

GENERAL BACKGROUND INFORMATION

(As available on 9/1/10 - subject to change without notice)

CADIZ, LTD, In Receivership

Clear View Townhomes
201 Burton Drive
48 Unit Apartment Building
Real Property Located in Cadiz, Ohio
Harrison County



Materials Presented by:

Ag Real Estate Group, Inc.

Eric M. Silver, President & Broker

Receiver for:
Cadiz, LTD

Court of Common Pleas - Harrison County, Ohio

Case: 2010-0007-CVE

RBS Citizens, National Association vs. Cadiz, LTD., et al.

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CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Ag Real Estate Group, Inc.



We are pleased you have selected *Ag Real Estate Group, Inc.* to help you with your real estate needs. Whether you are selling, buying or leasing real estate, *Ag Real Estate Group, Inc.* can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you:

Representing the Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

Dual Agency

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or online at www.com.ohio.gov/real.

Working With *Ag* Real Estate Group, Inc.

Ag Real Estate Group, Inc. does represent both buyers and sellers. When *Ag* Real Estate Group, Inc. lists property for sale, all agents in the brokerage represent the seller. Likewise, when a buyer is represented by a *Ag* Real Estate Group, Inc. agent, all of the agents represent that buyer. Therefore, when a buyer represented by a *Ag* Real Estate Group, Inc. agent wishes to purchase property listed by our company, the agent(s) involved act as dual agents. This is true whether one agent is representing both parties or two separate agents are involved.

In the event that both the buyer and seller are represented by *Ag* Real Estate Group, Inc. agents, these agents and *Ag* Real Estate Group, Inc. will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that will place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties *Ag* Real Estate Group, Inc. has listed. In that instance, *Ag* Real Estate Group, Inc. will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

Ag Real Estate Group, Inc. does offer representation to both buyers and sellers. When *Ag* Real Estate Group, Inc. lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. *Ag* Real Estate Group, Inc. does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because *Ag* Real Estate Group, Inc. shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that buyer's brokerage. Instead, that company will be looking out for the buyer and *Ag* Real Estate Group, Inc. will be representing your interests.

When acting as a buyer's agent, *Ag* Real Estate Group, Inc. also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 3/25/08)

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature will not obligate you to work with our company if you do not choose to do so.

Name (Please Print)

Name (Please Print)

Signature Date

Signature Date

REGISTRATION

Cadiz, LTD, et. al.

Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as Ag Real Estate Group, Inc. Eric Zimmerman is a Real Estate Agent for Ag Real Estate Group, Inc., licensed in the State of Ohio. Eric M. Silver is appointed Receiver for this property via order of the Harrison County Court of Common Pleas. Details of the Receivership, including case number, can be found in the information package. Consummation or completion of a sale of the property may or may not occur. Any effort or resources expended by a principal or broker is at his/her own risk and may or may not lead to completion of a transaction. The Receiver, broker, agent, lender, and debtor make no representation whatsoever regarding the condition or value of the property or whether a transaction will be completed. Completion of a transaction will require, among other things, approval of the Court and all secured creditors.

We welcome co-brokerage participation in support of our effort to market and sell this property. Upon completion and closing of a transaction with a buyer who has been duly registered by a Buyer's agent, Seller shall pay a co-brokerage fee equal to 2.5% of the purchase price (via escrow) to a buyer's broker. To be registered and recognized as a buyer's broker, you must complete this registration form and have received an executed copy in return prior to your client having contact with the Ag Real Estate Group, Inc. Brokers contacting the Ag Real Estate Group, Inc. after their client makes an initial contact directly to the Ag Real Estate Group, Inc. will not be recognized or compensated by the Seller. Registration will remain valid for a period of 150 days after the date below, after which time the registration becomes null and void.

You are advised that this property is being marketed at the same time that the secured creditor(s) is pursuing foreclosure proceedings. It is our intent to secure a purchase agreement from a qualified purchaser that will satisfy all parties and allow the secured creditors to dismiss the foreclosure action. We make no representation regarding the likelihood that this will occur.

CIRCLE ONE CHOICE: *I am* / *am not* represented by a broker or agent.

Buyer (print and sign) Phone # Date

Buyer's Agent - Name and Phone # Date

Ag Real Estate Group, Inc. Date
By: Eric M. Silver, President and Broker
Receiver for Cadiz, LTD., et. al.

This property owned by, Cadiz, LTD., et. al. is in Receivership via an order signed by Judge Nunner. The order is available for review upon request. The order directs the Receiver to, among other tasks, market the properties for sale.

The sole purpose of *The General Background Information* included herein is to provide *general and not specific* information regarding the real property described. The Receiver has operated the property since late July, 2010 and therefore has very limited information about the property and its historical operations, including expenses.

The information contained herein shall not constitute an offer to sell nor a request or solicitation of an offer to buy. No person or entity shall have any rights whatsoever to rely on this information or any other information received unless there is a mutually executed document specifically and intentionally creating such right of reliance.

