

V/L Akins Road  
North Royalton, Ohio 44133  
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#### DESCRIPTION OF REAL ESTATE APPRAISED:

##### Location Description:

The subject is a vacant parcel located next to 9116 Akins Road, in the city of North Royalton, county of Cuyahoga, and state of Ohio. Boundaries of the subject property include Royalton Road & The Ohio Turnpike to the north, Edgerton Road to the south, Bennett Road to the east, and the York Road to the west. The subject can be found on Cuyahoga County map page 30, section C3. The subject which can be found on FEMA flood map parcel 3901210003B, Zone C, dated September 17, 1980, is not located in a flood zone. Because of the past problems with the city of North Royalton flooding issues, the flood zone must be verified by a flood search. Value assumes no flood zone. The subject's census tract number is 1752.01. The subject property is zoned GI General Industrial, per Rick from the city of North Royalton's building and zoning department. The subject is a vacant parcel at this time. Value assumes this is a buildable lot.

The subject is located on the north side of Akins Road, just east of York Road. This section of Akins Road and York Road is mostly developed with a variety of retail, commercial and office structures, and some residential/single family.

##### Property Description:

The subject property, known as permanent parcel number 483 28 003, is in the name of Herbert & Martha S. Jamison. There have been no transfers on the subject property within the past five years. The subject last transferred 12/11/86 for \$82,800 under county document #680550034. The lot is a rectangular site that is 100.22 frontage by 246 feet deep, which totals 24,654.12 sf or .565 acres. The real estate taxes are currently \$521.45 per half year (tax year 2007) or \$1,042.90 per year. The subject property is currently an unimproved, vacant parcel. Please be advised, it appears county has a wrong parcel size at .50 acres. The parcel actually measures out  $100.22 \times 246 = 24,654.12$  square feet = .565 acres. This must be verified with an accurate legal. Value assumes .565 acres for the subject property. Per Brenda from the city of North Royalton building department, the subject property has electric, gas and water available. Brenda states the area does not have sewers, so it is most probable septic. Value is subject to perc test and septic approval.

##### ZONING INFORMATION FOR GENERAL INDUSTRIAL :

Building and land shall be used and buildings shall be designed, erected, altered, moved and maintained, in whole or in part, in a General Industrial District only for the following uses:

Offices, laboratories, services and manufacturing uses, manufacturing processes, industrial uses such as blending, mixing and packaging of chemical compounds, making of metal alloy products. Accessory uses are storage of materials and products, industrial, project, real estate and identification and directional signs, parking uses, loading facilities. Conditional uses include auto repair, wireless communication facilities.

Lot area and width regulations are as follows for General Industrial zoned properties:

Minimum frontage must be at least 100' for all uses.

Yard regulations are as follows for General Industrial zoned properties with intended use as a driveway:

Driveway uses must have a 10' setback from side lot line if lot adjoins a residential district or no setback requirements if lot adjoins a non residential district. The setback from rear lot line must be 20' if lot adjoins a residential district or 5' if lot adjoins a non residential district.

The city does not intend to build on this parcel, but wants to use it for ingress and egress. The value of the subject though, is as a viable industrial lot suitable for a small industrial building allowable by city zoning and allowable uses.