

COMMERCIAL PROPERTY RECORD CARD

COSHOCTON

Situs : 436 MAIN ST

Map ID: 043-00003650-00

LUC-430-C - RESTURANT, CAFETERIA, AI

Card: 1 of 1

Tax Year: 2019

Printed: 08/07/19

CURRENT OWNER
 YARD EXPANSION CORP THE
 1599 IRISH RUN ROAD SE
 DENNISON OH 44621

GENERAL INFORMATION
 Routing No. 0151-02 025-00
 Class C-Commercial
 Living Units 0
 Neighborhood C0008
 Alternate Id
 District
 Zoning CAUV

Field Review Flag:

Property Notes
 Note Codes:

BANQUET ROOM

Land Information

Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	4.5	2,496		11,230

Assessment Information

Assessed	Appraised	Cost	Income	Market
Land	3,930	11,230	0	0
Building	16,890	48,270	0	0
Total	20,820	59,500	0	0

Legal Acres: .0573

Entrance Information

Date	ID	Entry Code	Source
12/15/14	PE	7-Left Door Hanger	3-Other
08/01/08	EJ	5-Estimated For Misc. Reasons	3-Other

Value Flag 1-COST APPROACH

Manual Override Reason
 Base Date of Value
 Effective Date of Value

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Deed Reference	Deed Type	Grantor
02/29/08	300,750	2-Land And Building	464/976	WD-Warranty Deed	WEAVER & SONS ENTERPRISES LTD
05/01/06	30,000	2-Land And Building	411/113	LD-Limited Warranty Deed	CIT SMALL BUSINESS LENDING CORP
10/01/04	140	2-Land And Building	357/660	SD-Sheriff Deed	GYMN MANAGEMENT COMPANY LTD
09/08/00	400,000	2-Land And Building		WD-Warranty Deed	WILSON ROBERT J &

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 3-Heavy
 Location:
 Spot Loc:

Legal Description

Parcel TieBack:
 Range - Township - Section:
 Legal Descriptions:
 IN-LOT 9 PT 24 X 104
 08 DOC 847

COMMERCIAL PROPERTY RECORD CARD

COSHOCTON

Situs : 436 MAIN ST

Parcel Id: 043-00003650-00

LUC: 430-C - RESTURANT, CAFETERIA, AN

Card: 1 of 1

Tax Year: 2019

Printed: 08/07/19

<p>24</p> <p>151 A 101</p> <p>24</p>	<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>384</td> <td>MULTI-STRG</td> <td>2424</td> </tr> <tr> <td>B</td> <td>331</td> <td>RESTAURANT</td> <td>2424*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A	384	MULTI-STRG	2424	B	331	RESTAURANT	2424*
ID	Code	Description	Area										
A	384	MULTI-STRG	2424										
B	331	RESTAURANT	2424*										

Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

COSHOCTON

Situs : 436 MAIN ST

Parcel Id: 043-00003650-00

LUC: 430-C - RESTURANT, CAFETERIA, AI

Card: 1 of 1

Tax Year: 2019

Printed: 08/07/19

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
16	S	16-General Restaurant	0	2,424			0		0							
25	S	25-Multi Use Storage	0	2,424			0		0							

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,848
Replace, Cost New Less Depr	48,270
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	48,270
Final Building Value	1,0000
NBHD Fact	
Value per SF	9.96

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	4,848
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	4,848
Total Gross Building Area	4,848

Misc & Gross Building Values

Misc Building No	
Gross Building:	
Misc Adjusted Value	



COMMERCIAL PROPERTY RECORD CARD

COSHOCTON

Situs : 442 MAIN ST Map ID: 043-00003446-00 LUC: 430-C - RESTURANT, CAFETERIA, AI Card: 1 of 2 Tax Year: 2019 Printed: 08/07/19

CURRENT OWNER
 YARD EXPANSION CORP THE
 1599 IRISH RUN ROAD SE
 DENNISON OH 44621

GENERAL INFORMATION
 Routing No. 0151-02 027-00
 Class C-Commercial
 Living Units 0
 Neighborhood C0008
 Alternate Id
 District
 Zoning
 CAUV

