall make a knowledgeable representative of **SELLER** available to attend the Phase I environmental site assessment and discuss the same with **PURCHASER'S** environmental consultant. **PURCHASER** shall have the sole and unreviewable right to terminate this Agreement by giving notice to that effect to **SELLER** at any time on or before the expiration of the Inspection Period. If **PURCHASER** delivers written notice to **SELLER** on or before the expiration of the Inspection Period that **PURCHASER** is not satisfied with the results of the examinations, inspections and/or investigations, then this Agreement shall automatically be terminated and be of no further force or effect. If **PURCHASER** terminates this Agreement by the time and in the manner set forth in the immediately preceding sentence, neither **PURCHASER** nor **SELLER** shall have any further rights, duties or obligations hereunder.

Section Six

Deed, Zoning and Taxes

At the Closing, **SELLER** shall convey to **PURCHASER** marketable title in fee simple to the Property by transferable and recordable limited warranty deed (the "Deed"), free and clear of all liens and encumbrances subject to: (a) Permitted

Encumbrances; (b) all legal highways; (c) zoning, (d) Ordinances of the City of Berea, and (e) all real estate taxes and assessments not yet due and payable. There shall be no proration of real estate taxes and assessments at Closing since **SELLER** is a municipal corporation.

Section Seven

Approval by Berea City Council

The sale of Permanent Parcel Numbers 362-01-019 and 362-01-020 was authorized by Ordinance 2024-___, which was approved by Berea City Council on _____, 2024.

Section Eight

Closing; Time of Essence; Entire Agreement

Unless extended by written agreement of the Parties, this Agreement shall be completed and the transaction closed on or before _____, 2024. Time is of the essence of this contract. This document constitutes the entire agreement between the parties and supersedes all prior or contemporaneous discussions, representations or agreements relating to the subject matter. No amendments, modifications or additions to this Agreement shall be made or be binding on any party unless made in writing and signed by each party.

Section Nine

Escrow Agent

This Real Estate Purchase Agreement shall be placed in escrow with Maximum Title, 400 West Bagley Road, Berea, Ohio 44017, herein referred to as the "Escrow Agent." An executed copy of this Real Estate Purchase Agreement shall be deposited with the Escrow Agent and this document shall serve as the escrow instructions. All documents and funds necessary for the completion of this transaction shall be placed in escrow with the Escrow Agent on or before the Closing Date. The Escrow Agent herein may attach its standard conditions of acceptance hereto; however, should such standard conditions be inconsistent with or in conflict with the terms and provisions hereof, then the terms and provision of this Real Estate Purchase Agreement shall control.

Section Ten

Duties of the Escrow Agent

On the Closing Date, the Escrow Agent shall file for record the Deed and any other instruments required to be recorded and shall thereupon deliver to each of the parties the documents to which they shall be respectively entitled, together with its escrow statement, provided that the Escrow Agent shall then have on hand all funds and documents necessary to complete the within real estate transaction and provided that the title company has stated in writing that it is in a position to and will issue and deliver, upon the filing of the Deed for record.

In closing this transaction, the Escrow Agent shall charge **PURCHASER** with the following closing costs:

- (a) The filing fees, transfer taxes or any other county and state governmental fees necessary to complete the transfer referenced in this Agreement;
- (b) The escrow fee;
- (c) The cost of title search, issuance of the Title Commitment, and the Owner's Policy;
- (d) All other prorations and holdbacks set out in this Agreement;

and immediately thereafter, shall deliver to **PURCHASER** the recorded Deed, or Cuyahoga County Fiscal Officer's receipt

therefor, and any prorations to which any party is entitled, and any other funds or documents required by the provisions hereof.

Section Eleven

Condition of Property

PURCHASER at Closing shall accept the property in its present "**As Is**" condition. The **PURCHASER** agrees to maintain the property in accordance with all applicable Health, Building, Zoning and Exterior Maintenance Codes of the City of Berea.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand at City of Berea, Ohio, on this 14 day of November, 2024.

Signed and acknowledged
in the presence of:

SELLER: BEREALAND REUTILIZATION PROGRAM

By Cyril Kleem
Cyril Kleem, Mayor

Barbara Jones

STATE OF OHIO)
) SS:
CUYAHOGA COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named individual, Cyril Kleem, Mayor, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Berea, Ohio, on this 14 day of November, 2024.

[Signature]
Notary Public



BARBARA L. JONES
Attorney at Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.



BARBARA L. JONES
Attorney at Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

My Commission Has No Expiration Date
Section 147.03 O.R.C.

IN WITNESS WHEREOF, the PURCHASER has hereunto set its hand at Berea, Ohio, Cuyahoga County, on this _____ day of _____ 2024.

Signed and acknowledged
in the presence of:

PURCHASER: The Alloy Engineering Company

By: _____
J. Lee Watson, President and CEO

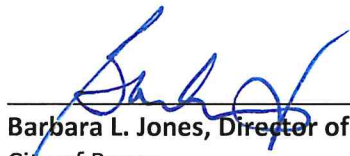
STATE OF OHIO)
) SS:
CUYAHOGA COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named individual, J. Lee Watson, who acknowledged that he did sign the foregoing instrument in his capacity as President and CEO of The Alloy Engineering Company, and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Berea, Ohio, on this _____ day of _____, 2024.

Notary Public

APPROVED AS TO FORM:



Barbara L. Jones, Director of Law
City of Berea
Atty Reg No 0042464

Parcel 1:

DESCRIPTION OF LAND

PERMANENT PARCEL NO. 362-01-019

Situated in the City of Berea, County of Cuyahoga and State of Ohio:
And known as being part of Original Middleburg Township Section No. 18, bounded and described as follows:

Beginning in the Southerly line of Sheldon Road (60 feet wide) at a point distant South 88 deg. 39' 00" East, measured along said Southerly line, 336.46 feet from its intersection with the Southeasterly line of Rocky River Drive, (100 feet wide), said place of beginning being also the intersection of the Southerly line of Sheldon Road with the Easterly line of Thacker Street (50 feet wide), as shown by the dedication plat recorded in Volume 191 of Maps, Page 24 of Cuyahoga County Records;

Thence due South along the Easterly line of Thacker Street, 567.02 feet to the principal place of beginning, said principal place of beginning being also the Northwesterly corner of a parcel of land conveyed to Henry Thacker by deed dated May 25, 1956 and recorded in Volume 8640, Page 106 of Cuyahoga County Records;

