

2022-027

Tax year 2022
County CLARK Co.

BOR no. FILED
Date received CLARK COUNTY AUDITOR

DTE 1
Rev. 08/21

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use RFE Form 2.

Original complaint Counter complaint
Notices will be sent only to those named below.

JOHN S. FEDERER
AUDITOR

	Name	Street address, City, State, ZIP code
1. Owner of property	<u>Elizabeth A. Jay A. Cranford</u>	<u>P.O. Box 1806 SpRld, OH. 45501</u>
2. Complainant if not owner	<u>N/A</u>	<u>N/A</u>
3. Complainant's agent	<u>N/A</u>	<u>N/A</u>
4. Telephone number of contact person	<u>937.207.8579</u>	
5. Email address of complainant	<u>SR13674@yahoo.com</u>	
6. Complainant's relationship to property, if not owner	<u>OWNER</u>	

If more than one parcel is included, see "Multiple Parcels" on back.

7. Parcel numbers from tax bill	Address of property
<u>340.07.00021.308.024</u>	<u>2043 Memorial Dr. SpRld, OH. 45505</u>
<u>N/A</u>	<u>N/A</u>

8. Principal use of property Adult day care.

9. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>340.07.00021.308.024</u>	<u>\$ 190,000</u>	<u>\$ 489,050</u>	<u>(299,050)</u>
<u>N/A</u>	<u>N/A</u>	<u>N/A 470,770</u> <small>H3H</small>	<u>N/A -280,770</u> <small>H34</small>

10. The requested change in value is justified for the following reasons:
Appraisal Report 12/02/2020, Attached!

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 01-06-2021 and sale price \$ 190,000 ; and attach information explained in "Instructions for Line 11" on back.
12. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____
14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
15. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.
- The property was sold in an arm's length transaction.
 - The property lost value due to a casualty.
 - A substantial improvement was added to the property.
 - Occupancy change of at least 15% had a substantial economic impact on my property.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 1/30/2023 Complainant or agent _____ Signature _____ Title (if agent) N/A

Sworn to and signed in my presence, this _____ day of February year 2023

Notary [Signature]
Signature



Notary Public, State of Ohio
My Commission Expires 06-22-2027

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date _____ Complainant or agent (printed) Jay Campbell Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____, _____
(Date) (Month) (Year)

Notary _____

Tax year _____ BOR no. _____

DTE 1
Rev. 12/22

County _____ Date received _____

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property			
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
9. The requested change in value is justified for the following reasons:			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____

and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____ .

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 27796	7. Loan Number: 8801164-1	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	<input checked="" type="checkbox"/> Other			

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: Jay A. Crawford
Elizabeth A. Crawford

E. Name & Address of Seller: Grace United Methodist Church fka St. Mark's Methodist Church, an Ohio corporation, religious society

F. Name & Address of Lender: New Carlisle Federal Savings Bank, Loan: 8801164-1

G. Property Location: Property Address
2043 Memorial Dr. Springfield, Ohio 45505

PIN
340-07-00021-308-024

H. Settlement Agent: John M. Spencer dba City Title Agency, 30 Warder Street, Ste 250, Springfield, OH 45504, (937) 324-5154
Place of Settlement: 30 Warder Street, Ste 250, Springfield, OH 45504

I. Settlement Date: 1/6/2021 **Proration Date:** 1/6/2021 **Disbursement Date:** 1/6/2021

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract sales price	\$190,000.00	401. Contract sales price	\$190,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$4,267.18	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	\$194,267.18	420. Gross Amount Due to Seller	\$190,000.00
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$5,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	\$152,000.00	502. Settlement charges to seller (line 1400)	\$12,437.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	\$157,000.00	520. Total Reduction Amount Due Seller	\$12,437.00
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	\$194,267.18	601. Gross amount due to seller (line 420)	\$190,000.00
302. Less amounts paid by/for borrower (line 220)	(\$157,000.00)	602. Less reductions in amount due seller (line 520)	(\$12,437.00)

210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	\$157,000.00	520. Total Reduction Amount Due Seller	\$12,437.00
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	\$194,267.18	601. Gross amount due to seller (line 420)	\$190,000.00
302. Less amounts paid by/for borrower (line 220)	(\$157,000.00)	602. Less reductions in amount due seller (line 520)	(\$12,437.00)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$37,267.18	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$177,563.00

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent with your correct taxpayer identification number.

If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

Grace United Methodist Church fka
St. Mark's Methodist Church

By: Michael Amos, Head Trustee



L. Settlement Charges		
	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Sales/Broker's Commission based on price \$190,000.00 @ 6.000000% = \$11,400.00		
Division of commission (line 700) as follows:		
701. \$5,700.00 to Mumma Realty		
702. \$5,700.00 to Always Sunny Realty, LLC		
703. Commission paid at settlement \$11,400.00		\$11,400.00
704.		
800. Items Payable in Connection with Loan		
801. Loan origination fee to New Carlisle Federal Savings Bank	\$500.00	
802. Loan discount		
803. Appraisal fee to AREA Experts	\$1,200.00	
804. Credit report to CBCInnovis	\$55.05	
805. Lender's inspection fee		
806. Mortgage insurance application fee		
807. Assumption fee		
808. Wiring Fee to New Carlisle Federal Savings Bank	\$24.00	
809. Flood Determination to CoreLogic Flood Service	\$20.00	
810. Insurance Monitoring to New Carlisle Federal Savings Bank	\$80.00	
811.		
812.		
813.		
900. Items Required by Lender to Be Paid in Advance		
901. Interest from 1/6/21 to 2/1/21 @ \$16.4666/day	\$428.13	
902. Mortgage insurance premium for		
903. Hazard insurance premium for		
904.		
905.		
1000. Reserves Deposited with Lender		
1001. Hazard insurance		
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1006.		
1007.		
1008.		
1009.		
1100. Title Charges		
1101. Settlement or closing fee to John M. Spencer dba City Title Agency	\$250.00	
1102. Abstract or title search to John M. Spencer dba City Title Agency	\$250.00	
1103. Title examination		
1104. Title insurance binder to John M. Spencer dba City Title Agency	\$75.00	
1105. Document preparation		
1106. Notary fees		
1107. Attorney's fees to John M. Spencer, Attorney at Law		\$85.00
Includes above item numbers: Deed Preparation Fee		
1108. Title Insurance to John M. Spencer dba City Title Agency	\$1,142.50	
Includes above item numbers:		
1109. Lender's coverage \$152,000.00 \$100.00		
1110. Owner's coverage \$190,000.00 \$1,042.50		
1111. Wire Service Fee to John M. Spencer dba City Title Agency	\$46.00	
1112. Recording Service Fee/Mortgage Release to John M. Spencer dba City Title Agency		\$42.00
1113. Disbursement Fee to John M. Spencer dba City Title Agency		\$150.00
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$34.00; Mortgage \$162.00	\$196.00	
1202. City/county tax/stamps: Deed \$760.50	\$0.50	\$760.00
1203. State tax/stamps:		
1204.		
1205.		
1206.		
1300. Additional Settlement Charges		
1301. Survey		
1302. Pest inspection		
1303.		
1304.		
1305.		

1110. Owner's coverage	\$190,000.00	\$1,042.50	
1111. Wire Service Fee to John M. Spencer dba City Title Agency			\$42.00
1112. Recording Service Fee/Mortgage Release to John M. Spencer dba City Title Agency			\$150.00
1113. Disbursement Fee to John M. Spencer dba City Title Agency			
1200. Government Recording and Transfer Charges			
1201. Recording fees: Deed \$34.00; Mortgage \$162.00		\$196.00	
1202. City/county tax/stamps: Deed \$760.50		\$0.50	\$760.00
1203. State tax/stamps:			
1204.			
1205.			
1206.			
1300. Additional Settlement Charges:			
1301. Survey			
1302. Pest inspection			
1303.			
1304.			
1305.			
1306.			
1307.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$4,267.18	\$12,437.00

Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).

CERTIFICATION:


I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender, if any, in this transaction appearing on this HUD-1 Settlement Statement and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.


Jay A. Crawford

Elizabeth A. Crawford

Grace United Methodist Church fka
St. Mark's Methodist Church


By: Michael Amos, Head Trustee

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


John M. Spencer dba City Title Agency

1/10/21
Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18: U.S. Code Section 1001 and Section 1010.

AREA Experts

APPRAISAL REPORT

Of

*A Place of Worship
at
2043 Memorial Dr.
Springfield, Ohio 45505
Clark County*

As of
December 2, 2020

Prepared For
Bunnie Parker
Commercial Loan Processor
New Carlisle Federal Savings Bank
400 N Main Street
New Carlisle, Ohio 45344

Prepared by
Jason M. Adams, OH-2005007832
Certified General Appraiser
AREA Experts, LLC

AREA Experts



*A Place of Worship
at
2043 Memorial Dr.
Springfield, Ohio 45505
Clark County*

AREA Experts

December 7, 2020

Bunnie Parker
Commercial Loan Processor
New Carlisle Federal Savings Bank
400 N Main Street
New Carlisle, Ohio 45344

*Re: 2043 Memorial Dr.
Springfield, Ohio 45505
Clark County*

Dear Ms. Parker:

At your request, we have prepared an appraisal for the above referenced property. The purpose of this appraisal is to provide an opinion of market value for the subject property's fee simple estate. The intended use of this appraisal is for mortgage underwriting purposes. The intended user of this report is for Bunnie Parker, New Carlisle Federal Savings Bank. Use of this report by others is not intended by the appraiser(s).

Market Value is defined as follows:

The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and acting in what they consider their best interests;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Federal Register, Volume 55, 12 C.F.R. Part 34.42(g), Page 34696, August 24, 1990, as amended at Federal Register, Volume 57 Page 12202, April 9, 1992; Federal Register, Volume 59 Page 29499, June 7, 1994 & The Appraisal of Real Estate 14th Edition, Page 59.

AREA Experts

Fee simple estate:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Leased fee interest:

An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the lessee are specified by contract terms contained within the lease.

This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a).

We certify that we have no present or contemplated future interest in the property beyond this estimate of value. Your attention is directed to the Limiting Conditions and Assumptions. Acceptance of this report constitutes an agreement with these conditions and assumptions.

This appraisal is subject to the following Extraordinary Assumption:

- None

This appraisal is subject to the following Hypothetical Condition:

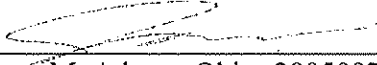
- None

In our opinion, the value of the subject property, as of December 2, 2020 was as follows:

Subject Property "As Is" Premise, Fee Simple Estate Value Conclusion————— \$190,000

Further, we estimate the marketing time and exposure time necessary for the subject to have achieved this value to be 12 to 18 months.

Respectfully submitted,



Jason M. Adams, Ohio -2005007832
Certified General Appraiser
AREA Experts, LLC

Summary of Important Facts and Conclusions

GENERAL

Subject:	<i>2043 Memorial Dr. Springfield, Ohio 45505 Clark County</i>
Owner:	Church St. Mark's Methodist
Legal:	BELMONT MEADOWS 4 (11) 14668 14669 14670 14672 14673
Tax Identification:	3400700021308024
Date of Report:	December 7, 2020
Date of Inspection:	December 2, 2020
Date of Value:	December 2, 2020
Property Rights Appraised:	Fee Simple
Intended Use:	The intended use of this appraisal is to estimate market value for a mortgage underwriting decision.
Intended User(s):	The intended user of this report is Bunnie Parkier, New Carlisle Federal Savings Bank. Use of this report by others is not intended by the appraiser(s). This report was prepared for the sole benefit of New Carlisle Federal Savings Bank and should not be relied upon by any other entity.
Appraisal Purpose:	The purpose of this appraisal is to provide an opinion of market value for the subject property's fee simple estate for a mortgage underwriting decision.