The information included herein has been secured from sources that are usually reliable, however the accuracy of the information has not been verified by any of the following: The Receiver, the Broker, its agents, employees or consultants. All parties are encouraged and directed to initiate and complete (at their own expense) any and all due diligence studies that may be required in order to evaluate the quality, condition, suitability, and potential value of the property.

THE RECEIVER, BROKER, MANAGER (and any parties related in any way to them) MAKE NO WARRANTY (expressed or implied) WHATSOEVER REGARDING THE PROPERTY, THE STATUS OF ANY LITIGATION RELATED TO THE PROPERTY OR THE OWNER, OR ANY ACTION(S) OR FAILURE OF OTHERS TO TAKE ANY ACTION(S).

TOURS OR INSPECTIONS OF THE PROPERTY ARE BY PRIOR ARRANGEMENT WITH THE RECEIVER. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION OF THE RECEIVER. ANY AND ALL CONTEMPLATED TRANSACTIONS WILL BE COMPLETED ONLY BY APPROVAL OF THE COURT.

GENERAL BACKGROUND INFORMATION

(Included as of (9/1/2010))

- Data Sheet
- Rent Roll
- Offering Summary
- Unit Mix
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- Sample Income & Expense Statement
- Location Map
- Tax Map
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- Demographic Information
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Data Sheet

Clear View Townhomes
201 Burton Drive
Cadiz, OH 43907

The Property

Property:	Clear View Townhomes
Address:	201 Burton Drive Cadiz, OH 43907
Lot Size:	8.22 acres +/-
Parcel Number(s):	05-01922.000, 05-00203.000, 05-00202.000, 05-00201.000 & 05-00200.000

Building

Number of Units:	48
Number of Buildings:	6
Number of Stories:	2
Year Built:	circa 1976
Building Square Footage:	39,660 +/-
Parking:	surface parking

Construction

Exterior:	Brick & vinyl siding
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Utilities

Water/Sewer:	Owner Paid
Electric:	Tenant Paid
Gas:	none

HVAC

Heat:	electric
Cooling:	through the wall units

Amenities

On-site laundry
Playground

*All information to be verified by potential purchaser.

Rent Roll

As Of: October, 2011

Rent Roll With Vacant Units

Ran on 10/07/2011 for Properties: Cadiz LTD, In Receivership

Full Name	Unit	Unit	Rent Charge	Rent Charge	Total Rent Charge
		Type	Assistance	Tenant	
OCCUPIED	1	2B	\$228.00	\$182.00	\$430.00
OCCUPIED	2	2B	\$254.00	\$156.00	\$410.00
OCCUPIED	3	2B	\$0.00	\$375.00	\$395.00
OCCUPIED	4	2B	\$0.00	\$375.00	\$395.00
OCCUPIED - LEASING OFFICE	5	2B	\$0.00	\$0.00	\$0.00
VACANT	6	2B	\$0.00	\$0.00	\$0.00
OCCUPIED	7	2B	\$241.00	\$134.00	\$375.00
OCCUPIED	8	2B	\$0.00	\$375.00	\$395.00
OCCUPIED	9	2B	\$0.00	\$375.00	\$20.00
OCCUPIED	10	2B	\$209.00	\$166.00	\$375.00
OCCUPIED	11	2B	\$360.00	\$15.00	\$375.00
OCCUPIED	12	2B	\$410.00	\$0.00	\$410.00
VACANT	13	2B	\$0.00	\$0.00	\$0.00
OCCUPIED	14	2B	\$199.00	\$176.00	\$375.00
OCCUPIED - MAINTENANCE	15	2B	\$0.00	\$275.00	\$295.00
VACANT	16	2B	\$0.00	\$0.00	\$0.00
OCCUPIED	17	2B	\$270.00	\$140.00	\$410.00
VACANT	18	2B	\$0.00	\$0.00	\$0.00
VACANT	19	2B	\$0.00	\$0.00	\$0.00
VACANT	20	2B	\$0.00	\$0.00	\$0.00
VACANT	21	2B	\$0.00	\$0.00	\$0.00
OCCUPIED	22	2B	\$0.00	\$375.00	\$375.00
VACANT	23	2B	\$0.00	\$0.00	\$0.00
VACANT	24	2B	\$0.00	\$0.00	\$0.00
OCCUPIED	25	2B	\$267.00	\$143.00	\$410.00
VACANT	26	2B	\$0.00	\$0.00	\$0.00
VACANT	27	2B	\$0.00	\$0.00	\$0.00
OCCUPIED	28	2B	\$0.00	\$410.00	\$410.00
VACANT	29	2B	\$0.00	\$0.00	\$0.00
OCCUPIED	30	2B	\$254.00	\$156.00	\$410.00
OCCUPIED	31	2B	\$0.00	\$410.00	\$410.00
OCCUPIED	32	2B	\$362.00	\$13.00	\$375.00
OCCUPIED	33	2B	\$224.00	\$151.00	\$375.00
OCCUPIED	34	2B	\$0.00	\$375.00	\$375.00
VACANT	35	2B	\$0.00	\$0.00	\$0.00
OCCUPIED	36	2B	\$0.00	\$375.00	\$375.00
OCCUPIED	37	2B	\$373.00	\$37.00	\$410.00
OCCUPIED	38	2B	\$0.00	\$375.00	\$375.00
VACANT	39	2B	\$0.00	\$0.00	\$0.00
VACANT	40	2B	\$0.00	\$0.00	\$0.00
OCCUPIED	41	2B	\$0.00	\$375.00	\$395.00
OCCUPIED	42	2B	\$0.00	\$375.00	\$375.00
OCCUPIED	43	2B	\$0.00	\$375.00	\$375.00
OCCUPIED	44	2B	\$0.00	\$375.00	\$375.00
VACANT	45	2B	\$0.00	\$0.00	\$0.00
VACANT	46	2B	\$0.00	\$0.00	\$0.00
OCCUPIED	47	2B	\$64.00	\$311.00	\$375.00
OCCUPIED	48	2B	\$0.00	\$375.00	\$395.00
	48		\$3,715.00	\$7,750.00	\$11,250.00

