

Charles P. Braman & Co., Inc.
Real Estate Appraisals & Consulting
23300 Chagrin Blvd., Suite 102
Beachwood, OH 44122
(216) 831-8180 office
(216) 225-9383 cell

March 5, 2021

Ms. Donna Vozar, Assistant Law Director and First Assistant Prosecutor
City of North Royalton
11545 State Road
North Royalton, Ohio 44133

In Re: Property just north of 9010 York Road, North Royalton, Ohio 44133
Permanent Parcel Number: 481-12-006
Owner: Ruth Ammon, etal

Dear Ms. Vozar:

Pursuant to your request, I have prepared an appraisal of the captioned property as defined in the attached report. It is my conclusion that as of March 3, 2021, the fee simple interest in the subject property has a Fair Market Value of:

Twenty-Seven Thousand Dollars
(\$27,000)

This letter constitutes only a statement of final value and should not be considered independently. The attached report explains the analysis of market data and the development of the final estimate of value. The purpose of this appraisal is to estimate the market value of the subject property as of March 3, 2021. The intended use of the report is to value the property for internal purposes and possible acquisition for storm water management by the City of North Royalton, Ohio. The intended users of this report are officials of the City of North Royalton, Ohio.

I, the undersigned, after having personally inspected this property, do hereby certify that, to the best of my knowledge and belief, the statements contained in this appraisal and upon which the opinions expressed herein are based, are correct, subject to the limiting conditions herein set forth. The appraisal has been made in conformity with the professional standards of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation. Employment in and compensation for making this report are in no way contingent upon the value reported and I certify that I have no financial interest in the subject property. If you have any questions, do not hesitate to contact me.

Sincerely,



Emily L. Braman, MAI, SRA, AI-GRS
State Certified General Real Estate Appraiser
Certification Number 381955

ELB/lds

Summary of Important Facts and Conclusions

Property Located: Just north of 9010 York Road, North Royalton, Cuyahoga County, Ohio

Property Type: Vacant lot

Intended Use: To value the property for internal purposes and possible acquisition for storm water management by the City of North Royalton, Ohio

Intended User: City of North Royalton, Ohio

Owner of Record: Ruth Ammon, etal

Permanent Parcel Number: 481-12-006

Land Area: 35,703 gross square feet or 0.81963 gross acres
33,453 net square feet or 0.76798 net acres

Zoning: Single Family Residential

Highest & Best Use As If Vacant: Residential development

Date of the Report: March 5, 2021

Date of Value: March 3, 2021

Value Indications:

Indicated Value from Sales Comparison Approach \$27,000
Indicated Value from Income Approach N/A
Indicated Value from Cost Approach N/A

Correlated Fair Market Value Conclusion: \$27,000



Chicago Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Issued by

Chicago Title Insurance Company

Chicago Title Insurance Company, a Missouri corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A

Issued by:
Chicago Title Insurance Company
1360 East 9th Street, Suite 500
Cleveland, OH 44114
Phone: 216-696-1275
Fax: 216-696-8107

CHICAGO TITLE INSURANCE COMPANY



by

A handwritten signature in black ink, appearing to read "Agnes M. ...".

President

ATTEST:

A handwritten signature in black ink, appearing to read "John C. ...".

Secretary

Authorized Signatory

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.*



Chicago Title Insurance Company
COMMITMENT FOR TITLE INSURANCE

Order Number: 4100868
Reference Number: 504121027

Chicago Title Insurance Company
1360 East 9th Street, Suite 500
Cleveland, OH 44114
Phone: 216-696-1275 Fax: 216-696-8107

Effective Date: October 08, 2012 at 6:59 AM

Schedule A

1. Policies

- A. Policy to be Issued:
ALTA Owners Policy 2006
Proposed Insured:
Amount of Insurance:
- B. Policy to be Issued:
ALTA Loan Policy 2006
Proposed Insured:
Amount of Insurance:

2. The estate or interest in the land described or referred to in this Schedule and covered herein is a Fee Simple and title thereto is at the effective date hereof is vested in:

Geraldine Key and Lionel W. Mitchell, by deed filed December 23, 1968 and recorded in Volume 10990, Page 109, of the Cuyahoga County Records.

Mary Frances Herman, by deed filed August 29, 1990 and recorded in Volume 90-5214, Page 4, of the Cuyahoga County Records.