AREA Experts

Assessed Value: \$171,170 at 35%
Implied Market Value: \$489,050

Annual R. E. Taxes: Tax Exempt
Special Assessments: \$0

The property is currently tax exempt. Taxes are based on the county's appraised/market value, which is considerably above the current purchase price and market value. The buyer could address the overvaluation with the county assessor, but since the property is tax exempt it is a moot point.

PROPERTY

Land Area: Total: 1.00 Acres
Land to Building Ratio: 7.27:1

Improvements: Building Type: Worship Facility
Year Built: 1955, 1966, 1991
Condition: Average
Number of Stories: One
Total GBA: 5,994 SF

Zoning Classification: The subject site is zoned RS-5 Low Density Single-Family Residence District

Zoning Authority: City of Springfield Zoning Department

Current Use: The subject is current used for a place of worship.

Conformity: The current zoning is a conditional permitted use.

Highest and Best Use As Vacant: The highest and best use of the subject, as vacant is for a residential use in accordance with the permitted uses under the current zoning.

Highest and Best Use As Improved: The highest and best use of the subject as improved is the current use. The remaining economic life of the improvements allow for satisfactory investment. Razing the improvements and redeveloping the site would not be financially feasible at this time due to the lack of demand.

AREA Experts

VALUE INDICATIONS

Cost Approach:	N/A
Sales Comparison Approach:	\$190,000
Income Approach:	Not Applied
Reconciled Value	Premise: "As Is" as of December 2, 2020
Conclusions:	Estate: Fee Simple Value Conclusion: \$190,000

Appraisal Scope

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to determine the appropriate scope of work. USPAP defines the scope of work as:

The amount and type of information researched, and the analysis applied in an assignment.

Scope of work includes, but is not limited to, the following:

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property;
- the extent of data research; and
- the type and extent of analysis applied to arrive at opinions or conclusions.

SCOPE OF WORK

Report Type: This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2 (a).

Inspection: Jason M. Adams, Certified General Appraiser and Michael Schroder, Licensed Appraiser made an interior and exterior observation of the subject to note characteristics that are relevant to its valuation. Michael provided significant professional assistance in documenting photographs, building measurements, and other physical details. Jason Adams developed this analysis and report. He has investigated available market data for use in the sales comparison approach to value. Information from the on-site observation as well as the broker, client and county records information were used in this analysis.

Highest and Best Use Analysis: A complete analysis of highest and best use, both as vacant and as improved, was made.

Market Area and Analysis of Market Conditions: A complete analysis of market conditions was made. As of the effective date of value the market and market condition are considered supportive of the properties highest and best use.

Valuation Analyses

Cost Approach: The Cost Approach was considered, although not developed due to the actual age of the subject property. Typically, purchasers or investors of a property such as the subject are not as concerned with the actual cost to reconstruct the building as they are with the amenities of ownership. The elimination of this analysis does not prohibit producing credible assignment results.

Sales Comparison Approach: The Direct Sales Comparison Approach was developed utilizing reliable unit(s) of comparison.

AREA Experts

Income Approach: The Income Capitalization Approach was not developed for this analysis. The subject is vacant/owner occupied and properties like the subject are not typically leased in this market. Therefore, the income approach was not developed. The elimination of this approach does not prohibit producing credible assignment results.

Extraordinary Assumptions: None

Hypothetical Conditions: None

Sale History

The subject property has not transferred in the past 3 years per county records.

Listing History

The subject property was listed for sale via the local MLS on October 9, 2020 for \$200,000. The listing became a pending sale on November 17, 2020.

Contract History.

Per the purchase contract dated November 13, 2020 the purchase price is \$190,000. The purchase price includes all kitchen equipment, pews, and stage. These items are considered personal property and were given no consideration in the appraisal. The contract states that the closing will be held on or before December 18, 2020. No unusual terms or conditions were noted in the purchase and sale agreement. A copy of the agreement provided to the appraiser is included in the addendum of this report.

AREA Experts

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of AREA Experts, LLC. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) our regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

"The appraiser has not identified any purchaser, borrower, or seller as an intended user of this appraisal and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. This appraisal report should not serve as the basis for any property purchase decision or any appraisal contingency in a purchase agreement relating to the property. "

Market Area Analysis

An analysis of population, employment, and income trends for Clark County and the State of Ohio is performed using data provided by County trends.

The 2017 population in Clark County is 134,557. It is estimated that the population in this area will be 133,240 in 2020, representing an annual decrease. Currently For 2017, the median age of the population in this area is 41.2, the majority of the population is between 25-64 years of age representing a total of 50.4% of the Clark County population.

Total Population

<u>Census</u>		<u>Estimated</u>			
1800		1910	66,435	2012	137,115
1810		1920	80,728	2013	136,567
1820	9,533	1930	90,936	2014	136,233
1830	13,114	1940	95,647	2015	135,624
1840	16,882	1950	111,661	2016	134,621
1850	22,178	1960	131,440	2017	134,557
1860	25,300	1970	157,115	<u>Projected</u>	
1870	32,070	1980	150,236	2020	133,240
1880	41,948	1990	147,548	2030	129,900
1890	52,277	2000	144,742	2040	128,580
1900	58,939	2010	138,333		

Population by Age

	<u>Number</u>	<u>Percent</u>
ACS Total Population	136,175	100.0%
Under 5 years	8,058	5.9%
5 to 17 years	23,127	17.0%
18 to 24 years	12,102	8.9%
25 to 44 years	30,902	22.7%
45 to 64 years	37,682	27.7%
65 years and more	24,304	17.8%
Median Age	41.2	

The most recent information indicates there are 61,143 households in Clark County. With 65.4% of the 61,143 housing units are owner occupied, 34.6% renter occupied; and 10.6% vacant.

The most recent information indicates the median home value in Clark County is \$103,200. With 48.3% being under \$100,000 and 51.7% of the population being above \$100,000 home value.

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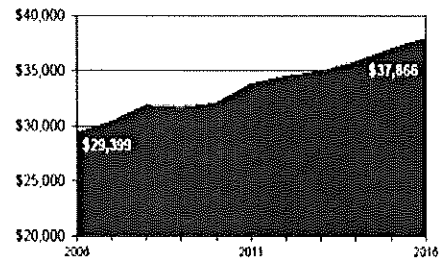
Housing Units			Value for Specified Owner-Occupied Housing Units		
			Number	Percent	Number
Total housing units	61,143	100.0%	Specified owner-occupied housing units	35,768	100.0%
Occupied housing units	54,681	89.4%	Less than \$20,000	2,061	5.8%
Owner occupied	35,768	65.4%	\$20,000 to \$39,999	1,462	4.1%
Renter occupied	18,913	34.6%	\$40,000 to \$59,999	3,239	9.1%
Vacant housing units	6,462	10.6%	\$60,000 to \$79,999	4,934	13.8%
			\$80,000 to \$99,999	5,535	15.5%
			\$100,000 to \$124,999	5,145	14.4%
			\$125,000 to \$149,999	3,630	10.1%
			\$150,000 to \$199,999	4,919	13.8%
			\$200,000 to \$299,999	3,237	9.0%
			\$300,000 to \$499,999	1,193	3.3%
			\$500,000 to \$999,999	333	0.9%
			\$1,000,000 or more	80	0.2%
			Median value	\$103,200	

The median household income in Clark County is \$44,154 compared to the State of Ohio median, which is \$52,128 and \$56,124 for all U.S. households.

The per capita income in Clark County is \$37,866, compared to the State of Ohio per capita income in 2016, in 2006 the per capita personal income was \$29,399 and is projected to continue to increase.

Household Income	Number	Percent
Total Households	54,681	100.0%
Less than \$10,000	4,440	8.1%
\$10,000 to \$19,999	6,599	12.1%
\$20,000 to \$29,999	7,582	13.9%
\$30,000 to \$39,999	6,070	11.1%
\$40,000 to \$49,999	5,657	10.3%
\$50,000 to \$59,999	4,296	7.9%
\$60,000 to \$74,999	5,524	10.1%
\$75,000 to \$99,999	6,841	12.5%
\$100,000 to \$149,999	5,169	9.5%
\$150,000 to \$199,999	1,541	2.8%
\$200,000 or more	962	1.8%
Median household income	\$44,154	

Per Capita Personal Income



The most recent information indicates 95.2% of the civilian labor force in Clark County is employed and 4.8% is unemployed. In comparison, 95.8% are employed and 4.2% unemployed, in the State of Ohio as well as 96.1% of the U.S. civilian workforce is employed and 3.9% unemployed.

Civilian Labor Force	2017	2016	2015	2014	2013
Civilian labor force	63,800	63,300	64,000	64,900	66,000
Employed	60,700	60,000	60,800	61,200	61,000
Unemployed	3,100	3,300	3,200	3,800	5,000
Unemployment rate	4.8	5.2	5.0	5.8	7.5

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Major & Notable Employers		Largest Places		Est. 2017 Census 2010	
Assurant Inc	Ins	Springfield city	59,208	60,608	
Clark County Government	Govt	Moorefield twp	12,099	12,436	
Community Mercy Health Partners	Serv	Bethel twp UB	12,058	12,440	
Dole Fresh Vegetables	Mfg	Springfield twp	11,828	12,237	
Gordon Food Service	Trade	Mad River twp UB	8,467	8,741	
Marathon/Speedway SuperAmerica LLC	Trade	German twp UB	6,903	7,112	
Navistar	Mfg	New Carlisle city	5,586	5,785	
Springfield City Schools	Govt	Pike twp UB	3,156	3,246	
Springfield Masonic Community	Serv	Harmony twp UB	3,078	3,193	
Wittenberg University	Serv	Pleasant twp UB	2,878	2,966	
Yamada North America	Mfg				

Land Use/Land Cover	Percent
Developed, Lower Intensity	15.29%
Developed, Higher Intensity	2.52%
Barren (strip mines, gravel pits, etc.)	0.05%
Forest	7.72%
Shrub/Scrub and Grasslands	1.89%
Pasture/Hay	10.51%
Cultivated Crops	60.28%
Wetlands	0.27%
Open Water	1.47%

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Ohio County Profiles

Clark County

Civilian Labor Force	2017	2016	2015	2014	2013
Civilian labor force	63,800	63,300	64,000	64,900	66,000
Employed	60,700	60,000	60,800	61,200	61,000
Unemployed	3,100	3,300	3,200	3,800	5,000
Unemployment rate	4.8	5.2	5.0	5.8	7.5

Establishments, Employment, and Wages by Sector: 2016

Industrial Sector	Number of Establishments	Average Employment	Total Wages	Average Weekly Wage
Private Sector	2,374	41,027	\$1,537,399,905	\$721
Goods-Producing	385	8,241	\$410,445,531	\$958
Natural Resources and Mining	35	469	\$24,513,951	\$1,007
Construction	183	1,052	\$45,157,011	\$826
Manufacturing	168	6,721	\$340,774,569	\$975
Service-Providing	1,989	32,786	\$1,126,954,374	\$661
Trade, Transportation and Utilities	585	9,570	\$337,278,666	\$678
Information	18	131	\$7,528,421	\$1,103
Financial Services	243	3,243	\$139,112,882	\$825
Professional and Business Services	278	4,491	\$176,485,251	\$756
Education and Health Services	377	8,408	\$330,318,736	\$756
Leisure and Hospitality	265	5,243	\$75,204,245	\$276
Other Services	222	1,699	\$61,001,270	\$690
Federal Government		554	\$34,091,375	\$1,183
State Government		154	\$7,953,588	\$991
Local Government		6,177	\$247,249,520	\$770

Private Sector total includes Unclassified establishments not shown.