Offering Summary

Clear View Townhomes
201 Burton Drive
Cadiz, OH 43907

Summary

Price	\$399,000
Down Payment	\$119,700
Price Per Unit	\$8,313
Price Per Gross Building SF	\$10.06
Number Of Units	48
Building Square Footage	39,660
Number of Stories	2
Lot Size	8.22 acres +/-
Year Built	circa 1976

Proposed New Financing

Loan Amount	\$279,300
Loan Type	Proposed New
Interest Rate	6.50%
Amortization	25 Years
Term	5 Years
Loan To Value	70%

Potential Operating Data - Year 1 (after stabilization)

Gross Potential Rent	\$224,640
Net Effective Rent	\$204,516
Expenses	\$132,215
Net Operating Income	\$72,301
Annual Debt Service	\$22,630
Cash Flow	\$49,670

*Summary for illustration purposes only. Potential purchaser to develop own proforma.

Unit Mix

Clear View Townhomes
201 Burton Drive
Cadiz, OH 43907

Unit Type - 2 Bedroom

No. of Units	Bdr.	Ba.	SF.
48	2	1	TBD

*Information has not been verified. Receiver/Broker have been provided limited documentation and have not toured each individual unit. Information above is based on limited available information and is subject to errors, omissions, inaccuracies and modification.

Proposed Financing

Clear View Townhomes
201 Burton Drive
Cadiz, OH 43907

Proposed New Financing

Loan Amount	\$279,300
Loan Type	Proposed New
Interest Rate	6.5
Amoritization	25 Years
Term	5 Years
Loan To Value	70%

Sample Income & Expense Statement

Clear View Townhomes
201 Burton Drive
Cadiz, OH 43907

Sample Income & Expense Statement (after stabilization)

Income	Monthly	Annual	Per Unit
Gross Potential Rent Income	\$18,720	\$224,640	\$10,697 ¹
Less Vacancy (10%)	-\$1,872	-\$22,464	
Misc. Other Income	\$195	\$2,340	\$111 ²
Net Effective Gross Income	\$17,043	\$204,516	\$9,739

Expenses	Monthly	Annual	Per Unit
Advertising	\$200	\$2,400	\$114 ²
Insurance	\$639	\$7,669	\$365 ⁵
Real Estate Taxes	\$1,625	\$19,501	\$929 ³
Electric	\$500	\$6,000	\$286 ⁶
Water & Sewer	\$2,250	\$27,000	\$1,286 ⁶
Gas	\$0	\$0	\$0
Trash Removal	\$235	\$2,820	\$134 ⁶
Management @ 5%	\$852	\$10,226	\$487 ²
Maintenance & Repairs	\$800	\$9,600	\$457 ²
Unit Make Ready Work	\$417	\$5,000	\$238 ⁴
Reserves	\$450	\$5,400	\$257 ²
Maintenance & Leasing Staff	\$2,500	\$30,000	\$1,429 ²
Landscaping / Snow Removal	\$500	\$6,000	\$286 ²
Administrative	\$50	\$600	\$29 ²
Total Expenses	\$11,018	\$132,215	\$6,296

Net Operating Income (before debt service)	\$6,025	\$72,301	\$3,443
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1 - Rents based on average rate of \$390/mo. per unit