Thence due East, 271.54 feet to a point distant due West, 10.62 feet from the Northwesterly line of the right of way of the New York Central Railroad;

Thence due South, 16.95 feet to a point in said Northwesterly line of the right of way of the New York Central Railroad;

Thence South 32 deg. 03' 50" West, along said Northwesterly right of way line, 327.63 feet to the Northeasterly corner of land conveyed to Michael J. and Ethel G Ondercin by deed dated March 31, 1958 and recorded in Volume 9072, page 463 of Cuyahoga County Records;

Thence Westerly along the Northerly line of land so conveyed, 239.12 feet to the Southeasterly line of Thacker Street;

Thence North 32 deg. 03' 50" East, along the Southeasterly line of Thacker Street, about 266.56 feet to an angle therein;

Thence due North along the Easterly line of Thacker Street, 68.70 feet to the principal place of beginning, be the same more or less, but subject to all legal highways.

Property Address: V/L Thacker Street, Berea, OH 44017

Exhibit "A"

Parcel 2:

And known as being part of Original Middleburg Township Section No. 18, bounded and described as follows: Beginning in the southerly line of Sheldon Road (60 feet wide) at a point distant South 88 deg. 39' 00" East, measured along said Southerly line, 336.46 feet from its intersection with the Southeasterly line of Rocky River Drive, (100 feet wide) said place of beginning being also the intersection of the Southerly line of Sheldon Road with the Easterly line of Thacker Street (50 feet wide), as shown by the dedication plat recorded in Volume 191 of Maps, Page 24 of Cuyahoga County Records; thence due South along the Easterly line of Thacker Street, 567.02 feet to the principal place of beginning; said principal place of beginning being also the Northwestern corner of a parcel of land conveyed to Henry Thacker by deed dated May 25, 1936 and recorded in Volume 8640, page 106 of Cuyahoga County Records; thence due East,

271.54 feet to a point distant due West, 10.62 feet from the Northwestern line of the right of way of the New York Central Railroad; thence due South, 16.95 feet to a point in said Northwestern line of the right of way of the New York Central Railroad; thence South 32 deg. 03' 50" West, along said Northwestern right of way line, 327.63 feet to the Northeasterly corner of land conveyed to Michael J. and Ethel G. Ondercin by deed dated March 31, 1938 and recorded in Volume 9072, Page 463 of Cuyahoga County Records; thence Westerly along the Northerly line of land so conveyed, 239.12 feet to the Southeasterly line of Thacker Street; thence North 32 deg. 03' 50" East, along the Southeasterly line of Thacker Street, about 266.56 feet to and angle therein, thence due North along the Easterly line of Thacker Street, 68.70 feet to the principal place of beginning.

Parcel No. 362-01-020

FROM:		INVOICE															
OHIO REAL PROS, LLC. JOHN J. LYNCH 2001 Crocker Rd # ST200 Westlake, OH 44145-6966 Telephone Number: (216) 533-7007 Fax Number: (216) 456-0050		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="text-align: center;">INVOICE NUMBER</th></tr> <tr><td style="text-align: center;">6-10-24</td></tr> <tr><th style="text-align: center;">DATES</th></tr> <tr><td>Invoice Date: 6/28/204</td></tr> <tr><td>Due Date:</td></tr> <tr><th style="text-align: center;">REFERENCE</th></tr> <tr><td>Internal Order #: 6-10-24</td></tr> <tr><td>Lender Case #: 6-10-24</td></tr> <tr><td>Client File #: 6-10-24</td></tr> <tr><td>FHA/VA Case #:</td></tr> <tr><td>Main File # on form: 6-10-24</td></tr> <tr><td>Other File # on form:</td></tr> <tr><td>Federal Tax ID: 82-3885241</td></tr> <tr><td>Employer ID: 82-3885241</td></tr> </table>		INVOICE NUMBER	6-10-24	DATES	Invoice Date: 6/28/204	Due Date:	REFERENCE	Internal Order #: 6-10-24	Lender Case #: 6-10-24	Client File #: 6-10-24	FHA/VA Case #:	Main File # on form: 6-10-24	Other File # on form:	Federal Tax ID: 82-3885241	Employer ID: 82-3885241
INVOICE NUMBER																	
6-10-24																	
DATES																	
Invoice Date: 6/28/204																	
Due Date:																	
REFERENCE																	
Internal Order #: 6-10-24																	
Lender Case #: 6-10-24																	
Client File #: 6-10-24																	
FHA/VA Case #:																	
Main File # on form: 6-10-24																	
Other File # on form:																	
Federal Tax ID: 82-3885241																	
Employer ID: 82-3885241																	
TO: CITY OF BERA LAND BANK REUTILIZATION PROGRAM 11 BERA COMMONS BERA, OH 44017 E-Mail: MMADZY@CITYOFBERA.ORG Telephone Number: 440-826-5803 Fax Number: Alternate Number:																	
DESCRIPTION																	
<table style="width: 100%;"> <tr> <td style="width: 50%;">Lender: CITY OF BERA</td> <td style="width: 50%;">Client: CITY OF BERA</td> </tr> <tr> <td>Purchaser/Borrower: CITY OF BERA LAND BANK REUTILIZATION PROGRAM</td> <td></td> </tr> <tr> <td>Property Address: 11 BERA COMMONS</td> <td></td> </tr> <tr> <td>City: BERA, OH 44017</td> <td></td> </tr> <tr> <td>County: CUYAHOGA</td> <td>State: OH Zip: 44017</td> </tr> <tr> <td>Legal Description:</td> <td></td> </tr> </table>				Lender: CITY OF BERA	Client: CITY OF BERA	Purchaser/Borrower: CITY OF BERA LAND BANK REUTILIZATION PROGRAM		Property Address: 11 BERA COMMONS		City: BERA, OH 44017		County: CUYAHOGA	State: OH Zip: 44017	Legal Description:			
Lender: CITY OF BERA	Client: CITY OF BERA																
Purchaser/Borrower: CITY OF BERA LAND BANK REUTILIZATION PROGRAM																	
Property Address: 11 BERA COMMONS																	
City: BERA, OH 44017																	
County: CUYAHOGA	State: OH Zip: 44017																
Legal Description:																	
FEES		AMOUNT															
APPRAISAL FEE PPN 362-01-019 & 020		1,800.00															
SUBTOTAL		1,800.00															
PAYMENTS		AMOUNT															
Check #:	Date:	Description:															
Check #:	Date:	Description:															
Check #:	Date:	Description:															
SUBTOTAL			0														
TOTAL DUE			\$ 1,800.00														