Change Since 2011

Private Sector	2.9%	-0.1%	10.8%	10.9%
Goods-Producing	-8.6%	3.6%	8.6%	4.8%
Natural Resources and Mining	25.0%	11.2%	78.0%	60.1%
Construction	-12.0%	-3.0%	13.2%	16.7%
Manufacturing	-9.7%	4.2%	5.1%	0.8%
Service-Producing	-1.7%	-0.9%	11.7%	12.8%
Trade, Transportation and Utilities	-0.5%	-6.5%	1.7%	8.8%
Information	-21.7%	-50.0%	-36.9%	25.8%
Financial Services	-1.2%	6.9%	35.2%	27.7%
Professional and Business Services	-7.0%	12.8%	30.7%	16.0%
Education and Health Services	11.5%	-5.0%	8.1%	13.9%
Leisure and Hospitality	-6.0%	8.3%	16.1%	7.4%
Other Services	-7.9%	-7.9%	7.5%	16.8%
Federal Government		-3.3%	-2.0%	1.4%
State Government		-12.0%	-6.9%	5.5%
Local Government		-2.1%	6.8%	9.2%

Major & Notable Employers

Residential

Construction	2013	2014	2015	2016	2017
Total units	72	53	63	55	121
Total valuation (000)	\$9,853	\$11,313	\$16,571	\$13,160	\$19,397
Total single-unit bldgs	34	49	61	55	69
Average cost per unit	\$216,663	\$214,559	\$270,613	\$239,271	\$255,749
Total multi-unit bldg units	38	4	2	0	52
Average cost per unit	\$65,442	\$200,000	\$32,040	\$0	\$33,665

Assurant Inc	Ins
Clark County Government	Govt
Community Mercy Health Partners	Serv
Dofe Fresh Vegetables	Mfg
Gordon Food Service	Trade
Marathon/Speedway SuperAmerica LLC	Trade
Navistar	Mfg
Springfield City Schools	Govt
Springfield Masonic Community	Serv
Wittenberg University	Serv
Yamada North America	Mfg

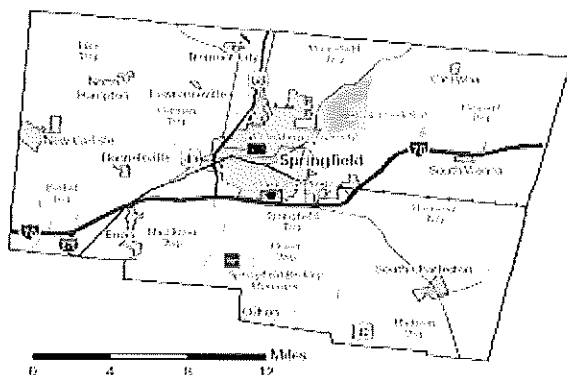
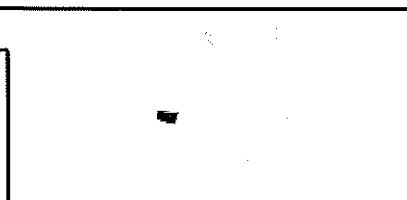
Ohio County Profiles



Prepared by the Office of Research

Clark County

Established: Act - March 1, 1818
2017 Population: 134,567
Land Area: 400.0 square miles
County Seat: Springfield City
Named for: George Rogers Clark, American Frontiersman



Taxes

Taxable value of real property	\$2,228,882,200
Residential	\$1,563,043,600
Agriculture	\$246,200,140
Industrial	\$82,031,670
Commercial	\$357,006,730
Mineral	\$0
Ohio income tax liability	\$54,157,042
Average per return	\$926.87

Land Use/Land Cover

Land Use/Land Cover	Percent
Developed, Lower Intensity	15.29%
Developed, Higher Intensity	2.52%
Barren (strip mines, gravel pits, etc.)	0.05%
Forest	7.72%
Shrub/Scrub and Grasslands	1.89%
Pasture/Hay	10.51%
Cultivated Crops	60.26%
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Open Water	1.47%

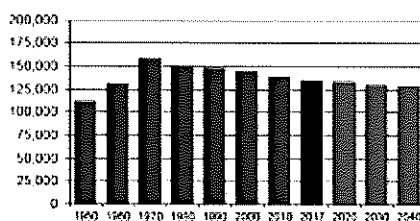
Largest Places

	Est. 2017	Census 2010
Springfield city	59,208	60,808
Moorefield twp	12,093	12,436
Bethel twp UB	12,058	12,440
Springfield twp	11,828	12,237
Mad River twp UB	8,467	8,741
German twp UB	6,903	7,112
New Carlisle city	5,588	6,705
Pike twp UB	3,156	3,246
Harmony twp UB	3,078	3,193
Pleasant twp UB	2,678	2,960

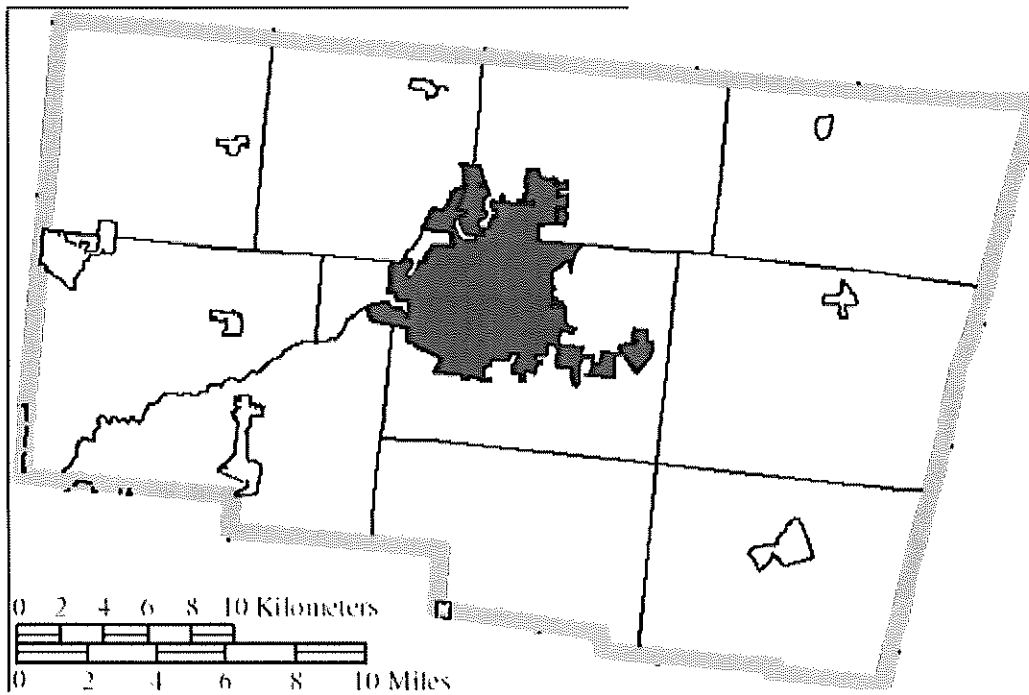
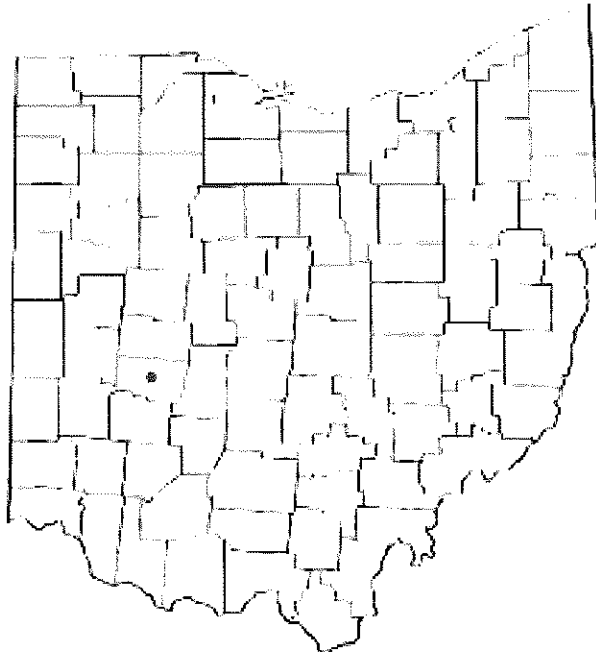
UB: Unincorporated balance.

Total Population

Census		Estimated
1800	1910	2012
1810	1920	2013
1820	1930	2014
1830	1940	2015
1840	1950	2016
1850	1960	2017
1860	1970	
1870	1980	Projected
1880	1990	2020
1890	2000	2030
1900	2010	2040



Location of Springfield within Clark County



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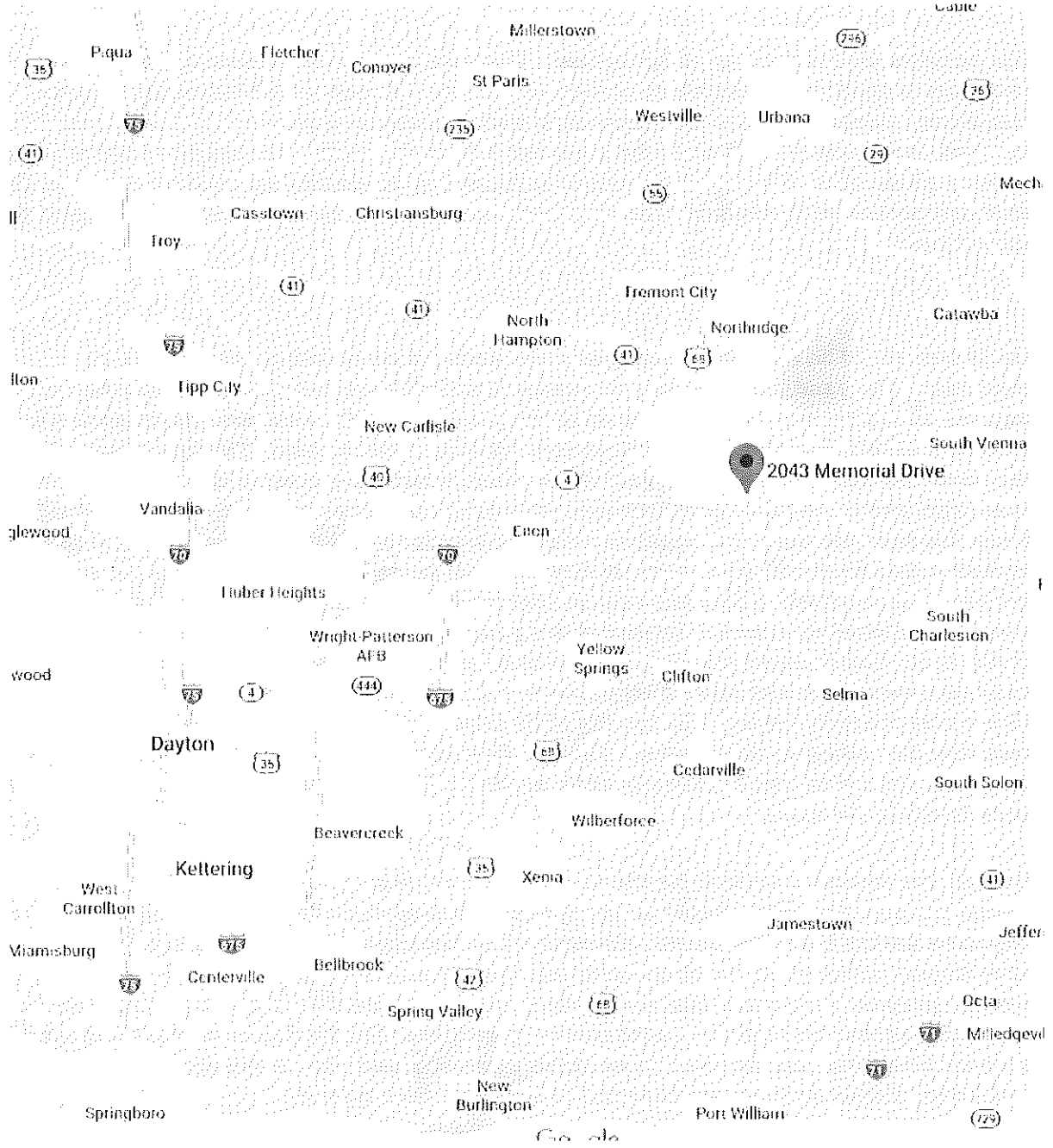
The neighborhood is the City of Springfield. This area is a mix of residential, and commercial properties located in the south/east portion of the city. Access to the surrounding market is considered average. Access to the surrounding market amenities is provided by State Route 72 to the west, State Routes 40 & 41 to the north and I-70 to the south. The neighborhood is in the stability phase of its lifecycle. The subject is located in an established residential area in the southeast portion of Springfield. The neighborhood has the necessary amenities to support the subject's use.