Field Review Flag:

Property Notes
 COSHOCTON YARD TAVERN
 COMBINED W/043-3447-00
 REMOD FOR 08

Note Codes:

Land Information

Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	4.5	5,397		24,290

Total Acres: .1239 Legal Acres: .1239

Entrance Information

Date	ID	Entry Code	Source
12/15/14	PE	6-Occupant Not At Home	3-Other
08/01/08	EJ	0-Entrance Gained	3-Other

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	8,500	24,290	24,290	0	0
Building	54,810	156,590	156,590	0	0
Total	63,310	180,880	180,880	0	0

Value Flag 1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
02/08/10	9999999	17,000	ROOF		Close Permit
07/18/06	5911	50,000	REMODEL		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/29/08	300,750	2-Land And Building	1-Sale Involving Multiple Parcels	464/976	WD-Warranty Deed	WEAVER & SONS ENTERPRISES LTD
05/01/06	30,000	2-Land And Building	1-Sale Involving Multiple Parcels	411/113	LD-Limited Warranty Deed	CIT SMALL BUSINESS LENDING CORPOR
10/01/04	140,000	2-Land And Building	5-Liquidation/Foreclosure	357/660	SD-Sheriff Deed	GYMN MANAGEMENT COMPANY LTD
09/08/00	400,000	2-Land And Building	1-Sale Involving Multiple Parcels		WD-Warranty Deed	WILSON ROBERT J &

Property Factors
 5-Sidewalk

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 3-Heavy
Location:
Spot Loc:

Parcel TieBack: 0430000344600 Addl. Tie Back:
 Range - Township - Section:
 Legal Descriptions:
 IN-LOT 9 PT 50.11 X 104.87 .1239 AC
 08 DOC 847

COMMERCIAL PROPERTY RECORD CARD

COSHOCOTON

Situs : 442 MAIN ST

Parcel Id: 043-00003446-00

LUC: 430-C - RESTURANT, CAFETERIA, AN

Card: 1 of 2

Tax Year: 2019

Printed: 08/07/19

31		31	
100	A	100	
82	B	82	
31		31	

ID	Code	Description	Area
A	084	MULTI-STRG	3100
B	084	MULTI-STRG	2542
C	031	RESTAURANT	3100*
D	CP5	CANOPY ONLY	84*
E	PR1	PORCH, OPEN	140*

Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

COSHOCTON

Situs : 442 MAIN ST

Parcel Id: 043-00003446-00

LUC: 430-C - RESTURANT, CAFETERIA, AI

Card: 1 of 2

Tax Year: 2019

Printed: 08/07/19

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
16	S	16-General Relaurant	0	5,000						0							
25	S	25-Multi Use Storage	0	7,542						0							

Apartment Detail - Building 1 of 2

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 1 of 2

Total Gross Building Area	8,742
Replace, Cost New Less Depr	96,910
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	96,910
Final Building Value	1,0000
NBHD Fact	
Value per SF	11.09

Notes - Building 1 of 2

Income Summary (Includes all Building on Parcel)

Total Net Income	0 000000
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	12,542
Total Gross Building Area	12,542

Misc & Gross Building Values

Misc Adjusted Value

Misc Building No
Gross Building:

COMMERCIAL PROPERTY RECORD CARD

COSHOCTON

Situs : 442 MAIN ST Map ID: 043-00003446-00 LUC: 430-C - RESTURANT, CAFETERIA, AI Card: 2 of 2 Tax Year: 2019 Printed: 08/07/19

CURRENT OWNER

YARD EXPANSION CORP THE
1599 IRISH RUN ROAD SE
DENNISON OH 44621

GENERAL INFORMATION

Routing No. 0151-02 027-00
Class C-Commercial
Living Units 0
Neighborhood C0008
Alternate Id
District
Zoning
CAUV

Field Review Flag:

Property Notes

COSHOCTON YARD TAVERN
COMBINED W/043-3447-00
REMOD FOR 08

Note Codes:

Land Information

Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	4.5	5.397		24,290

Total Acres: .1239

Legal Acres: .1239

Entrance Information

Date	ID	Entry Code	Source
12/15/14	PE	6-Occupant Not At Home	3-Other
08/01/08	EJ	0-Entrance Gained	3-Other

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	8,500	24,290	24,290	0	0
Building	54,810	156,590	156,590	0	0
Total	63,310	180,880	180,880	0	0

Value Flag 1-COST APPROACH Manual Override Reason
Base Date of Value Effective Date of Value

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
02/08/10	9999999	17,000	ROOF		Close Permit
07/18/06	5911	50,000	REMODEL		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/29/08	300,750	2-Land And Building	1-Sale Involving Multiple Parcels	464/976	WD-Warranty Deed	WEAVER & SONS ENTERPRISES LTD
05/01/06	30,000	2-Land And Building	1-Sale Involving Multiple Parcels	411/113	LD-Limited Warranty Deed	CIT SMALL BUSINESS LENDING CORPOR
10/01/04	140,000	2-Land And Building	5-Liquidation/Foreclosure	357/660	SD-Sheriff Deed	GYMN MANAGEMENT COMPANY LTD
09/09/00	400,000	2-Land And Building	1-Sale Involving Multiple Parcels		WD-Warranty Deed	WILSON ROBERT J &

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 3-Heavy
Location:
Spot Loc:

5-Sidewalk

Legal Description

Parcel TieBack: 0430000344600 Addl.TieBack:
Range - Township - Section: - -
Legal Descriptions:
IN-LOT 9 PT 50.11 X 104.87 .1239 AC
08 DOC 847

COMMERCIAL PROPERTY RECORD CARD

COSHOCTON

Situs : 442 MAIN ST

Parcel Id: 043-00003446-00

LUC: 430-C - RESTURANT, CAFETERIA, AN

Card: 2 of 2

Tax Year: 2019

Printed: 08/07/19

<p>19</p> <p>100 A 100</p> <p>19</p>	<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>084</td> <td>MULTI-STRG</td> <td>1900</td> </tr> <tr> <td>E</td> <td>031</td> <td>RESTAURANT</td> <td>1900*</td> </tr> <tr> <td>C</td> <td>PR1</td> <td>PORCH, OPEN</td> <td>133*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A	084	MULTI-STRG	1900	E	031	RESTAURANT	1900*	C	PR1	PORCH, OPEN	133*
ID	Code	Description	Area														
A	084	MULTI-STRG	1900														
E	031	RESTAURANT	1900*														
C	PR1	PORCH, OPEN	133*														

Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

COSHOCTON

Situs : 442 MAIN ST

Parcel Id: 043-00003446-00

LUC: 430-C - RESTURANT, CAFETERIA, AI

Card: 2 of 2

Tax Year: 2019

Printed: 08/07/19

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Other Expenses	Total Expenses	Net Operating Income
16	S	16-General Restaurant	0	5,000						0						
25	S	25-Multi Use Storage	0	7,542						0						

Apartment Detail - Building 2 of 2

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 2 of 2

Total Gross Building Area	3,800
Replace, Cost New Less Depr	59,680
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	59,680
Final Building Value	1,0000
NBHD Fact	
Value per SF	15.71

Notes - Building 2 of 2

Income Summary (Includes all Building on Parcel)