Aerial Map

Client	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM			
Property Address	818 Thacker St			
City	Berea	County	CUYAHOGA	State OH Zip Code 44017
Owner	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM			



Subject Land Photo Page

Client	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM			
Property Address	818 Thacker St			
City	Berea	County	CUYAHOGA	State OH Zip Code 44017
Owner	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM			



Subject Front

818 Thacker St

Sales Price N/A

Date of Sale N/A

Location Industrial Street

Site/View 72,745 SQ. FT

ZONING Industrial

LAND AREA SQ. FT. 1.67 ac

USE Industrial

PPN 362-01-020

SOUTHEASTERN LOOKING EAST FROM
THACKER ST



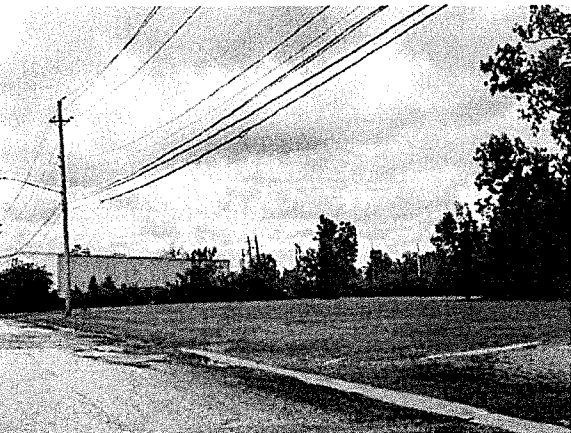
Subject

PPN 362-01-019

PPN 362-01-020 TO LEFT

PPN 362-01-019 TO RIGHT

LOOKING EAST FROM
THACKER ST



STREET VIEW

NORTHEAST VIEW TO SHELDON ROAD

Elk Appraisal Company
LAND APPRAISAL REPORT

6-10-24
File No. 6-10-24

SUBJECT	Borrower CITY OF BEREA LAND BANK REUTILIZATION Census Tract 1341.00 Map Reference 17460																																																																																																						
	Property Address 818 Thacker St																																																																																																						
	City Berea County CUYAHOGA State OH Zip Code 44017																																																																																																						
	Legal Description See attached addenda.																																																																																																						
NEIGHBORHOOD	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 PUO Actual Real Estate Taxes \$ 0 (yr) Loan charges to be paid by seller \$ 0 Other sales concessions 0 Lender/Client CITY OF BEREA Address 11 BEREA COMMONS, BEREA, OH 44107 Occupant CITY OF BEREA LA Appraiser OHIO REAL PROS, LLC, CO Instructions to Appraiser APPRAISE TO DETERMINE MARKET VALUE																																																																																																						
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Good <input type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> 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 <input type="checkbox"/> Slow Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.																																																																																																						
	Present 75 % One-Unit 5 % 2-4 Unit 5 % Apts. 10 % Condo 10 % Commercial Land Use 5 % Industrial 5 % Vacant 5 % Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)																																																																																																						
	Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant 5 % Vacant One-Unit Price Range \$ 90,000 to \$ 400,000 Predominant Value \$ 218,500 One-Unit Age Range 2 yrs. to 120 yrs. Predominant Age 60 yrs.																																																																																																						
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) THESE 2 ADJACENT PARCELS ARE BETWEEN TO 2 INDUSTRIAL BUILDINGS AND CAN BE DEVELOPED INTO INDUSTRIAL USES. 2 lots with an effective frontage of 335 feet along Thacker																																																																																																						
	Dimensions 335x217 = 72,745 SQ. FT <input type="checkbox"/> Corner Lot Zoning Classification General Industrial Present Improvements <input checked="" type="checkbox"/> Do <input type="checkbox"/> Do Not Conform to Zoning Regulations Highest and Best Use <input checked="" type="checkbox"/> Present Use <input type="checkbox"/> Other (specify) to be developed for industrial purposes																																																																																																						
	Elec. <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> San. Sewer <input checked="" type="checkbox"/> Underground Elect. & Tel. <input type="checkbox"/> OFF SITE IMPROVEMENTS Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Surface ASPHALT Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights																																																																																																						
	Topo FLAT Size 1.412 & .2669 ACRES TOTAL OF 1.6789 ACRES Shape IRREGULAR RECTANGULAR View BUILDINGS Drainage AVERAGE Is the property located in a FEMA Special Flood Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																																																																						
	Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) SUBJECT HAS AN EFFECTIVE FRONTAGE OF 335 FEET ON THACKER ST. BETWEEN BOTH ADJACENT LAND PARCELS. LOCATED BETWEEN 2 INDUSTRIAL BUILDINGS.																																																																																																						
	MARKET DATA ANALYSIS	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.																																																																																																					