On March 13, 2020, a national emergency was declared surrounding the COVID-19 pandemic. The pandemic and the government's actions have had significant short-term impacts on capital markets. The impact of the pandemic on the local real estate market is unknown at this time and may not be known for some time to come. The future impacts of the pandemic and national emergency declaration, which have created significant challenges and uncertainty to individuals, industries and entire markets, are unknown. Since this situation has been rapidly developing over the past several months there is no available data from which to gauge its direct impact on real property values. Appraisals are based on an effective date and rely on current and historical data for analysis. The client is cautioned that the full impact of this pandemic on real property values is unknown at this time. Government mandated school and business closures proposed local or national quarantines and other disruptions to the market may have a significant impact on future real property values. The totality of these events has the potential to triggering a recession depending on its duration. This is a fluid situation and the data to gauge the long-term impact on value is not currently available. What is known is that this has caused uncertainty in the market.

Overall, the economic outlook for the subject property is considered stable. The subject is a special purpose property. Based on the appraiser knowledge of how this property type was impacted during the last economic downturn I do not expect there to be a significant long-term impact although in the short-term sales prices may see a dip due to the uncertainty. Special purpose properties like the subject are not exposed to the extent that retail or hospitality properties might be under current conditions. The fundamentals for these special purpose properties are believed to be stable currently and should remain stable over the long-term. Exposure times are expected to be longer than typical.

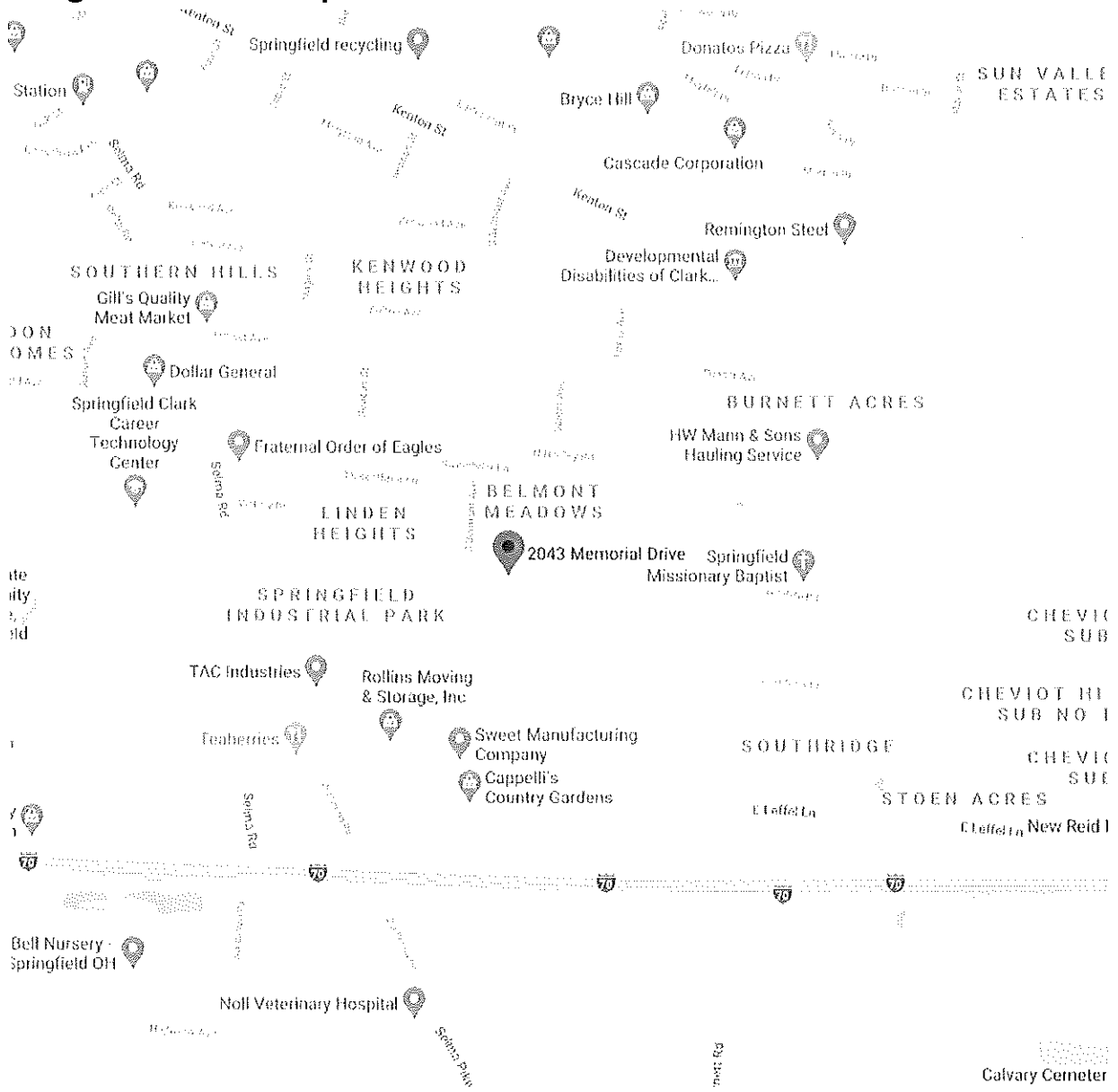
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Area Map



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Neighborhood Map



Property Description

SITE

Information Sources:	Onsite Observation, County Records and Owner.
Total Site Size:	1.00 Acre
Land to building Ratio:	7.27:1
Corner Lot:	The site is a corner lot.
Visibility:	Average
Shape:	Rectangular
Road Frontage/Access:	Adequate
Topography:	Mostly level
Drainage:	Adequate
Soils:	A soil report was not provided for review. We assume that the subject is not affected by any adverse soil conditions that would restrict it from being developed to its highest and best use.
Site Improvements:	Type: Blacktop marked surface parking Condition: Average
Site Utility:	Average
Flood Zone:	The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The subject is located in a zone AE flood hazard zone. FEMA Map Number: 39023C0194E FEMA Map Date: February 17, 2010 FEMA Zone Classification: X
Easements:	We are not aware of any easements, encumbrances, or restrictions that would adversely affect the use of the site other than typical utility easements and appropriate ingress/egress for vehicles. A title search is recommended to determine whether any adverse conditions exist. We assume that there are no easements, encumbrances, or restrictions that would restrict the property from being developed to its permitted highest and best use.

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Encroachments: An observation of the site revealed no apparent encroachments. It is assumed that the property is free and clear of encroachments.

Site Comments: We are not aware of any land use regulations other than zoning that would affect the property, nor are we aware of any moratoriums on development.

IMPROVEMENTS

Building Type: Worship Facility

Building Stories: One

Construction: Concrete block/Brick

Quality: Average

Year Built: 1955, 1966, 1991

Condition: Average

Effective Age: 25

Remaining Useful Life: 35

Areas: Building Type: Worship Facility
Year Built: 1955, 1966, 1991
Condition: Average
Number of Stories: One
Total GBA: 5,994 SF

Utilities: Electricity: At site
Sewer: Public/City
Water: Public/City
Natural Gas: At Site
Typical of the neighborhood

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FOUNDATION, FRAME & EXTERIOR

Foundation:	Poured concrete and concrete block
Lower Level/Basement:	N/A
Frame:	Concrete block, brick and wood
Exterior:	Brick and stucco
Roof/Cover:	Wood truss / asphalt shingle
Service Access/ Doors:	The subject's main level is served one main entrance off Gerald Dr., one handicap accessible side entrance off Honeysuckle Dr., and two additional side exits.

INTERIOR

Interior Finish:	Average quality interior finish typical of worship facilities. The subject consists of a sanctuary, fellowship hall capable of segmenting into four smaller rooms with accordion dividers, kitchen, gathering area, multi-purpose area with accordion dividers, two private offices, storage rooms, three restrooms, and a utility room.
Ceilings & Ceiling Height:	Acoustic ceiling panels and painted drywall 7.5' - 9.5' +/- Stained hardwood 10' - 16' +/-
Floor Cover:	Carpet and composite vinyl tile.
Doors:	Wood, steel and aluminum with glass inserts.

MECHANICAL SYSTEMS

Heating Source:	Gas fired forced warm air furnaces (4)
Cooling:	Central air conditioning (4 units)
Hot Water:	Gas fired water heater
Electrical:	Adequate -- 200 AMP
Plumbing:	Adequate - three restrooms
Sprinkler:	Partial wet system

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SITE IMPROVEMENTS

Parking Type and Number of Spaces:	Type: Blacktop parking and entrance canopy Spaces: 32 +/- Condition: Average
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PROPERTY ANALYSIS

Functional Utility:	Average for intended use and age.
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Design & Appeal:	Average for intended use and age.
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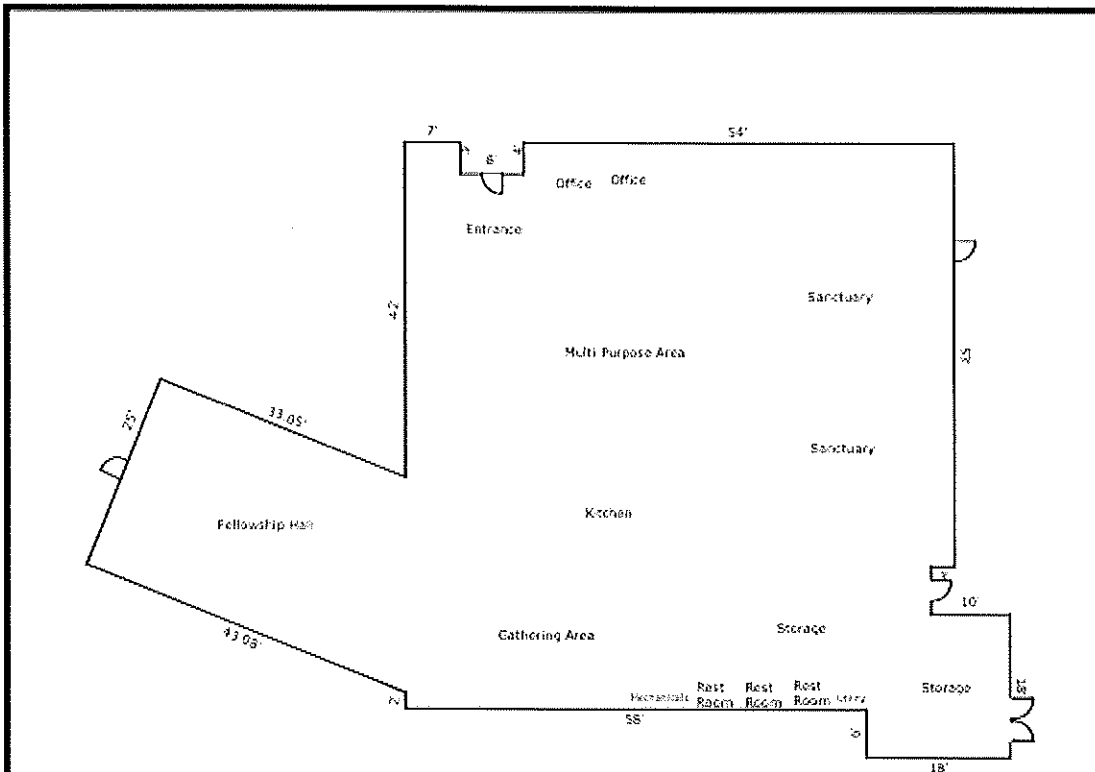
Occupancy:	Vacant/Owner
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Comments:	The subject is a 5,994 SF one-story worship facility. The subject's main entrance is off Gerald Dr. The main entrance has a 22'x 20' drive-thru canopy. The subject's original structure was built in 1955 with additions being added in 1966 and 1991. The subject has a fellowship hall and multi-purpose room that can be segmented into smaller rooms with the use of attached accordion dividers. The subject is in average overall condition with no significant deferred maintenance noted.
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Parcel Map