2 - Historical operating expenses not available, based on Broker assumptions

3 - Based on February 2010 tax bills per Auditor

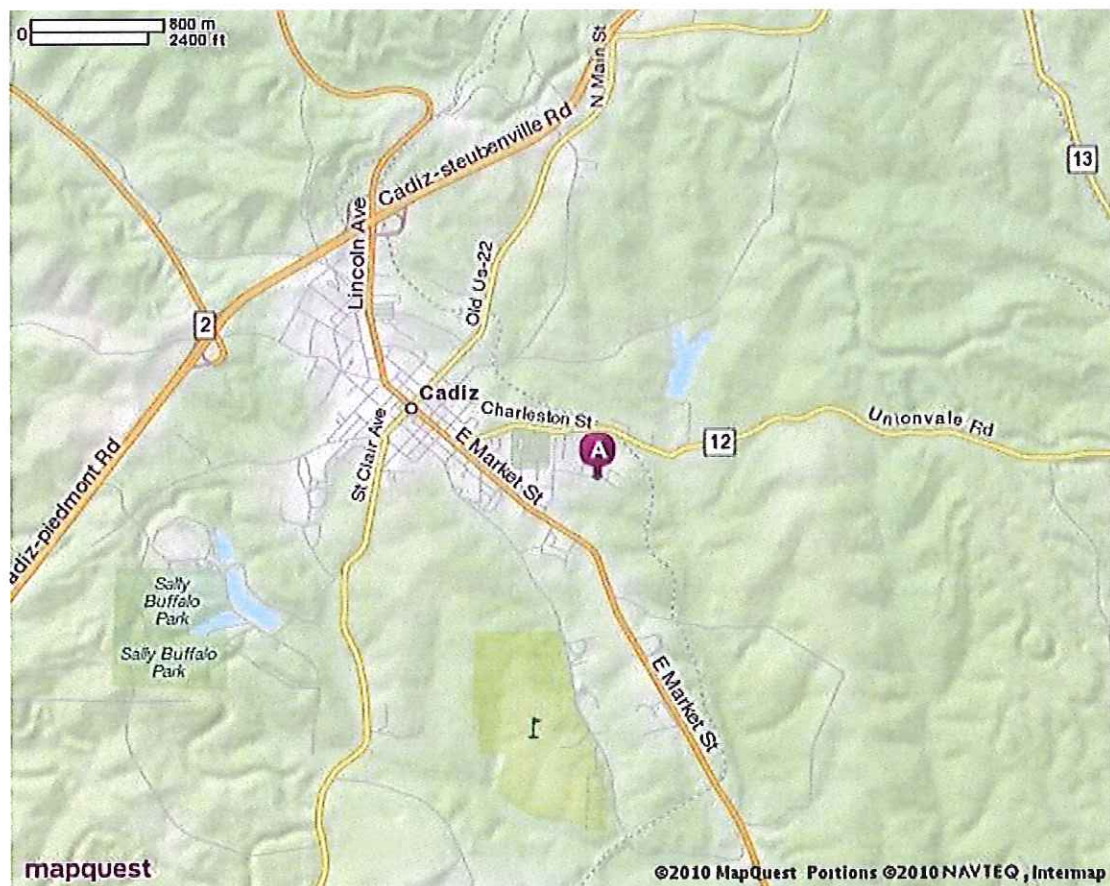
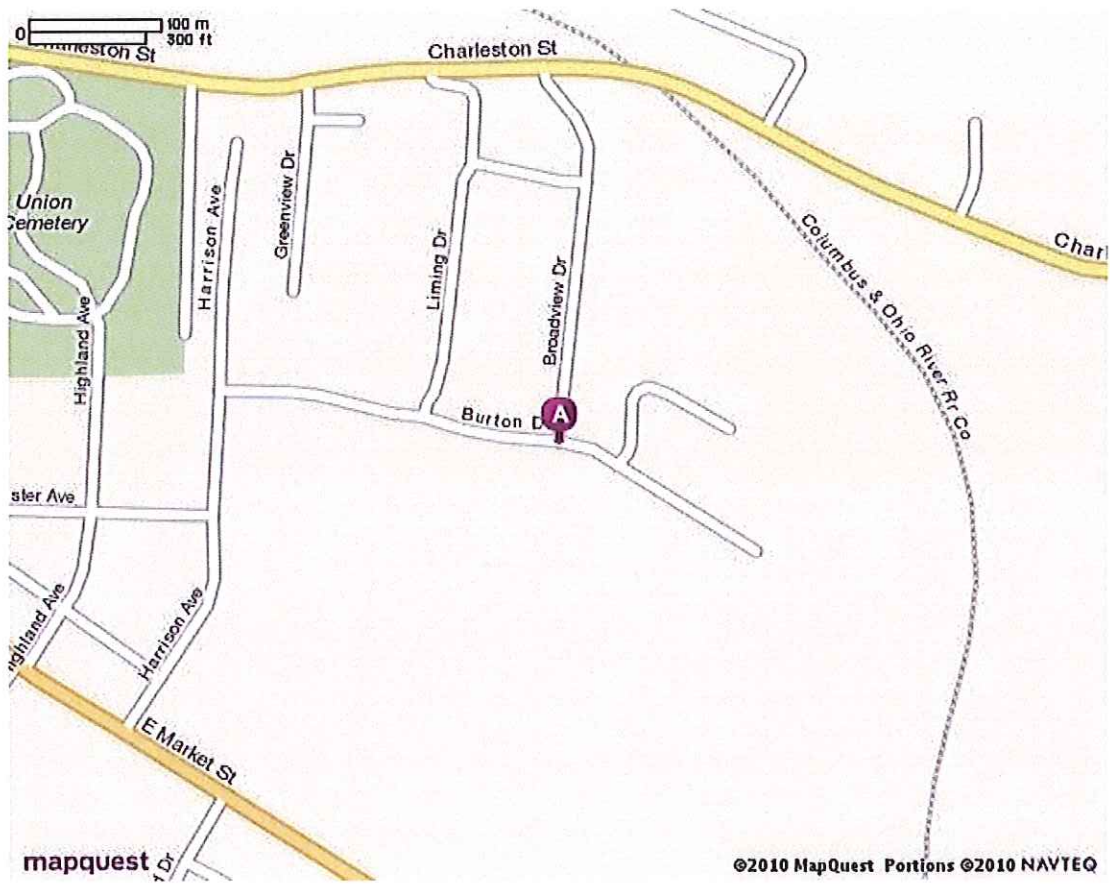
4 - Historical make ready expenses not available, Broker estimate of \$500 per unit @ 10 units per year