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ITEM</th> <th>SUBJECT PROPERTY</th> <th>COMPARABLE NO. 1</th> <th>COMPARABLE NO. 2</th> <th>COMPARABLE NO. 3</th> </tr> </thead> <tbody> <tr> <td>Address</td> <td>818 Thacker St Berea, OH 44017</td> <td>7183 Pearl Rd Middlebrog Hts, OH 44130</td> <td>7400 Engle Rd Cleveland, OH 44130</td> <td>Progress Pkwy North Royalton, OH 44133</td> </tr> <tr> <td>Proximity to Subject</td> <td></td> <td>2.85 miles SE</td> <td>2.01 miles SE</td> <td>6.37 miles SE</td> </tr> <tr> <td>Sales Price</td> <td>\$ N/A</td> <td>\$ 75,000</td> <td>\$ 175,000</td> <td>\$ 150,000</td> </tr> <tr> <td>Price \$/Sq. Ft.</td> <td>\$</td> <td>\$ 2.60</td> <td>\$ 1.83</td> <td>\$ 1.03</td> </tr> <tr> <td>Data Source(s)</td> <td>COUNTY</td> <td>COUNTY</td> <td>COUNTY</td> <td>COUNTY</td> </tr> <tr> <td>ITEM</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> </tr> <tr> <td>Date of Sale/Time Adj.</td> <td>N/A</td> <td>9/17/22 DOM 174</td> <td>3/29/23 DOM 137</td> <td>1/14/21 DOM 154</td> </tr> <tr> <td>Location</td> <td>Suburban Industrl</td> <td>Suburban</td> <td>Suburban</td> <td>Suburban</td> </tr> <tr> <td>Site/View</td> <td>72,745 SQ. FT.</td> <td>30,492 SQ. FT.</td> <td>95,832 SQ. FT.</td> <td>146,362 SQ. FT.</td> </tr> <tr> <td>ZONING</td> <td>General Industrial</td> <td>commercial</td> <td>Commercial</td> <td>General Industrial</td> </tr> <tr> <td>LAND AREA SQ. FT.</td> <td>1.67 ac</td> <td>.70 ac</td> <td>.70 ac</td> <td>3.36 ac</td> </tr> <tr> <td>USE</td> <td>Industrial</td> <td>VACANT LAND</td> <td>VACANT LAND</td> <td>VACANT LAND</td> </tr> <tr> <td>PPN</td> <td>362-01-019 & 020</td> <td>374-02-026, 083</td> <td>374-02-007</td> <td>431-18-018</td> </tr> <tr> <td>Sales or Financing</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Concessions</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Net Adj. (Total)</td> <td></td> <td><input type="checkbox"/> + <input type="checkbox"/> - \$</td> <td><input type="checkbox"/> + <input type="checkbox"/> - \$</td> <td><input type="checkbox"/> + <input type="checkbox"/> - \$</td> </tr> <tr> <td>Indicated Value of Subject</td> <td></td> <td>\$ 75,000</td> <td>\$ 175,000</td> <td>\$ 150,000</td> </tr> <tr> <td colspan="2"> Comments on Market Data ALL THE COMPS ARE LOCATED ON WESTSIDE OF CUYAHOGA COUNTY AND ARE ALL ARMS LENGTH SALES OF BUILDABLE PARCELS OF LAND. </td> </tr> <tr> <td rowspan="4" style="writing-mode: vertical-rl; transform: rotate(180deg); text-align: center; font-weight: bold;">RECONCILIATION</td> <td colspan="2"> Comments and Conditions of Appraisal SQ. FT. PRICE RANGE FOR BUILDABLE LOTS WITH ACCESS TO UTILITIES IS FROM \$1.03-\$2.60 PER SQ. FT. WHEN ADJUSTED FOR TIME, AT 4% PER ANNUM THE RANGE IS FROM \$1.15-\$2.81 PER SQ. FT. OR FROM \$83,657 TO \$204,413. THE SUBJECT IS BUILT ON A LOT OF 1.67 ACRES OF 2.1 ACRES. THE SUBJECT IS A 2.1 ACRE LOT OF 2 MAIN CROSS STREETS AND IS CLOSE TO CLEVELAND HOPKINS AIRPORT. </td> </tr> <tr> <td colspan="2"> Final Reconciliation IN THE FINAL DETERMINATION OF VALUE THE APPRAISER VALUES THE PROPERTY AT \$1.65 PER SQ. FT. OR SAY \$120,000. </td> </tr> <tr> <td colspan="2"> I (WE) ESTIMATE THE MARKET VALUE AS DETERMINED BY THE SUBJECT PROPERTY AS OF 6-29-24 TO BE \$ 120,000 </td> </tr> <tr> <td colspan="2"> Appraiser OHIO REAL PROS, LLC, CO/JOHN Supervisory Appraiser (if applicable) Date of Signature and Report 07/21/2024 Date of Signature Title CERTIFIED GENERAL APPRAISER Title State Certification # 382465 ST OH State Certification # ST Or State License # ST Expiration Date of State Certification or License 09/25/2024 Expiration Date of State Certification or License Date of Inspection (if applicable) 6/29/24 <input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property Date </td> </tr> </tbody></table>		ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	Address	818 Thacker St Berea, OH 44017	7183 Pearl Rd Middlebrog Hts, OH 44130	7400 Engle Rd Cleveland, OH 44130	Progress Pkwy North Royalton, OH 44133	Proximity to Subject		2.85 miles SE	2.01 miles SE	6.37 miles SE	Sales Price	\$ N/A	\$ 75,000	\$ 175,000	\$ 150,000	Price \$/Sq. Ft.	\$	\$ 2.60	\$ 1.83	\$ 1.03	Data Source(s)	COUNTY	COUNTY	COUNTY	COUNTY	ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	Date of Sale/Time Adj.	N/A	9/17/22 DOM 174	3/29/23 DOM 137	1/14/21 DOM 154	Location	Suburban Industrl	Suburban	Suburban	Suburban	Site/View	72,745 SQ. FT.	30,492 SQ. FT.	95,832 SQ. FT.	146,362 SQ. FT.	ZONING	General Industrial	commercial	Commercial	General Industrial	LAND AREA SQ. FT.	1.67 ac	.70 ac	.70 ac	3.36 ac	USE	Industrial	VACANT LAND	VACANT LAND	VACANT LAND	PPN	362-01-019 & 020	374-02-026, 083	374-02-007	431-18-018	Sales or Financing	0	0	0	0	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		\$ 75,000	\$ 175,000	\$ 150,000	Comments on Market Data ALL THE COMPS ARE LOCATED ON WESTSIDE OF CUYAHOGA COUNTY AND ARE ALL ARMS LENGTH SALES OF BUILDABLE PARCELS OF LAND.		RECONCILIATION	Comments and Conditions of Appraisal SQ. FT. PRICE RANGE FOR BUILDABLE LOTS WITH ACCESS TO UTILITIES IS FROM \$1.03-\$2.60 PER SQ. FT. WHEN ADJUSTED FOR TIME, AT 4% PER ANNUM THE RANGE IS FROM \$1.15-\$2.81 PER SQ. FT. OR FROM \$83,657 TO \$204,413. THE SUBJECT IS BUILT ON A LOT OF 1.67 ACRES OF 2.1 ACRES. THE SUBJECT IS A 2.1 ACRE LOT OF 2 MAIN CROSS STREETS AND IS CLOSE TO CLEVELAND HOPKINS AIRPORT.		Final Reconciliation IN THE FINAL DETERMINATION OF VALUE THE APPRAISER VALUES THE PROPERTY AT \$1.65 PER SQ. FT. OR SAY \$120,000.		I (WE) ESTIMATE THE MARKET VALUE AS DETERMINED BY THE SUBJECT PROPERTY AS OF 6-29-24 TO BE \$ 120,000		Appraiser OHIO REAL PROS, LLC, CO/JOHN Supervisory Appraiser (if applicable) Date of Signature and Report 07/21/2024 Date of Signature Title CERTIFIED GENERAL APPRAISER Title State Certification # 382465 ST OH State Certification # ST Or State License # ST Expiration Date of State Certification or License 09/25/2024 Expiration Date of State Certification or License Date of Inspection (if applicable) 6/29/24 <input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property Date		