Building Footprint



[Total GBA 5994 SF]

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area Calculations Summary	Calculation Details
First floor	5994.17 Sq ft	18 x 10 = 180 53 x 3 = 159 77 x 8 = 616 71 x 43 = 3053 67 x 8 = 536 71 x 7 = 497 0.5 x 12.21 x 30.72 = 187.55 0.5 x 12.29 x 30.72 = 188.69 14.71 x 30.72 = 451.94 0.5 x 26.93 x 9.28 = 125
Total Living Area (Rounded):	5994 Sq ft	

Subject Photos



Photo taken December 2, 2020



Photo taken December 2, 2020

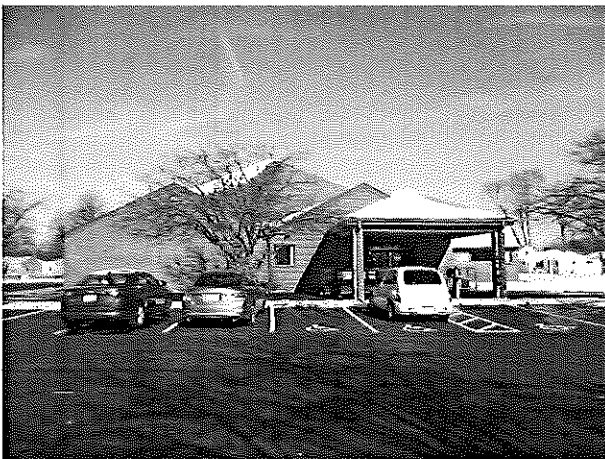


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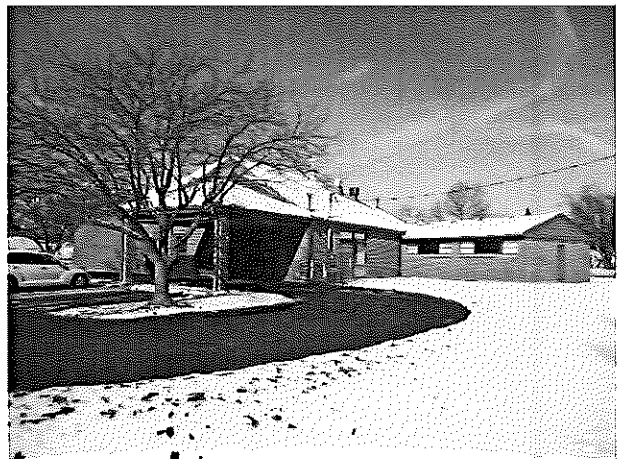


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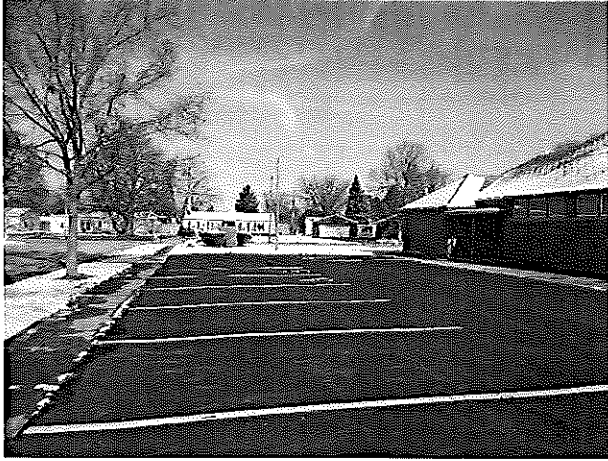


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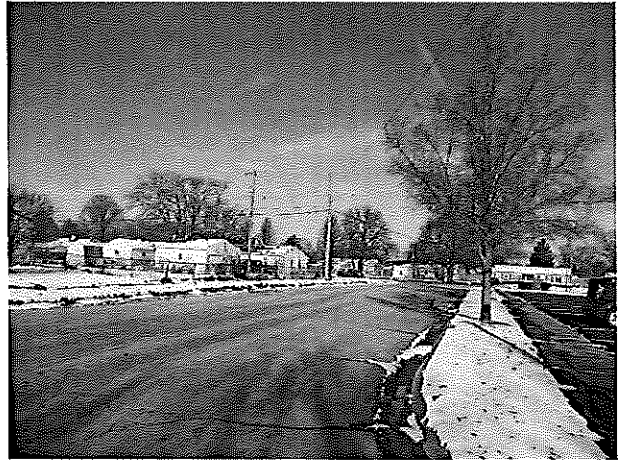


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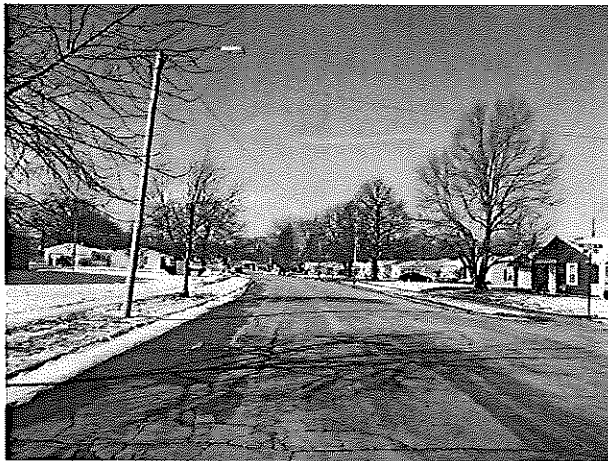


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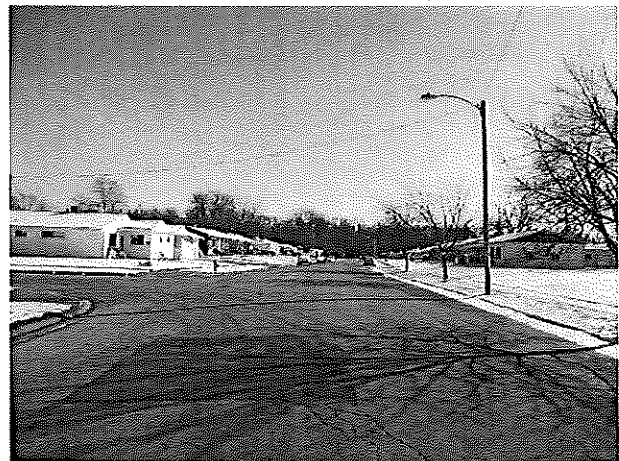


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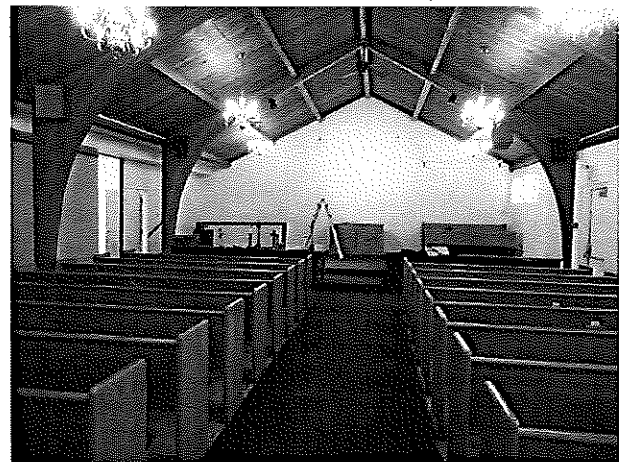


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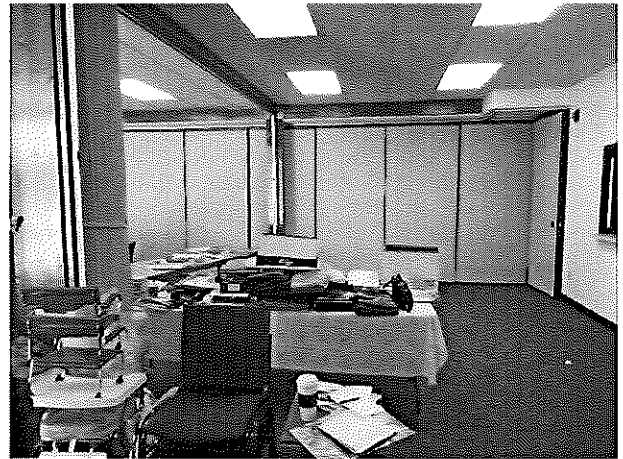


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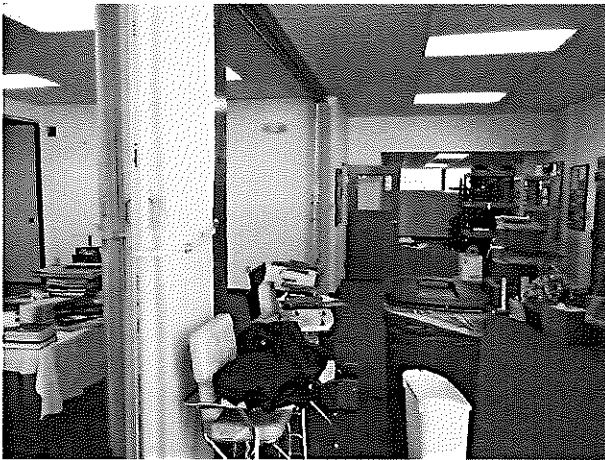


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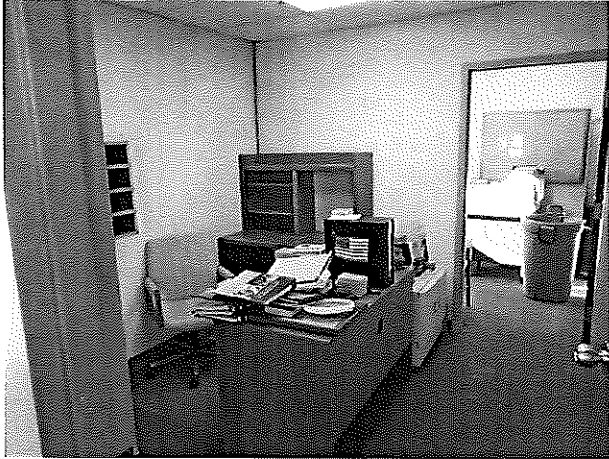


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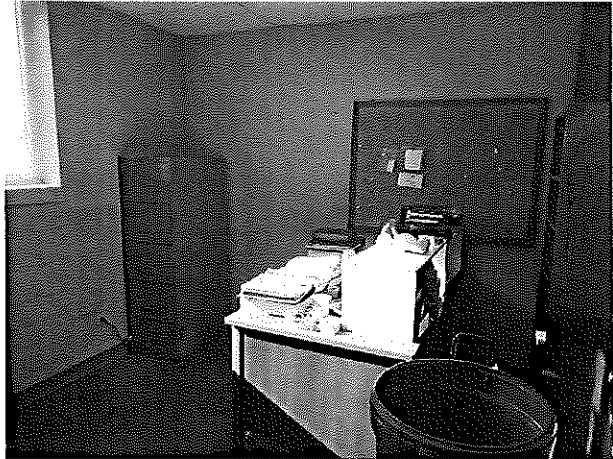