Evelyn Gunn, by deed filed November 20, 1990 and recorded in Volume 90-7047, Page 52, of the Cuyahoga County Records.

Countersigned:

Chicago Title Insurance Company
1360 East 9th Street, Suite 500
Cleveland, OH 44114

Insurance Fraud Warning

Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing false or deceptive statement is guilty of insurance fraud.

Lavon Huster, by deed filed November 20, 1990 and recorded in Volume 90-7047, Page 56, of the Cuyahoga County Records.

Ruth Ammon, by deed filed November 20, 1990 and recorded in Volume 90-7047, Page 60, of the Cuyahoga County Records.

3. The land referred to in this Report is described in Exhibit "A" attached hereto and made part hereof.

Schedule B Section 1 Requirements

This Title Insurance Commitment (the "Commitment") is issued pursuant to the Agreement to Issue Policy contained on the American Title Association (2006) front cover form ("The Form") and is subject to the Conditions and Stipulations stated therein, all of which are incorporated herein. If this copy of the Commitment is not accompanied by the Form, a copy may be obtained from this Company upon request.

THE FOLLOWING REQUIREMENTS MUST BE MET:

1. Payment of the full consideration to, or for the account of the grantors or mortgagors should be made.
2. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
3. Any instrument of conveyance creating an insured interest must comply with local rules on descriptions and conveyances pursuant to Sections 315.251 and 319.203 of the Ohio Revised Code.
4. Payment of taxes, charges, and assessments levied and assessed against subject premises, which are due and payable.
5. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
6. Further exceptions and/or requirements may be made upon review of the proposed documents and/or upon further ascertaining the details of the transaction.
7. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
8. ~~Quit Claim Deed form Randy Scott Brennan and Debra Elizabeth Kish to Lavon Huster, filed for record November 20, 1990 and recorded in Volume 90-7047, Page 56, of the Cuyahoga County Records.~~

NOTE: There is no Marital Status for Randy Scott Brennan and Debra Elizabeth Kish in the above deed.

Schedule B Section 2 Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

NOTE: The Policy(s) of Insurance may contain a clause permitting arbitration of claims at the request of either the insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon.
2. Assessments, if any, not yet certified to the County Auditor.
3. Rights or claims of parties other than Insured in actual possession of any or all of the property.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Unfiled mechanic's or materialman's liens.
6. No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption status for Insured premises.
7. Any covenant, condition or restriction referred to herein indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is omitted as provided in 42 U.S.C. Section 3604, unless and only to the extent that the restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) related to handicap, but does not discriminate against handicapped people.
8. Any inaccuracy in the specific quantity of acreage contained on any survey if any or contained with the legal description of premises insured herein.
9. Covenants, conditions and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of a interest in real property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.
10. Oil and gas leases, pipeline agreements or any other Instruments related to the production or sale of oil and gas which may arise subsequent to the date of the Policy.
11. Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto.

**Schedule B Section 2
Exceptions continued**

12. Taxes for the first half of 2012 and subsequent years are a lien, but are not yet due and payable.
The County Treasurer's General Tax Records for the tax year 2011 are as follows
PPN 481-12-006
Taxes for the first half are paid.
Taxes for the second half are paid.
Per half amount \$61.66.

Note: Attention is directed to the fact that current real estate taxes are undeveloped land values.

Exhibit "A"

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio:

And known as being part of Original Royalton Township Section No. 10, bounded and described as follows:

Beginning in the center line of York Road (60 feet wide) at its intersection with the Northerly line of a parcel of land conveyed to John Friend by deed dated May 2, 1838 and recorded in Volume 25 Page 259 of Cuyahoga County Records;

Thence Northerly along the center line of said York Road 75 feet;

Thence Westerly parallel with the Northerly line of said parcel so conveyed to John Friend, 580.80 feet;

Thence Southerly parallel with the center line of said York Road, 75 feet to the Northerly line of said parcel so conveyed to John Friend;

Thence Easterly along said Northerly line 580.80 feet to the place of beginning, and containing 1 Acre of land, be the same more or less, but subject to all legal highways.

Excepting from the above a parcel of land conveyed to Andrew D. Heary and Donna M. Heary by deed dated April 9, 1991 and recorded in Volume 91-2697, Page 57, of the Cuyahoga County Records.