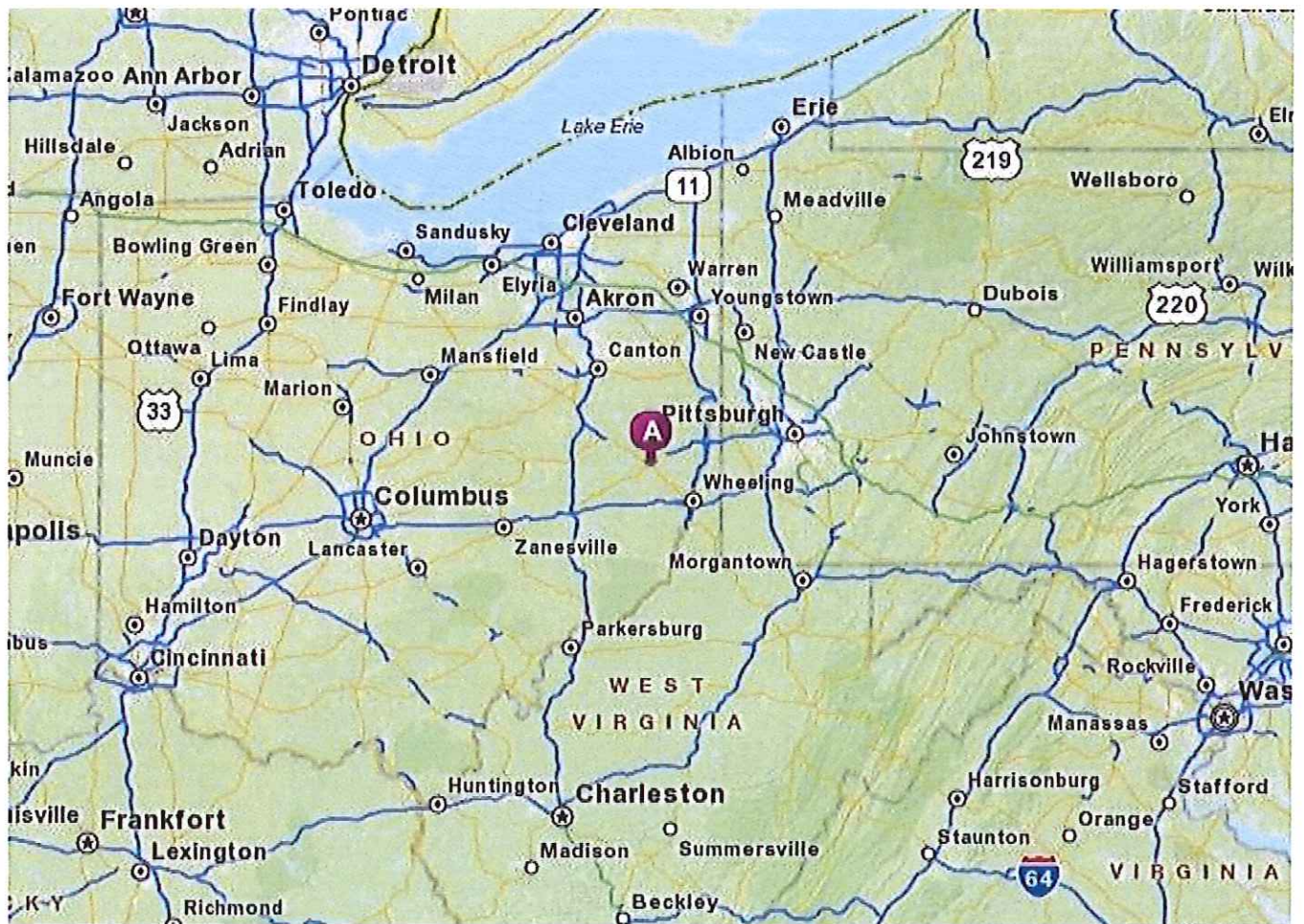
5 - based on current annual premium

6 - Based on average for bills from June 2010 - September 2010 to Receiver

*All information to be verified by prospective purchaser. May be subject to additional expenses not listed