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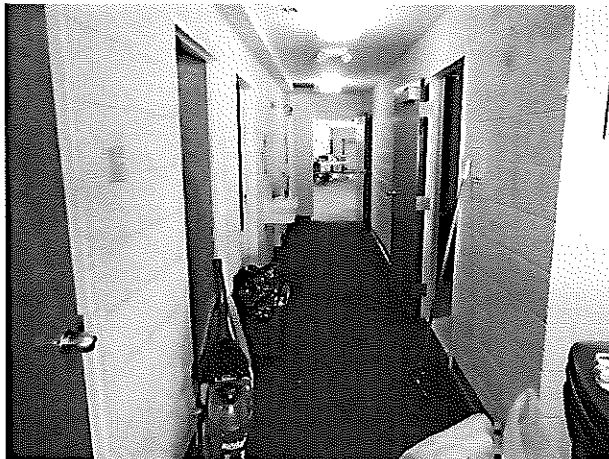


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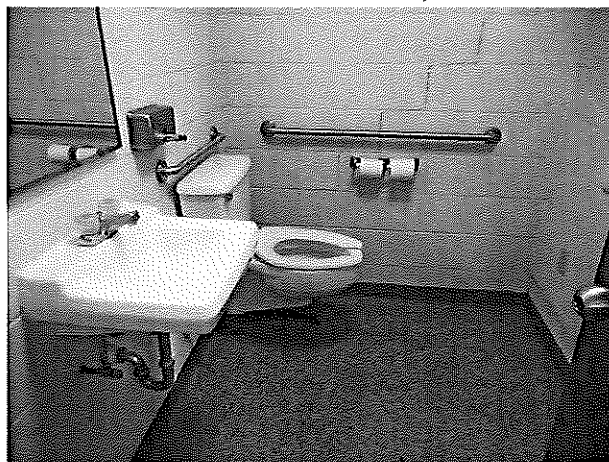


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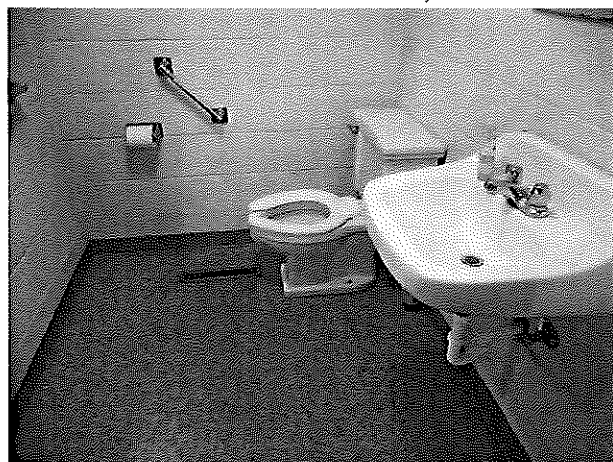


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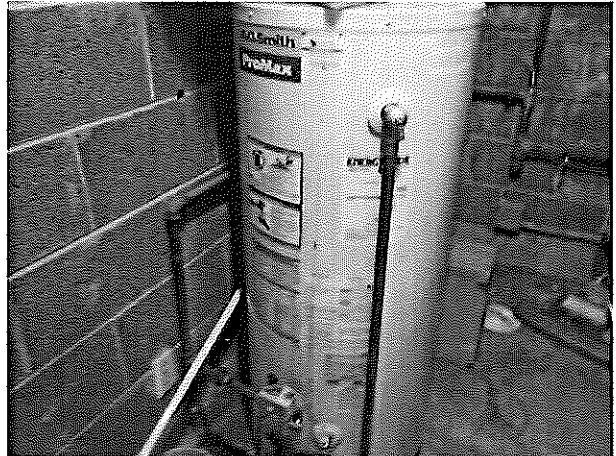


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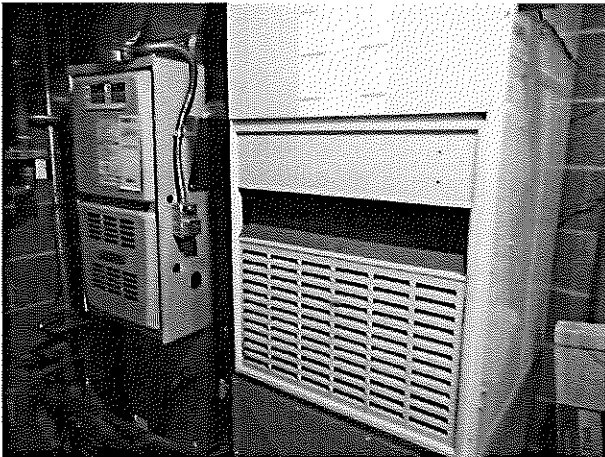


Photo taken December 2, 2020



Photo taken December 2, 2020



Photo taken December 2, 2020

Highest and Best Use

Highest and best use may be defined as

the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

1. **Permissible Use.** What uses are permitted by zoning and other legal restrictions?
2. **Possible Use.** To what use is the site physically adaptable?
3. **Feasible Use.** Which possible and permissible use will produce any net return to the owner of the site?
4. **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

Highest and Best Use As Vacant

The highest and best use of the subject, as vacant is for a residential use in accordance with the current zoning.

Highest and Best Use As Improved

The highest and best use of the subject as improved is the current use. The remaining economic life of the improvements allow for satisfactory investment. Razing the improvements and redeveloping the site would not be financially feasible at this time due to the lack of demand.

The Appraisal of Real Estate 14th Edition, Page 333, Appraisal Institute [1]

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Approach
3. The Sales Comparison Approach

Cost Approach

The Cost Approach is summarized as follows:

$$\begin{array}{r} \text{Cost New} \\ - \text{Depreciation} \\ + \text{Land Value} \\ = \text{Value} \end{array}$$

Income Approach

The Income Approach converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounting process.

Sales Comparison Approach

The Sales Comparison Approach compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

Final Reconciliation

The appraisal process concludes with the Final Reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others.

In this appraisal:

- The cost approach is not applicable in this assignment due to the age of the improvements. The lack of this approach does not preclude the development of a credible opinion of value.
- The sales approach was applied in this report utilizing reliable units of comparison.
- The Income Capitalization Approach was not developed for this analysis. The subject is vacant/owner occupied and properties like the subject are not typically leased in this market. Therefore, the income approach was not developed. The elimination of this approach does not prohibit producing credible assignment results.

Sales Comparison Approach

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principals of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed, and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed, and the data reconciled for a final indication of value via the Sales Comparison Approach.

Comparables

We have researched and analyzed comparable sales for this analysis. All sales have been researched through numerous sources.

Analysis Grid

The sales have been analyzed and compared with the subject property. We have considered adjustments in the areas of:

- | | |
|---|---|
| <input type="checkbox"/> Property Rights Sold | <input type="checkbox"/> Economic Trends (time) |
| <input type="checkbox"/> Financing | <input type="checkbox"/> Location |
| <input type="checkbox"/> Conditions of Sale | <input type="checkbox"/> Physical Characteristics |

On the following page is a sales comparison grid displaying the subject property, the comparables and the adjustments applied.

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Improved Sales Adjustment Grid

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Address	2043 Memorial Dr.	18 E. Broadway St.	9025 Bellefontaine Rd.	9101 N. County Rd. 25A	661 N. County Rd. 25A	4318 Linden Ave.
Sale Date Confirmed		12/1/2020	8/3/2020	5/31/2019	3/29/2019	3/11/2019
Sale Price		\$249,900	\$215,000	\$503,400	\$125,000	\$250,000
Price Per SF GBA		\$39.22	\$46.66	\$67.59	\$31.25	\$33.96
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Financing		Cash-to-seller	Cash-to-seller	Cash-to-seller	Cash	Cash-to-seller
% Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Conditions of Sale		Arms-Length	Arms-Length	Arms-Length	Normal	Arms-Length
% Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Economic Trends	12/2/2020	12/1/2020	8/3/2020	5/31/2019	3/29/2019	3/11/2019
Annual % Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%
\$ Adjustments		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adjusted Price		\$39.22	\$46.66	\$67.59	\$31.25	\$33.96
Location	Springfield	Tipp City	Bethel Twp./Miami Co.	Springcreek Twp./Miami	Concord Twp./Miami	Riverside
Comparison		Superior	Superior	Superior	Superior	Similar
% Adjustment		-20.00%	-15.00%	-20.00%	-10.00%	0.00%
\$ Adjustment		-\$7.84	-\$7.00	-\$13.52	-\$3.13	\$0.00
Age/Condition	29-65/Average	108 & 59/Average	53/Average	30/Above Average	40/Average	71/Average
Comparison		Similar	Superior	Superior	Similar	Inferior
% Adjustment		0.00%	-10.00%	-20.00%	0.00%	10.00%
\$ Adjustment		\$0.00	-\$4.67	-\$13.52	\$0.00	\$3.40
Building Area (SF)	5,994	6,372	4,608	7,448	4,000	7,362
Comparison		Similar	Similar	Similar	Similar	Similar
% Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Use/Design	Worship Facility	Worship Facility	Worship Facility	Worship Facility	Worship Facility/Inf.	Worship Facility
Comparison		Similar	Similar	Similar	Inferior	Superior
% Adjustment		0.00%	0.00%	0.00%	15.00%	-10.00%
\$ Adjustment		\$0.00	\$0.00	\$0.00	\$4.69	-\$3.40
Basement/Features	Slab/None	Bsmt./Cellar/Garage	Slab/None	Slab/None	Slab/None	Full Bsmt./None
Comparison		Superior	Similar	Similar	Similar	Superior
% Adjustment		-5.00%	0.00%	0.00%	0.00%	-10.00%
\$ Adjustment		-\$1.96	\$0.00	\$0.00	\$0.00	-\$3.40
Lot size/ L:B Ratio	1.00 Ac/7.27:1	0.44 Ac/2.02:1	2.27 Ac/21.41:1	1.75 Ac/10.23:1	0.92 Ac/10.00:1	0.96 Ac/5.67:1
Comparison		Inferior	Superior	Similar	Similar	Similar
% Adjustment		7.00%	-5.00%	0.00%	0.00%	0.00%
\$ Adjustment		\$2.75	-\$2.33	\$0.00	\$0.00	\$0.00
Final Adjusted Value		\$32.16	\$32.66	\$40.55	\$32.81	\$30.56
Value Per SF	\$32.00					
Calculations	5,994	X	\$32.00			
Indicated Value	\$191,808					
Rounded	\$190,000					

Comparable Sale Adjustments

All comparables are similar size/age places of worship from surrounding market areas. The appraiser did not locate verifiable comparable sales within the immediate market area. The subject is a special purpose property and sales are sometimes limited. There were limited comparable sales to choose from and sales from Miami and Montgomery County were utilized as reasonable market substitutes. Adjustments were necessary to the comparables for location, age/condition, design, basement/features, and land-to-building ratio. If a comparable was superior a downward adjustment was made and if a comparable was inferior an upward adjustment was made.

Based on this analysis, the sales indicate an adjusted range of \$30.56 to \$40.55 per square foot. In the final value reconciliation in the sales comparison approach consideration was given to each comparable, but most weight was accorded to comparables one and two as they are the most recent comparable sales. The appraiser has selected a value of \$32.00 per square foot as most representative of the subject property. This results in the following property value indication by the sales comparison approach:

5,994 SF X \$32.00 =	\$191,808
ROUNDED	\$190,000

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Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed. Finally, each is considered separately and comparatively with each other. In this analysis only the sales comparison approach was developed and relied on for the final opinion of value. This was considered the only applicable approach to this assignment. The cost and income approaches were not developed for the previously mention reasons.

Value Indications

Cost Approach:	N/A
Sales Comparison Approach:	\$190,000
Income Approach:	Not Applied

Value Conclusion

Based on the data and analyses developed in this appraisal, we have reconciled to the following value conclusion, as of subject to the Limiting Conditions and Assumptions of this appraisal.