ITEM		SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3																																																																																																		
Address		818 Thacker St Berea, OH 44017	7183 Pearl Rd Middlebrog Hts, OH 44130	7400 Engle Rd Cleveland, OH 44130	Progress Pkwy North Royalton, OH 44133																																																																																																		
Proximity to Subject			2.85 miles SE	2.01 miles SE	6.37 miles SE																																																																																																		
Sales Price		\$ N/A	\$ 75,000	\$ 175,000	\$ 150,000																																																																																																		
Price \$/Sq. Ft.		\$	\$ 2.60	\$ 1.83	\$ 1.03																																																																																																		
Data Source(s)		COUNTY	COUNTY	COUNTY	COUNTY																																																																																																		
ITEM		DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION																																																																																																		
Date of Sale/Time Adj.		N/A	9/17/22 DOM 174	3/29/23 DOM 137	1/14/21 DOM 154																																																																																																		
Location	Suburban Industrl	Suburban	Suburban	Suburban																																																																																																			
Site/View	72,745 SQ. FT.	30,492 SQ. FT.	95,832 SQ. FT.	146,362 SQ. FT.																																																																																																			
ZONING	General Industrial	commercial	Commercial	General Industrial																																																																																																			
LAND AREA SQ. FT.	1.67 ac	.70 ac	.70 ac	3.36 ac																																																																																																			
USE	Industrial	VACANT LAND	VACANT LAND	VACANT LAND																																																																																																			
PPN	362-01-019 & 020	374-02-026, 083	374-02-007	431-18-018																																																																																																			
Sales or Financing	0	0	0	0																																																																																																			
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		\$ 75,000	\$ 175,000	\$ 150,000																																																																																																			
Comments on Market Data ALL THE COMPS ARE LOCATED ON WESTSIDE OF CUYAHOGA COUNTY AND ARE ALL ARMS LENGTH SALES OF BUILDABLE PARCELS OF LAND.																																																																																																							
RECONCILIATION	Comments and Conditions of Appraisal SQ. FT. PRICE RANGE FOR BUILDABLE LOTS WITH ACCESS TO UTILITIES IS FROM \$1.03-\$2.60 PER SQ. FT. WHEN ADJUSTED FOR TIME, AT 4% PER ANNUM THE RANGE IS FROM \$1.15-\$2.81 PER SQ. FT. OR FROM \$83,657 TO \$204,413. THE SUBJECT IS BUILT ON A LOT OF 1.67 ACRES OF 2.1 ACRES. THE SUBJECT IS A 2.1 ACRE LOT OF 2 MAIN CROSS STREETS AND IS CLOSE TO CLEVELAND HOPKINS AIRPORT.																																																																																																						
	Final Reconciliation IN THE FINAL DETERMINATION OF VALUE THE APPRAISER VALUES THE PROPERTY AT \$1.65 PER SQ. FT. OR SAY \$120,000.																																																																																																						
	I (WE) ESTIMATE THE MARKET VALUE AS DETERMINED BY THE SUBJECT PROPERTY AS OF 6-29-24 TO BE \$ 120,000																																																																																																						
	Appraiser OHIO REAL PROS, LLC, CO/JOHN Supervisory Appraiser (if applicable) Date of Signature and Report 07/21/2024 Date of Signature Title CERTIFIED GENERAL APPRAISER Title State Certification # 382465 ST OH State Certification # ST Or State License # ST Expiration Date of State Certification or License 09/25/2024 Expiration Date of State Certification or License Date of Inspection (if applicable) 6/29/24 <input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property Date																																																																																																						