Location Map





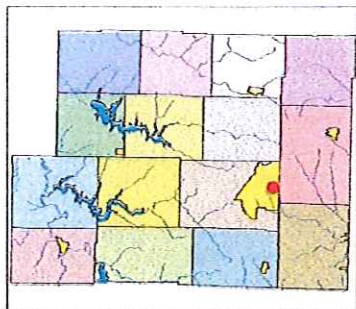
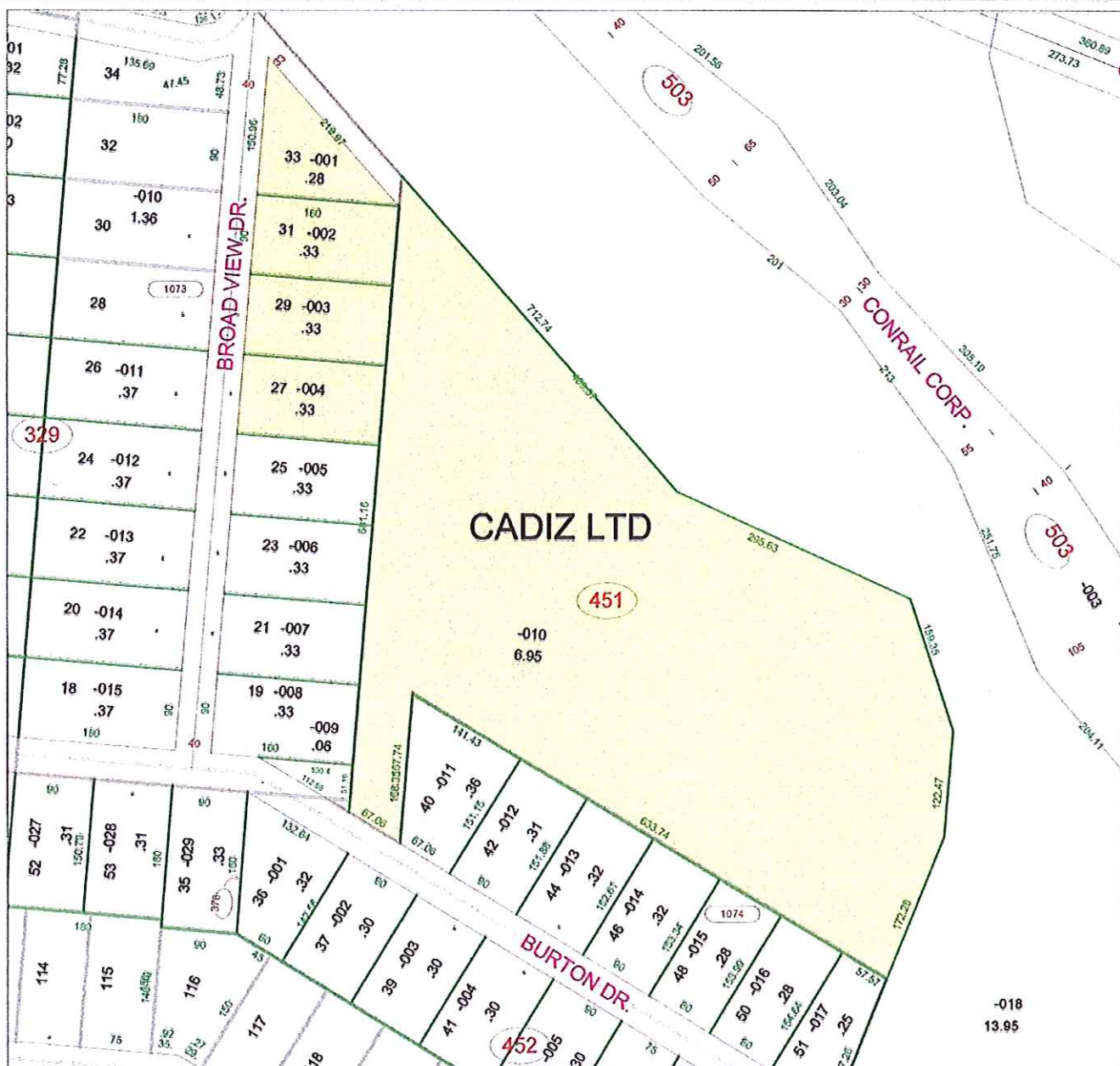
Tax Map