Value Conclusions

Reconciled Value Conclusions Premise: "As Is" as of December 2, 2020
Value Conclusion: **\$190,000**

Certification Statement

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I/we have not performed an appraisal service or any other service regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or report of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- We certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- Jason Adams and Michael Schroeder, Licensed Appraiser, have made an interior/exterior observation of the subject property. Jason M. Adams developed this analysis and report.
- This appraisal assignment is within the scope of my certification.

Jason M. Adams, Oh -2005007832
Certified General Appraiser
AREA Experts, LLC

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Addendum

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CONTRACT TO PURCHASE REAL ESTATE Commercial/Industrial/Investment Real Estate

(Form approved by the Dayton REALTORS®. This is a legally binding contract.)

If the provisions are not understood, legal advice should be obtained.)



1. OFFER. The undersigned Buyer offers to buy through Always Sunny Realty Dayton, Ohio 11-13-20 20 Broker(s), on the terms and conditions set forth below, the real property (the "Property") located in Springfield, County of Clark State of Ohio, described as follows: 2043 Memorial Dr Springfield OH 45505 PPH 3400 700021 308 02400
2. INCLUDED IN THE SALE. The Property shall include the land, all appurtenant rights, privileges and easements, and all buildings, improvements and fixtures, including, but not limited to, such of the following as are now on the Property: all electric, plumbing, heating and air conditioning and humidifying equipment and their control apparatus; attached floor coverings and any attached wall coverings; window coverings and awnings; internal wire for communication system, telecommunication wiring and cables; security systems and equipment; and all other items of personal property (trade fixtures, furnishings, equipment, etc.).
3. PRICE. Buyer agrees to pay for the Property the sum of \$115,000.00 payable as follows: \$19,000.00 (EARNEST MONEY) Within two (2) business days after acceptance of this offer. Buyer shall deliver to Always Sunny Realty ("Earnest Money") to be deposited in the trust or escrow account of the party holding the Earnest Money. The Earnest Money shall be paid to Buyer or delivered to the closing or escrow agent to be applied on the purchase price at closing. If the closing does not occur because of Seller's default or because any condition of this Contract is not satisfied or waived, Buyer shall be entitled to the Earnest Money. If Buyer defaults, Seller shall be entitled to the Earnest Money. When Earnest Money is held by a licensed real estate broker, the broker must maintain the Earnest Money in its trust account until one of the following occurs: (1) the transaction closes and the broker disburses the Earnest Money to the closing or escrow agent or otherwise disburses money pursuant to the terms of this Agreement; (2) the parties provide the broker with written instructions that both parties have signed that specify how the broker is to disburse the Earnest Money; (3) the broker receives a copy of a final court order that specifies to whom the Earnest Money is to be awarded; or (4) the funds become unclaimed and the broker turns them over to the Division of Unclaimed Funds. In the event of a dispute between Seller and Buyer regarding the disbursement of the Earnest Money, the broker is required by Ohio law to maintain such funds in its trust account until the broker receives (A) written instructions signed by the parties specifying how the Earnest Money is to be disbursed or (B) a final court order that specifies to whom the Earnest Money is to be awarded. If within two years from the date the Earnest Money is deposited in the broker's trust account, the parties have not provided the broker with such signed instructions or written notice that legal action to resolve the dispute has been filed, the broker shall return the Earnest Money to Buyer with no further notice to Seller. Payment or refund of the Earnest Money shall not prejudice the rights of the Broker(s) or the non-defaulting party in an action for damages or specific performance against the defaulting party. (b) BALANCE: The balance of the purchase price shall be paid by cash (certified or cashier's check) at time of closing. (c) FINANCING: If Buyer's obligations under this Contract are conditioned on obtaining financing, check here and describe on the Financing Addendum.
4. CEEED Seller shall furnish a transferable and recordable general warranty/limited warranty/holdover (circle as applicable: general warranty if nothing circled) deed conveying to Buyer, or nominee, a marketable title to the Property (as determined with reference to the Ohio State Bar Association Standards of Title Examination) with dower rights, if any, released and free and clear of liens, rights to take liens, and encumbrances whatsoever, except (a) legal highways, (b) any mortgage assumed by Buyer, (c) all instruments of taxes and assessments becoming due and payable after the closing, (d) rights of tenants in possession, (e) zoning and other laws, and (f) easements and restrictions of record which would not prevent Buyer from using the Property for the following purpose: If title to all or part of the Property is unmarketable or is subject to matters not excepted as provided above, Seller at Seller's sole cost shall cure any title defects and/or remove such matters within 10 days after receipt of written notice from Buyer, and if necessary the closing date shall be extended to permit Seller the full 10 days to clear title. Seller shall have the right at closing to pay for the removal of any encumbrances or liens out of the purchase price. The cost of any title examination and title insurance shall be borne by Buyer.
5. INSPECTION Buyer reserves the right to make the following inspections of the Property (check one) None See Inspection
6. TAXES At closing, Seller shall pay or credit on the purchase price (a) of real estate taxes and assessments, including penalties and interest, which became due and payable prior to the closing; (b) a pro rata share, calculated as of the closing date in the manner set forth below, of the taxes and assessments becoming due and payable after the closing; and (c) the amount of any agricultural tax savings accrued as of the closing date which would be subject to recoupment if the Property were converted to a non-agricultural use (whether or not such conversion actually occurs), unless Buyer has indicated in Paragraph 4 that Buyer is acquiring the Property for agricultural purposes. If the Property is located in Montgomery County, the tax proration shall be made in accordance with the Montgomery County "short proration" method, in which Seller's share is based upon the number of days from the date of the immediately preceding semi-annual installment to the date of closing. If the Property is located outside of Montgomery County, the tax proration shall be made in accordance with (check one): the Montgomery County "short proration" method or the "long proration" method, in which Seller's share is based upon the taxes and assessments which are a lien for the year of the closing (if neither method is checked, the short proration shall apply). If the short proration method is used, any special assessments which are payable in a single annual installment shall nevertheless be prorated on the long proration method. All prorations shall be based upon the most recent available tax rates, assessments and valuations, and the payment made at closing shall be final. Note: Real estate taxes and assessments are subject to retroactive change by governmental authority. The real estate taxes for the Property for the current tax year may change as a result of the transfer or as a result of a change in the tax rates or values.
7. PRORATIONS Rents, utilities and other operating income and expenses shall be prorated as of the date of closing. Buyer shall pay all utilities and other operating expenses which may become due and payable following the date of closing. Any security deposits held by Seller shall be transferred to Buyer at closing.
8. SELLER'S REPRESENTATIONS Seller represents that those signing this Contract constitute all of the owners of the Property, together with their respective spouses. Seller further represents that with respect to the Property (a) no orders of any public authority are pending, (b) no work has been performed or improvements constructed that may result in future assessments, (c) no notices have been received from any public agency

Buyer's Initials

Handwritten initials and signatures

Insured

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COMMERCIAL/INDUSTRIAL/INVESTMENT REAL ESTATE

64 with respect to condemnation or appropriation, change in zoning, proposed future assessments, correction of conditions, or other similar matters,
65 and (d) to the best of Seller's knowledge, except as indicated below: (1) no toxic, explosive or other hazardous substances have been stored,
66 disposed of, concealed within or released on or from the Property in violation of applicable environmental laws, and no other adverse environmental
67 conditions affect the Property; (2) no underground storage tanks are currently located on the Property nor have any been previously removed from
68 the Property; (3) there is no PCB-containing equipment on the Property; (4) removal of asbestos materials from the Property is not required under
69 any applicable governmental laws, orders or regulations; (5) none of the Property consists of wetlands, nor have any former wetlands on the
70 Property been filled in; and (6) the Property has not been the subject of any type of environmental investigation or cleanup.

71 EXCEPTIONS.

72
73 These representations shall survive the closing
74 9. POSSESSION Possession shall be given, subject to tenants' rights (insert "at" or number of days after) closing. If possession
75 is to be given after closing, Seller shall vacate no later than 5:00 P.M. on the possession date and utilities shall not be prorated as to
76 Paragraph 7 but paid for by Seller until the possession date. Seller shall be responsible to Buyer for any damages caused by Seller's failure to
77 deliver possession on the stated date.

78 10. DAMAGE OR DESTRUCTION TO PROPERTY If any buildings or other improvements are substantially damaged or destroyed prior to
79 closing, Buyer shall have the option (a) to proceed with the closing and receive the proceeds of any insurance payable in connection therewith
80 or (b) to terminate this Contract. Seller shall keep the Property adequately insured against fire and extended coverage perils prior to closing. Seller
81 agrees to maintain the Property in its present condition until delivery of possession, subject to ordinary wear and tear and the provisions of this
82 paragraph.

83 11. ACCEPTANCE, CLOSING. This offer shall remain open for acceptance until 11-18, 2020 at 4:59 p.m. The closing for
84 delivery of the deed and payment of the balance of the purchase shall be held on of before (complete only one, as applicable): (a) the first date of
85 12-18, 2020 or (b) days after the expiration (or waiver, if earlier) of the last contingency period provided in this Agreement. The
86 closing shall be held at a time and place mutually agreed upon by Seller and Buyer. In the event of a failure of the parties to agree, the closing
87 shall be held on the last day designated in this paragraph and the Broker procuring the Buyer shall designate the time and place of closing.

88 12. PROFESSIONAL ADVICE AND ASSISTANCE The parties acknowledge and agree that the purchase of real property encompasses many
89 professional disciplines. While Broker possesses considerable general knowledge, Broker is not an expert on matters of law, tax, financing,
90 surveying, structural conditions, hazardous materials, environmental conditions, inspections, engineering, etc. Broker hereby advises the parties
91 and the parties acknowledge that they should seek professional expert assistance and advice in these and other areas of professional expertise. In
92 the event Broker provides to the parties names of companies or sources for such advice and assistance, the parties additionally acknowledge and
93 agree that Broker does not warrant, guarantee, or endorse the services and/or products of such companies or sources.

94 13. SIGNATURES. Only original manual signatures or facsimile signatures (which includes both faxes and PDF documents sent by e-mail) shall
95 be valid for purposes of this Contract and any amendments or any notices to be delivered in connection with this Contract. Documents,
96 amendments or notices given in any manner permitted by this paragraph shall be effective when delivered to a party or its authorized
97 representative, including the broker representing that party and any of the licensees within the brokerage who have an agency relationship with that
98 party. Only original, manually signed documents shall be valid for deeds or other documents to be delivered at closing. This Paragraph 13 cannot
99 be waived except by a manually signed agreement of the parties.

100 14. GENERAL PROVISIONS. Upon acceptance, this offer and the attached addenda shall become a complete agreement binding upon and
101 acting to the benefit of Buyer and Seller and their respective heirs, personal representatives, successors, and assigns, and shall be deemed to
102 contain all of the terms and conditions agreed upon, there being no oral conditions, representations, warranties or agreements. Any subsequent
103 conditions, representations, warranties or agreements shall not be valid and binding upon the parties unless in writing signed by both parties. Upon
104 Buyer's examination of the Property as provided herein, and except as otherwise provided in this Contract, Buyer is accepting the Property
105 "as is" in its present condition, relying upon such examination as to the condition, character, size, utility and zoning of the Property. Time is of the
106 essence of all provisions of this Contract. All representations, warranties and agreements in this Contract shall survive the closing. Any word used
107 in this offer and the acceptance thereof shall be construed to mean either singular or plural as indicated by the number of signatures hereto.

108 15. ADDENDA The following Addenda and attachments are included and shall be considered an integral part of this Contract
109 Financing [checked] Inspection [checked] Other (Describe)

110 Witness Buyer (if entity)
111 Make Deed To By
112 Buyer (if individual(s)) [Signature]
113

114 ACCEPTANCE Date Nov 17, 2020
115
116 The undersigned Seller [checked] accepts the foregoing offer, or [] counteroffers according to the initialed changes set forth above or in the attached
117 Addenda, which counteroffer shall remain open for acceptance until 20 at 4:59 P.M.

