The Roger A. Sours Company, Inc.

Real Estate Appraisers and Consultants

July 31, 2014

Mr. Wayne Wiethe
Planning Director
City of Green
1755 Town Park Blvd
Green, Ohio 44232

Dear Mr. Wiethe:

At your request, we have prepared an appraisal of a +/-5.56 acre tract of vacant commercial zoned land located at 914 East Turkeyfoot Lake Road, Green, Summit County, Ohio. The purpose of this report is to provide our opinion of the current Market Value of the fee simple title to the subject property, in terms of financial arrangements equivalent to cash. At your direction, two tax parcels making up the subject property are also valued sseparately.

This Appraisal is intended to comply with the reporting requirements set forth under Standards Rule 2 - 2 (a) of the Uniform Standards of Professional Appraisal Practice. The client is referred to the forthcoming "Scope of Work", which describes the appraisal procedures used.

This document presents discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and only for the intended use stated in this report. It is not to be relied upon by any third parties for any purpose, whatsoever. The appraisers are not responsible for unauthorized use or users of this report.

We have personally viewed the subject property, assembled and analyzed, applicable market data, and reformed a final opinion of current market value. The results of this investigation are contained in the accompanying report.

(continued)

120 East Mill Street, Suite 320, Akron, Ohio 44308
Phone: (330) 434-9932 * FAX: (330) 434-9968 * E-Mail: rasours@att.net

Our opinion of the current market value of the fee simple interest of the subject's +/-5.56 acres, as of **July 23, 2014**, is:

ONE MILLION THREE HUNDRED NINETY THOUSAND DOLLARS
($1,390,000)

Our opinion of the current market value of the fee simple interest of only the subject's +/-3.01 acres, known as Parcel #28-07206, as of **July 23, 2014**, is:

EIGHT HUNDRED THIRTY THOUSAND DOLLARS
($830,000)

Our opinion of the current market value of the fee simple interest of only the subject's +/-2.55 acres, known as Parcel #28-07205, as of **July 23, 2014**, is:

FIVE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS
($575,000)

We hereby certify that we have personally viewed the subject property, that we have no interest therein beyond the preparation of this report, that the fee is not contingent on the value conclusions and that the appraisal conforms to the code of ethics of the Appraisal Institute, of which Roger A. Sours is a member.

Thank you for the opportunity to have been of service.

Respectfully submitted,

Roger A. Sours, MAI, CCIM
State Certified General Appraiser #380226

Kristin L. Cross
State General Certified Appraiser
Certification #2001001325

RAS:KLC/dmr