Harrison County GIS - Public Access System

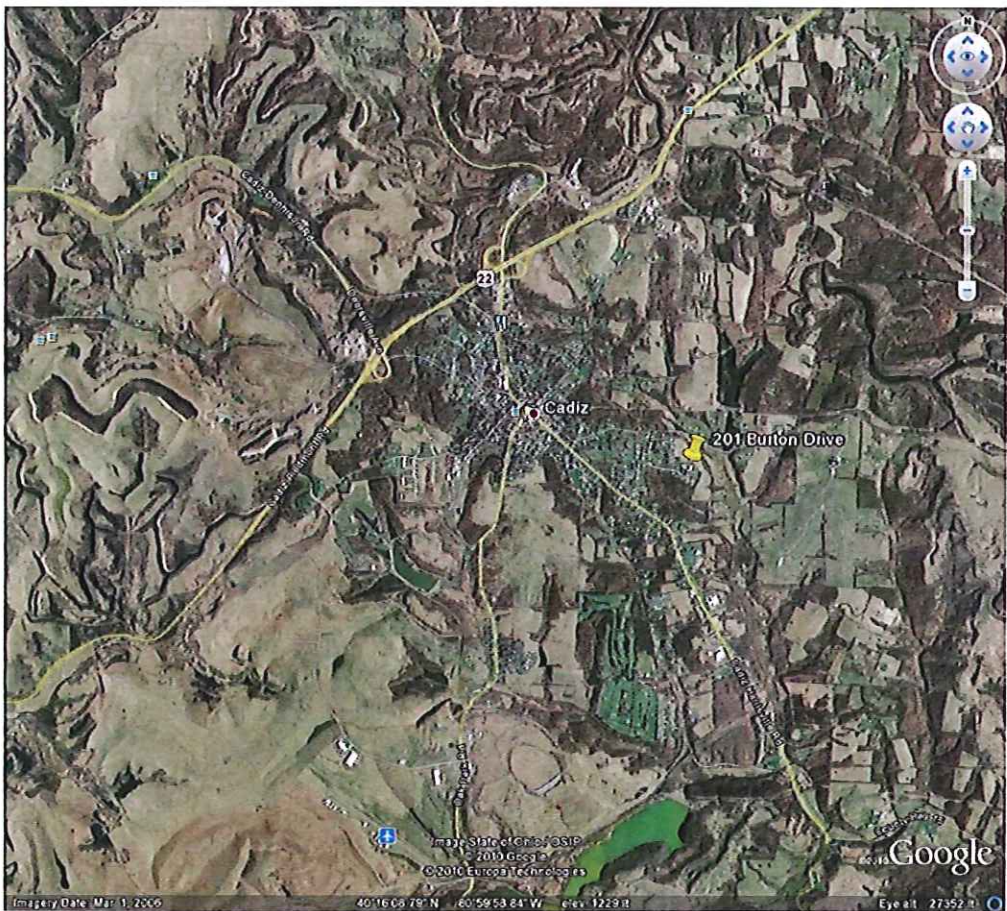
Parcel Records Printout: Date: September, 13 2010

Data current as of 05/31/10

This information was prepared for Harrison County in accordance with Section 5713.09 of the Ohio Revised Code. Harrison County assumes no legal responsibility for the information contained on this print. Users noting errors or omissions are encouraged to contact the Harrison County Map Department.