118 Witness [Signature] Seller (if entity) Michael Amos
119 Make Deed To By Rev. Victoria C. Downing
120 Seller (if individual(s))
121

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not for signature verification



INSPECTION ADDENDUM CONTRACT TO PURCHASE

Commercial/Industrial/Investment Real Estate



BUYER Jay + Elizabeth Crawford
PROPERTY 2043 Memorial Dr Springfield OH

1. Inspection Profile

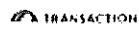
- (a) Buyer shall have a period of 30 calendar days (this paragraph (a) not applicable if number of days not inserted) after the date this Contract is fully executed (the "Physical Inspection Period") to conduct any physical inspections of the structure, mechanical and utility systems, soil conditions and other physical characteristics of the land and improvements desired by Buyer. Environmental inspections are subject to the terms and limitations set forth in paragraph 1(j) of this Addendum.
- (b) Buyer shall have a period of _____ calendar days (this paragraph (b) not applicable if number of days not inserted) after this Contract is fully executed (the "Lead-Based Paint Inspection Period") to conduct an assessment or inspection of the Property to determine the presence of lead-based paint and/or lead-based paint hazards. The Lead-Based Paint Inspection Period, if applicable, represents the agreed upon time for Buyer to conduct such assessment or inspection. Buyer waives any other right of opportunity to conduct an assessment or inspection of the Property for these purposes.
- (c) Buyer shall have a period of _____ calendar days (this paragraph (c) not applicable if number of days not inserted) after the date this Contract is fully executed (the "Lease Inspection Period") to review all leases, rent rolls and financial data furnished by Seller with respect to the Property. Within _____ calendar days after acceptance of this Agreement, Seller shall deliver to Buyer copies of all leases, rents rolls, operating statements and statements of income and expenses for the Property for the preceding three (3) years (if available), as well as monthly statements for the current year and any other financial records and detail concerning the Property that Buyer may reasonably request (collectively, the "Lease Information"). The Lease Inspection Period shall be extended by one day for each day that Seller fails to deliver copies of the Lease Information to Buyer as required under this paragraph. In the event of any material adverse change in the Lease Information that occurs or of which Seller becomes aware after the initial delivery of the Lease Information to Buyer ("New Information"), Seller shall promptly deliver the New Information to Purchaser and if less than 10 calendar days remain in the Lease Inspection Period, the Lease Inspection Period be extended until the date 10 calendar days after delivery of the New Information. At closing, Seller shall provide updated Lease Information as current as is reasonably practical.
- (d) Buyer shall have a period of _____ calendar days (this paragraph (d) not applicable if number of days not inserted) after the date this Contract is fully executed (the "Environmental Inspection Period") to conduct an environmental site assessment of the Property. The Environmental Inspection Period shall be extended for no more than _____ calendar days if further environmental testing is requested by Buyer. Buyer shall not conduct intrusive testing without Seller's prior approval, such approval not to be unreasonably withheld. Buyer and Seller acknowledge that the Broker(s) have made no independent investigation to determine whether hazardous materials exist in, on or about the Property.
- (e) During each applicable Inspection Period, Buyer and Buyer's inspectors and contractors shall be permitted access to the Property, at Buyer's sole risk, at all reasonable times. Buyer shall be responsible for and shall indemnify, defend and hold Seller harmless against any employees, personal injury or property damage caused or suffered by Buyer or Buyer's inspectors or contractors, as a result of their entry onto the Property. All inspectors selected by Buyer shall be qualified and licensed when appropriate. Unless otherwise provided in this Contract, Buyer shall pay the costs of all inspectors.

2. Notice of Objections

If Buyer's inspections of the Property disclose any matters to which Buyer reasonably objects, Buyer shall notify Seller in writing specifying the objections prior to the expiration of the applicable Inspection Period. For purposes of this Addendum, Buyer shall have the right to object only to those matters which (a) materially breach any representations or warranties made by Seller, or (b) materially impair the use, condition, value or suitability of the Property. Buyer may not object to minor, routine maintenance and repair items not affecting the ordinary use of the Property. Items shall not be considered defective merely because of their age. FAILURE TO NOTIFY SELLER OF ANY OBJECTIONS BEFORE EXPIRATION OF THE APPLICABLE INSPECTION PERIOD SHALL CONSTITUTE A WAIVER OF SUCH OBJECTIONS AND BUYER SHALL TAKE THE PROPERTY 'AS IS' WITH RESPECT TO SUCH MATTERS.

3. Right to Cure

In the event Buyer makes timely objections as permitted in paragraph 2, Seller shall have the right, for a period of _____ calendar days after expiration of the applicable Inspection Period (the "Cure Period") to either (a) make all necessary repairs or replacements, or take such other actions as may be reasonably necessary, to cure the matters objected to by Buyer in a good and workmanlike manner or (b) provide other assurances reasonably acceptable to Buyer, by means of an escrow of funds at closing or otherwise, that the matters to which Buyer has objected will be repaired, replaced or otherwise cured with due diligence and in a good and workmanlike manner. A separate Cure Period shall apply to each Inspection Period.



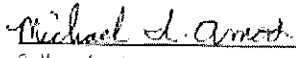
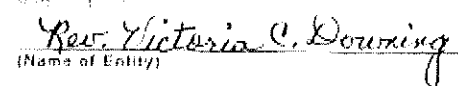
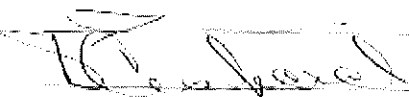
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(Please sign and verify)

DAYTON REALTORS® INSPECTION ADDENDUM CONTRACT TO PURCHASE

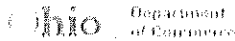
- 4. Right to Cancel**
If Seller is unable or unable to cure the matters to which Buyer has objected or to provide the assurances described above during the applicable Cure Period, Buyer shall have the right, at Buyer's sole option, to cancel the Contract. In which event the Earnest Money shall be returned to Buyer and the parties shall be released from all further obligations under this Contract. This right of cancellation shall be exercised, if at all, by giving written notice to Seller within 5 calendar days after the expiration of the applicable Cure Period. **FAILURE BY BUYER TO CANCEL THIS CONTRACT WITHIN SUCH 5-DAY PERIOD SHALL CONSTITUTE A WAIVER BY BUYER OF ANY UNCURED OBJECTIONS, AND BUYER SHALL TAKE THE PROPERTY 'AS IS' WITH RESPECT TO SUCH MATTERS.**
- 5. Release**
Seller and Buyer release the Broker(s) from any and all liability arising from (a) any action by the Broker(s) in obtaining or recommending an inspector or contractor, (b) the contents of any inspection report or the work of any contractor, (c) any advice concerning the necessity of any inspections, (d) any defect or deficiency in the Property, and (e) the failure to deliver any notice within the time periods provided herein, unless specifically requested to do so. This waiver shall survive the closing.

OTHER ADDENDA

 _____ Buyer (if entity)	Buyer (if entity)
 (Name of Entity)	_____ (Name of Entity)
By _____ [Authorized Signatory]	By _____ [Authorized Signatory]
Seller (if individual(s))	Buyer (if individual(s))
_____	

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AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 2043 Memorial Dr Springfield OH 45505
 Buyer(s): Jay & Elizabeth Crawford
 Seller(s): St Mark's Methodist Church

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by Sunny Dhingra and Always Sunny Realty
AGENT(S) BROKERAGE
 The seller will be represented by Curtis Mumma and Mumma Realty
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage represent both the buyer and the seller, check the following relationship that will apply

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. If such a relationship does exist, explain: _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) _____ and real estate brokerage _____ will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. If such a relationship does exist, explain: _____
- represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

DATE	DATE	DATE
11/13/2020	11-13-2020	Nov 17, 2020
BUYER/BUYERS	AGENT(S)	AGENT(S)

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ADDENDUM # 1 TO PURCHASE REAL ESTATE

Form Approved by Springfield Board of REALTORS®



In reference to the Contract to Purchase Real Estate located at or described as: 2043 Memorial Dr 1

Springfield OH 45505 2

Dated: 11-13-2020 3

between the Purchaser(s): Jaya Elizabeth Crawford 4

and the Seller(s): _____ 5

The undersigned Purchaser(s) and Seller(s) hereby agree to the following: _____ 6

all kitchen equipment, pans & stage 7-11

OTHER TERMS: All other terms to remain the same.

<u>[Signature]</u>	<u>11/13/2020</u>	<u>Michael L. Arnold</u>	<u>Nov. 17, 2020</u>
Purchaser(s)	Date	Seller(s)	Date
<u>[Signature]</u>	<u>11-13-20</u>	<u>Rev. Victoria C. Downing</u>	<u>Nov. 17, 2020</u>
Purchaser(s)	Date	Seller(s)	Date

Revised 7/2014

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PROFESSIONAL QUALIFICATIONS OF	
Jason Adams, Certified General Appraiser	
EXPERIENCE:	<p>Owner AREA Experts (2019 to Present) Director of Appraisal Stream (2018 to 2019) President of Guynnann & Middleton, Inc. (2017-2018) Vice President of The Gibbs Firm, LPA (2010-2017) Senior Commercial Appraiser, Strickelman, Schneider & Associates, LLC (2005-2010)</p>
PROFESSIONAL LICENSE:	<p style="text-align: center;">Ohio Certified General Appraiser = 2005007832 Kentucky Certified General Appraisal = 303700</p>
APPRAISAL EDUCATION:	<p>2020 Valuation Impacts of COVID-19 Appraisal Institute 2019 The Basics of Expert Witness for Commercial Appraisers 2019 Appraisal of Owner-Occupied Commercial Properties 2018 Ohio Appraising for the Supervisor and Trainee 2018 2018-2019 7-Hour National USPAP Update Course 2017 7th Annual OCAP Real Estate Appraisal Seminar 2016 Protect Your Appraisal Practice - Practice Professionally 2016 2016 Summer Seminar 2016 2016-2017 7-Hour National USPAP Update Course 2015 Online AP's Cool Tools: New Technology for Real Estate Appraisers 2015 A Practical Guide to Appraisal Review 2014 7-Hour National USPAP Course 2013 Fundamentals of Mass Appraisal 2013 Online Analyzing Operating Expenses 2012 How to Identify and Prevent Real Estate and Mortgage Fraud 2012 2012-2013 Online 7-Hour Equivalent USPAP Update Course 2012 Online Forecasting Revenue 2012 Online Data Verification Methods 2011 National USPAP Update 2011 Advanced Internet Search Strategies 2009 National USPAP 7 Hour Update 2010-2011 2009 Impact-Foreclosure & 99- on Appraisal & CMA 2009 Overcoming Appraisal Dilemma of HVCC 2009 Understanding the HVCC for Appraisers, Realtors, Title Companies 2009 FHA and The Appraisal Process 2009 Scope of Work: Expanding Your Range of Services 2008 Eminent Domain and Condemnation 2008 Appraising in Changing Markets 2007 Appraising in Changing Markets (RE) 2007 National USPAP 7 Hour Update (RE) 2007 Manufactured Housing 2006 29th Annual Real Estate Economic Seminar 2006 USPAP 7 Hour Update 2005 -Mastering the URAR & Maintaining USPAP Compliance</p>
Formal Education	<p>Bachelor of Arts in Management – Antioch University, Yellow Springs, OH Associates of Applied Science Real Estate and Property Management – Sinclair Community College, Dayton, OH</p>

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**STATE OF OHIO
DIVISION OF REAL ESTATE
AND PROFESSIONAL LICENSING**

AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME: Jason M Adams
LICENSE NUMBER: 2005007632
TITLE: Certified General Real Estate Appraiser
BIRTH DATE: 07/08/1970
EXPIRATION DATE: 07/31/2011
RENEWAL DATE: 07/29/2012