Supplemental Addendum

File No. 6-10-24

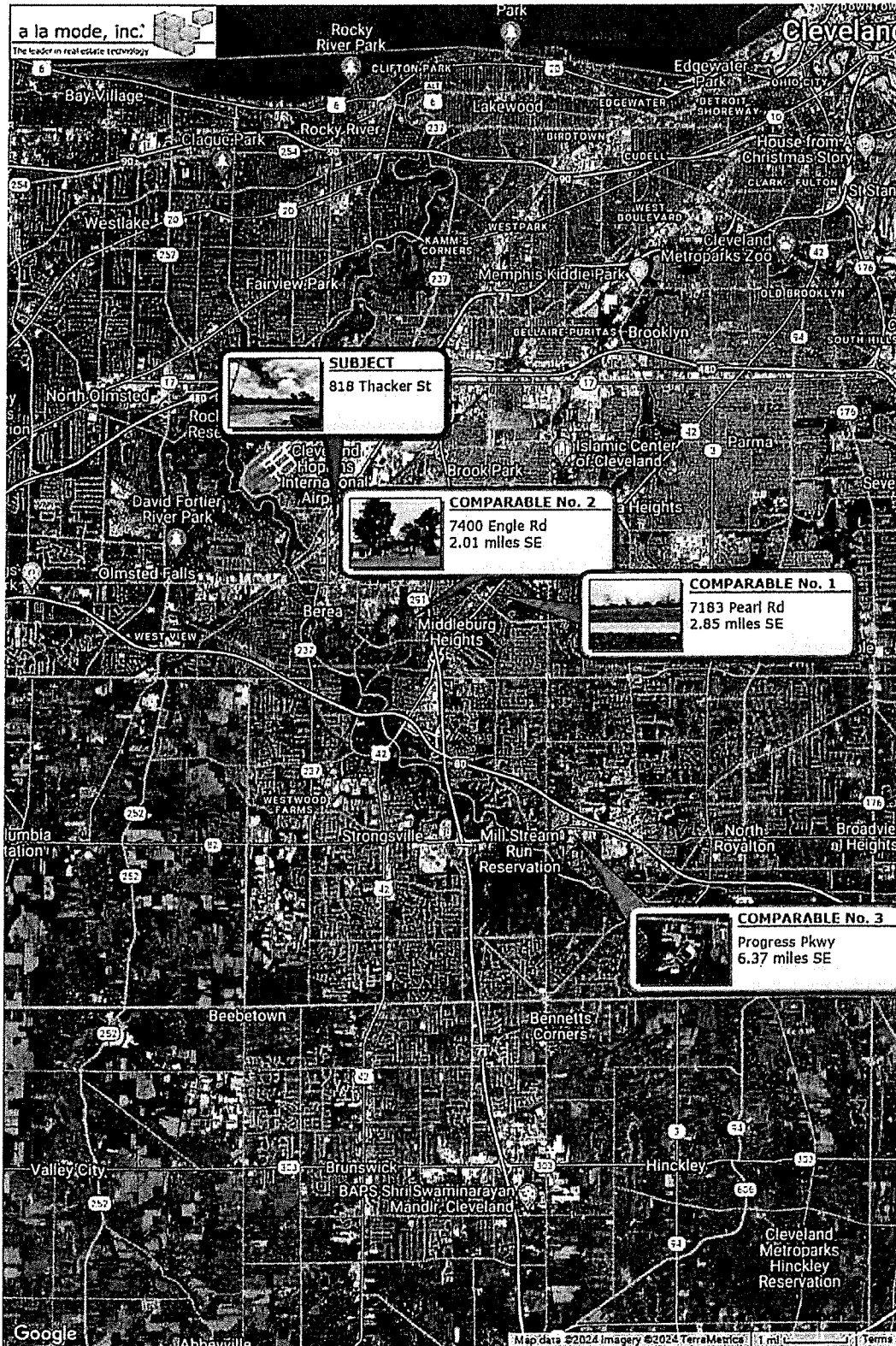
Client	CITY OF BERE A LAND BANK REUTILIZATION PROGRAM		
Property Address	818 Thacker St		
City	Berea	County CUYAHOGA	State OH Zip Code 44017
Owner	CITY OF BERE A LAND BANK REUTILIZATION PROGRAM		

• Order Form: Legal Description

18 SEC 1034.15FT NP FRONT ST IN REAR/18 SP 984.15FT S CL SHELDON NE
XT W OF NYC RR FRONT ST IN RE
AR

Comparable Sales Map

Client	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM			
Property Address	818 Thacker St			
City	Berea	County	CUYAHOGA	State OH Zip Code 44017
Owner	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM			



Comparable Photo Page

Client	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM				
Property Address	818 Thacker St				
City	Berea	County	CUYAHOGA	State	OH Zip Code 44017
Owner	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM				



Comparable 1

7183 Pearl Rd
 Prox. to Subject 2.85 miles SE
 Sale Price 75,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Suburban
 View 30,492 SQ. FT.
 Site
 Quality
 Age



Comparable 2

7400 Engle Rd
 Prox. to Subject 2.01 miles SE
 Sale Price 175,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Suburban
 View 95,832 SQ. FT.
 Site
 Quality
 Age



Comparable 3

Progress Pkwy
 Prox. to Subject 6.37 miles SE
 Sale Price 150,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Suburban
 View 146,362 SQ. FT.
 Site
 Quality
 Age

ENVIRONMENTAL ADDENDUM
APPARENT* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS

6-10-24
File # 6-10-24

Client	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM		
Property Address	818 Thacker St		
City	Berea	County	CUYAHOGA
		State	OH
Zip Code	44017		
Owner	CITY OF BEREA LAND 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 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: _____

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.



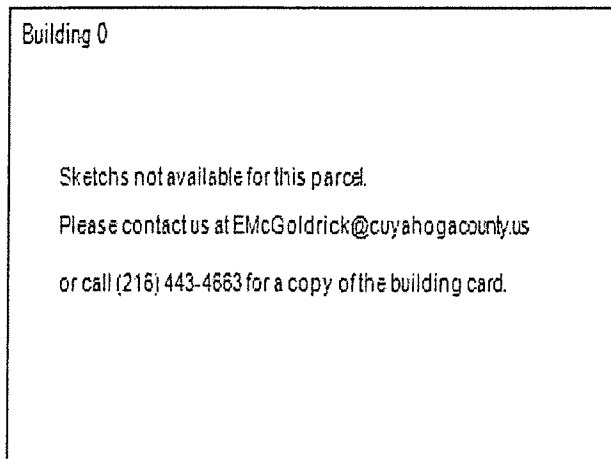
Cuyahoga County, Ohio - Property Summary Report

Parcel: 362-01-020



Owner CITY OF BEREHA LAND REUTILIZATION PROGRAM
Address 818 THACKER ST
BEREA, OH. 44017
Land Use () E -
Description 18 SP 984.15FT S CL SHELTON NEXT W OF NYC RR FRONT ST IN REAR
Neighborhood Code 05102

SKETCH



MAP VIEW

Map Image

BUILDING INFORMATION

LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	285	272	1.41	61,527

VALUATION

2023 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$0	\$84,700	\$0	\$0
Building Value	\$0	\$0	\$0	\$0
Total Value	\$0	\$84,700	\$0	\$0
Land Use		6411		EXEMPT CITY LANDBANK

PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
2014	10 - Razing	\$	(\$458,200)	100%	No	2014 NEW CONSTRUCTION - PERMIT#37707 - DEMO COMPLETE 1/2014 (-458,200) (BMK)

IMPROVEMENTS

Type	Description	Size	Height	Depth
------	-------------	------	--------	-------

SALES

Date	Buyer	Seller	Price
1/17/2023	CITY OF BEREHA LAND REUTILIZATION PROGRAM	BEREA, CITY OF	\$0
8/20/2012	BEREA, CITY OF	CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION	\$0
8/13/2012	CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION	Berea Casting Inc	\$0
1/17/1980	Berea Casting Inc	White Industries Inc	\$300,000
1/1/1975	White Industries Inc		\$0

Taxes

2023 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$0.00	\$0.00	\$0.00

818 Thacker St, Berea, OH 44017-1659, Cuyahoga County

APN: 362-01-020 CLIP: 3106859920

Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A	N/A
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	61,527	N/A	COM-NEC	