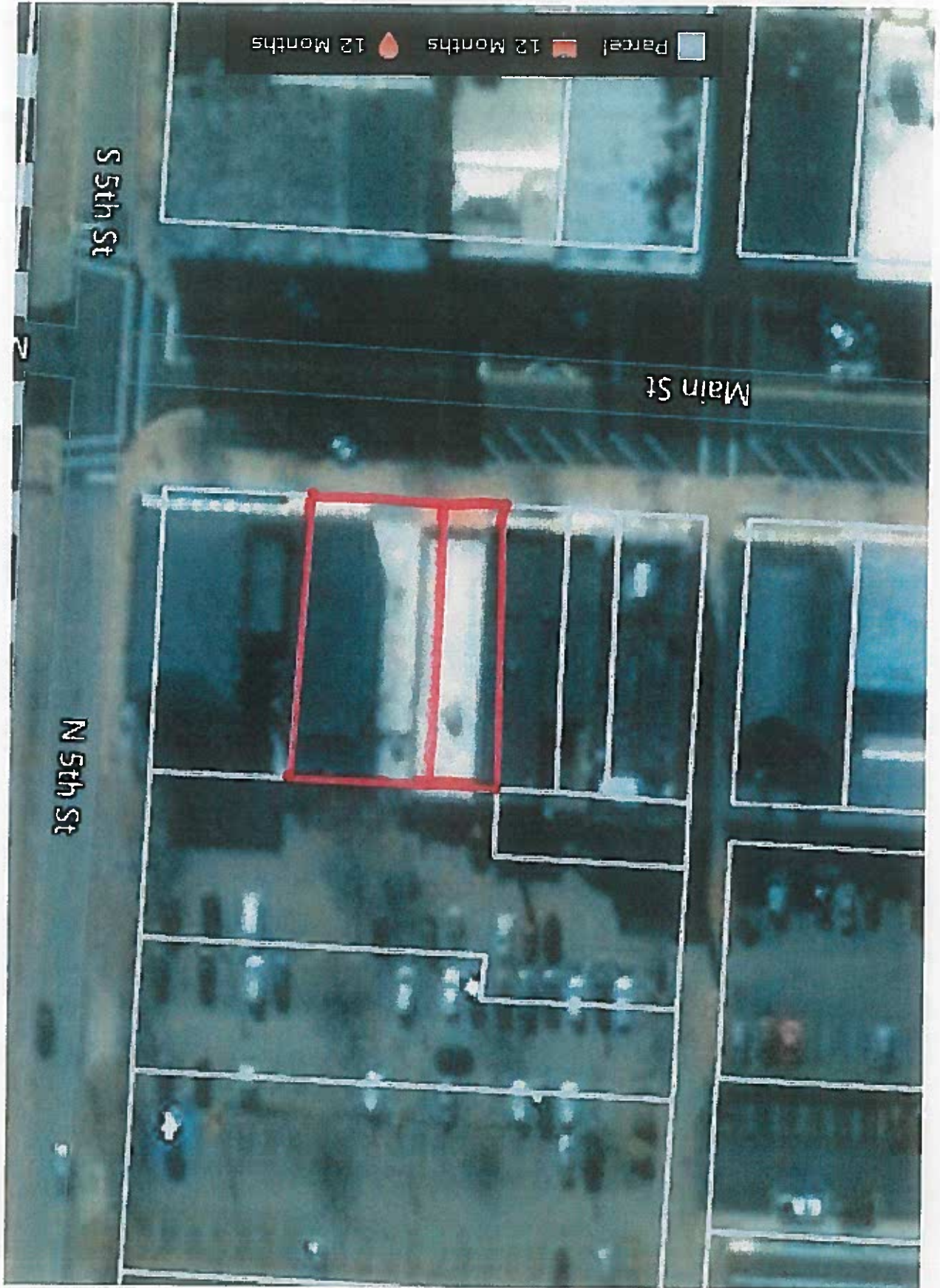
Total Net Income	0.000000
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	12,542
Total Gross Building Area	12,542

Misc & Gross Building Values

Misc Adjusted Value

Misc Building No
Gross Building:







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: 442 and 436 MAIN ST. COSTHURSTEN

Buyer(s): _____

Seller(s): SACHS

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____
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 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) Rea Wallick and real estate brokerage McIntire Realty 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.

BUYER/TENANT _____ DATE _____

BUYER/TENANT _____ DATE _____

[Signature] 8/29/19
SELLER/LANDLORD DATE

[Signature] 7/29/15
SELLER/LANDLORD DATE

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Property Address 442 and 436 MAIN ST. COSTA MESA

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) AW Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> Seller	_____	Date	<u>[Signature]</u> Seller	_____	Date
<u>[Signature]</u> Purchaser	_____	Date	<u>[Signature]</u> Purchaser	_____	Date
<u>[Signature]</u> Agent	_____	Date	<u>[Signature]</u> Agent	_____	Date

7-25-99

7/29/19