OWNER INFORMATION

Owner Name	City Of Berea Land Reutilization Program	Tax Billing Zip+4	
Owner Name 2		Owner Vesting	
Tax Billing Address	11 Berea	Owner Occupied	No
Tax Billing City & State	Berea, OH	Do Not Mail Flag	
Tax Billing Zip	44017		

COMMUNITY INSIGHTS

Median Home Value	\$209,048	School District	BEREA CITY
Median Home Value Rating	3 / 10	Family Friendly Score	41 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	80 / 100	Walkable Score	68 / 100
Total Incidents (1 yr)	11	Q1 Home Price Forecast	\$219,624
Standardized Test Rank	62 / 100	Last 2 Yr Home Appreciation	10%

LOCATION INFORMATION

School District Name	Berea Csd	Traffic	
Subdivision	Middleburg	Waterfront Influence	
Zip Code	44017	Township	Berea
Carrier Route		Flood Zone Code	X
Census Tract	1341.00	Within 250 Feet of Multiple Flood Zones	No
Tract Number		Flood Zone Panel	39035C0163E
Zoning		Flood Zone Date	12/03/2010
Old Map	362-01	Building Number	
Map Page/Grid			

TAX INFORMATION

Formatted PID	362-01-020	Tax Area	080
Parcel ID	36201020	Tax Appraisal Area	080
Exemption(s)		Lot Number	18
% Improved		Block Number	
Legal Description	18 SP 984.15FT S CL SHELDON NE XT W OF NYC RR FRONT ST IN REAR		

Annual Tax

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total			
Assessed Value - Land			
Assessed Value - Improved			
YOY Assessed Change (\$)			
YOY Assessed Change (%)			
Market Value - Total			
Market Value - Land			
Market Value - Improved			
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)

CHARACTERISTICS

Universal Land Use	Commercial (NEC)	Cooling Type	
--------------------	------------------	--------------	--

County Land Use	County Land Bank	Heat Type	
Style		Fuel Type	Gas
Lot Frontage	335.2	Porch	
Lot Depth	271.5	Patio Type	
Lot Area	61,527	Garage Type	
Lot Acres	1.4125	Garage Capacity	
Lot Shape		Garage Sq Ft	
Building Sq Ft		Roof Type	
Above Grnd Sq Ft		Roof Material	
Total Adj Bldg Area		Roof Frame	
Building Width		Roof Shape	
Building Depth		Construction	
Basement Type		Interior Wall	
Basement Sq Feet		Exterior	
Unfinished Basement Area		Floor Cover	
Bsmt Finish		Foundation	
Stories		Pool	
Condition		Pool Size	
Quality		Year Built	
Total Units		Effective Year Built	
Total Rooms		Topography	Flat/Level
Bedrooms		Other Impvs	
Total Baths		Other Rooms	
Full Baths		Electric Service Type	Type Unknown
Half Baths		Attic Type	
Bath Fixtures		No. of Porches	
Fireplaces		Porch 1 Area	
Condo Amenities		Porch Type	
Water	Public	Patio/Deck 1 Area	
Sewer	Public Service	Patio/Deck 2 Area	

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built

Feature Type	Value
--------------	-------

Building Description	Building Size
----------------------	---------------

SELL SCORE	
Rating	Value As Of 2024-05-26 04:41:38
Sell Score	
ESTIMATED VALUE	
RealAVM™	Confidence Score
RealAVM™ Range	Forecast Standard Deviation
Value As Of	

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION	
MLS Listing Number	MLS Sale Price
MLS Status	Days on Market
MLS Listing Date	MLS Listing Agent
MLS Current List Price	MLS Listing Broker
MLS Orig. List Price	MLS Selling Agent
MLS Status Change Date	MLS Selling Broker
MLS Pending Date	MLS Area
MLS Sale Date	
MLS Listing #	
MLS Status	
MLS Listing Date	

MLS Listing Price
 MLS Orig Listing Price
 MLS Listing Cancellation Date
 MLS Close Date
 MLS Listing Close Price

LAST MARKET SALE & SALES HISTORY

Recording Date	01/17/2023	08/20/2012	08/13/2012	01/17/1980
Settle Date	01/13/2023	08/15/2012	05/22/2012	01/17/1980
Sale Price				\$300,000
Nominal	Y	Y	Y	
Buyer Name	City Of Berea Land Reutiliza tion	City Of Berea	Cuyahoga Cnty Land Reutili zati	Berea Casting Inc
Seller Name	Cuyahoga Cnty Land Reutili zati	Cuyahoga Cnty Land Reutili zati	Fiscal Officer Of Cuyahoga County	White Industries Inc
Document Number	1170053	8200293	8130655	
Document Type	Correction Deed	Quit Claim Deed	Foreclosure Deed	Grant Deed

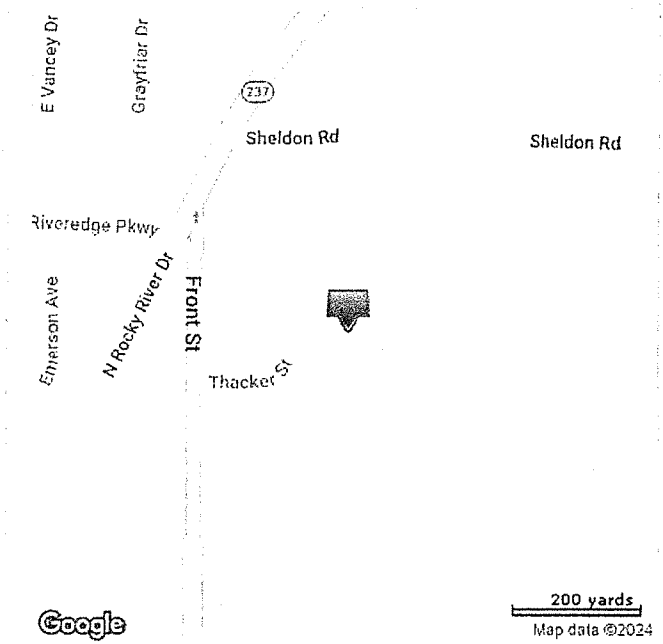
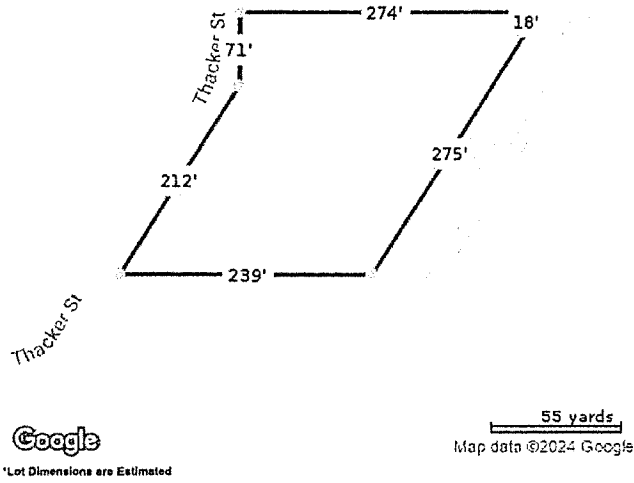
MORTGAGE HISTORY

Mortgage Date
 Mortgage Amount
 Borrower Name
 Borrower Name 2
 Mortgage Lender
 Mortgage Code
 Mortgage Int Rate
 Mortgage Int Rate Type
 Mortgage Term
 Mortgage Term Code
 Mortgage Type
 Title Company
 Mortgage Doc #

FORECLOSURE HISTORY

Document Type
 Default Date
 Foreclosure Filing Date
 Recording Date
 Document Number
 Book Number
 Page Number
 Default Amount
 Final Judgment Amount
 Original Doc Date
 Original Document Number
 Original Book Page
 Lien Type

PROPERTY MAP



Thacker St, Berea, OH 44017, Cuyahoga County

APN: 362-01-019 CLIP: 7293537675

Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A	N/A
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	11,622	N/A	COM-NEC	

OWNER INFORMATION

Owner Name	Berea Land Reutilization Program	Tax Billing Zip+4
Owner Name 2		Owner Vesting
Tax Billing Address	11 Berea	Owner Occupied
Tax Billing City & State	Berea, OH	Do Not Mail Flag
Tax Billing Zip	44017	

COMMUNITY INSIGHTS

Median Home Value	\$209,048	School District	BEREA CITY
Median Home Value Rating	3 / 10	Family Friendly Score	41 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	80 / 100	Walkable Score	68 / 100
Total Incidents (1 yr)	11	Q1 Home Price Forecast	\$219,624
Standardized Test Rank	62 / 100	Last 2 Yr Home Appreciation	10%

LOCATION INFORMATION

School District Name	Berea Csd	Traffic	
Subdivision	Section 18	Waterfront Influence	
Zip Code	44017	Township	Berea
Carrier Route		Flood Zone Code	X
Census Tract	1341.00	Within 250 Feet of Multiple Flood Zone	No
Tract Number		Flood Zone Panel	39035C0163E
Zoning		Flood Zone Date	12/03/2010
Old Map	362-01	Building Number	
Map Page/Grid			

TAX INFORMATION

Formatted PID	362-01-019	Tax Area	080
Parcel ID	36201019	Tax Appraisal Area	080
Exemption(s)		Lot Number	18
% Improved		Block Number	
Legal Description	18 SEC 1034.15FT NP FRONT ST I N REAR		
Annual Tax			

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total			
Assessed Value - Land			
Assessed Value - Improved			
YOY Assessed Change (\$)			
YOY Assessed Change (%)			
Market Value - Total			
Market Value - Land			
Market Value - Improved			
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)

CHARACTERISTICS

Universal Land Use	Commercial (NEC)	Cooling Type
County Land Use	County Land Bank	Heat Type

Style
Lot Frontage
Lot Depth
Lot Area 11,622
Lot Acres 0.2668
Lot Shape
Building Sq Ft
Above Gnd Sq Ft
Total Adj Bldg Area
Building Width
Building Depth
Basement Type
Basement Sq Feet
Unfinished Basement Area
Bsmt Finish
Stories
Condition
Quality
Total Units
Total Rooms
Bedrooms
Total Baths
Full Baths
Half Baths
Bath Fixtures
Fireplaces
Condo Amenities
Water
Sewer

Fuel Type
Porch
Patio Type
Garage Type
Garage Capacity
Garage Sq Ft
Roof Type
Roof Material
Roof Frame
Roof Shape
Construction
Interior Wall
Exterior
Floor Cover
Foundation
Pool
Pool Size
Year Built
Effective Year Built
Topography Rolling/Hilly
Other Impvs
Other Rooms
Electric Service Type
Attic Type
No. of Porches
Porch 1 Area
Porch Type
Patio/Deck 1 Area
Patio/Deck 2 Area

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
--------------	------	----------	-------	-------	------------

Feature Type	Value
--------------	-------

Building Description	Building Size
----------------------	---------------

SELL SCORE

Rating	Value As Of	2024-05-26 04:41:38
Sell Score		

ESTIMATED VALUE

RealAVM™	Confidence Score
RealAVM™ Range	Forecast Standard Deviation
Value As Of	

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number	MLS Sale Price
MLS Status	Days on Market
MLS Listing Date	MLS Listing Agent
MLS Current List Price	MLS Listing Broker
MLS Orig. List Price	MLS Selling Agent
MLS Status Change Date	MLS Selling Broker
MLS Pending Date	MLS Area
MLS Sale Date	

MLS Listing #
MLS Status
MLS Listing Date
MLS Listing Price

MLS Orig Listing Price
MLS Listing Cancellation Date
MLS Close Date
MLS Listing Close Price

LAST MARKET SALE & SALES HISTORY

Recording Date	07/23/2019
Settle Date	06/28/2019
Sale Price	
Nominal	Y
Buyer Name	Berea Land Reutilization Progr
Seller Name	Sheriff/ Cuyahoga County
Document Number	7230607
Document Type	Sheriff's Deed

MORTGAGE HISTORY

Mortgage Date
Mortgage Amount
Borrower Name
Borrower Name 2
Mortgage Lender
Mortgage Code
Mortgage Int Rate
Mortgage Int Rate Type
Mortgage Term
Mortgage Term Code
Mortgage Type
Title Company
Mortgage Doc #

FORECLOSURE HISTORY

Document Type
Default Date
Foreclosure Filing Date
Recording Date
Document Number
Book Number
Page Number
Default Amount
Final Judgment Amount
Original Doc Date
Original Document Number
Original Book Page
Lien Type

PROPERTY MAP