Aerial Photos



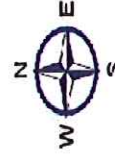
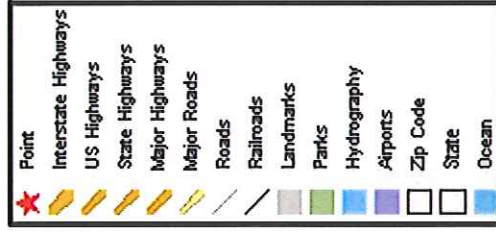
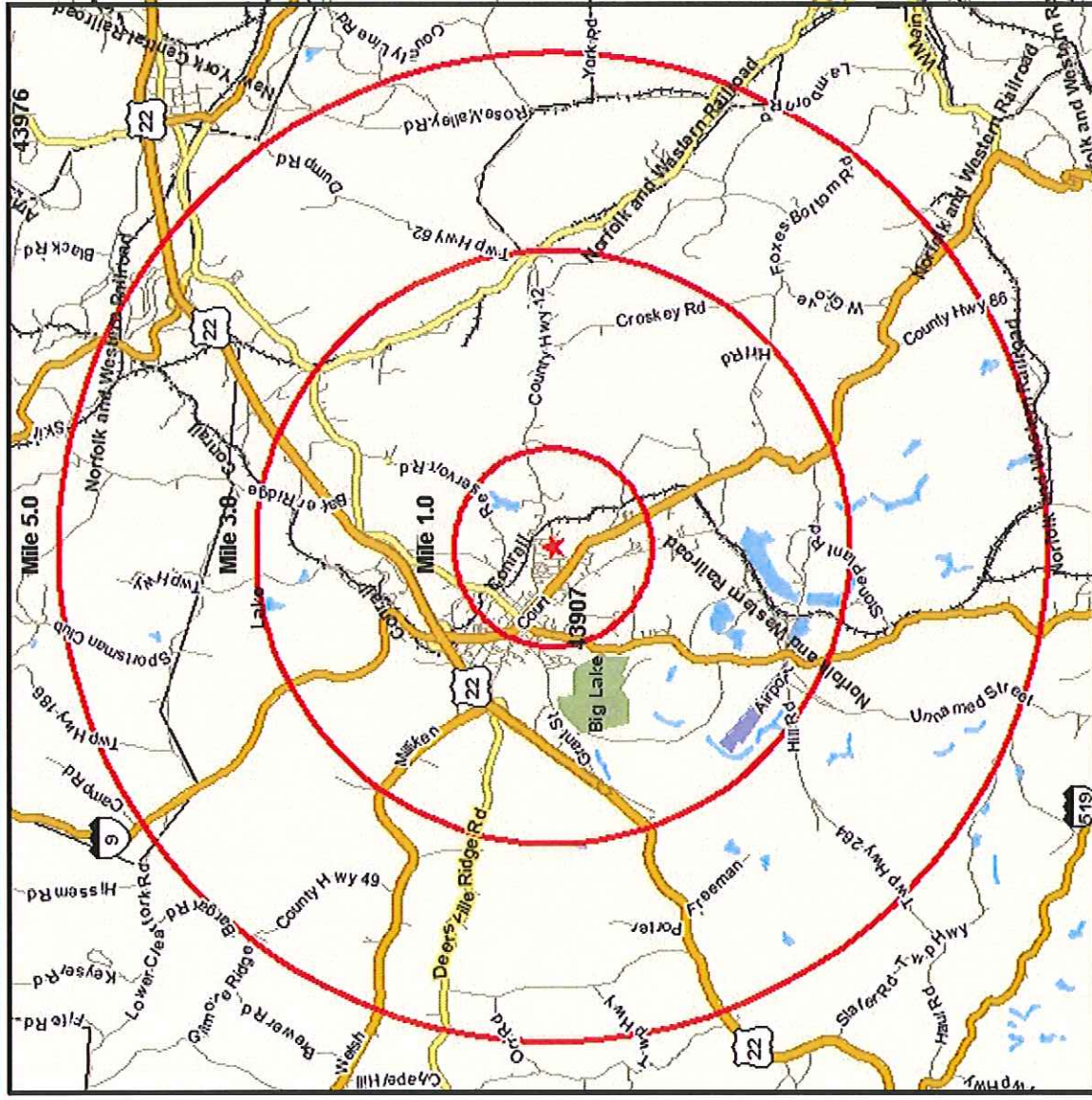
Demographic Information

Area Map

Prepared For:
Project Code: Cadiz

Order #: 969127485
Site: 01

201 BURTON DR
CADIZ, OH 43907-9742
Coord: 40.268483, -80.982982
Radius - See Appendix for Details



Pop-Facts: Census Demographic Quick Facts 2010 Report

Radius 1: 201 BURTON DR, CADIZ, OH 43907-9742, aggregate

Radius 2: 201 BURTON DR, CADIZ, OH 43907-9742, aggregate

Radius 3: 201 BURTON DR, CADIZ, OH 43907-9742, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2000 Census	2,132		3,634		4,344	
1990 Census	2,226		3,759		4,492	
Growth 1990 - 2000	-4.22%		-3.33%		-3.29%	
Household						
2000 Census	904		1,519		1,804	
1990 Census	890		1,492		1,771	
Growth 1990 - 2000	1.57%		1.81%		1.86%	
2000 Est. Population by Single Classification Race						
White Alone	1,868	87.62	3,209	88.30	3,907	89.94
Black or African American Alone	195	9.15	310	8.53	315	7.25
American Indian and Alaska Native Alone	0	0.00	0	0.00	1	0.02
Asian Alone	8	0.38	13	0.36	13	0.30
Native Hawaiian and Other Pacific Islander Alone	1	0.05	1	0.03	1	0.02
Some Other Race Alone	3	0.14	5	0.14	6	0.14
Two or More Races	57	2.67	96	2.64	101	2.33
2000 Est. Population Hispanic or Latino						
Hispanic or Latino	4	0.19	10	0.28	13	0.30
Not Hispanic or Latino	2,128	99.81	3,624	99.72	4,331	99.70
2000 Tenure of Occupied Housing Units						
Owner Occupied	617	68.25	1,033	68.01	1,257	69.68
Renter Occupied	287	31.75	485	31.93	546	30.27
2000 Average Household Size						
	2.30		2.32		2.34	

Pop-Facts: Census Demographic Quick Facts 2010 Report

Radius 1: 201 BURTON DR, CADIZ, OH 43907-9742, aggregate

Radius 2: 201 BURTON DR, CADIZ, OH 43907-9742, aggregate

Radius 3: 201 BURTON DR, CADIZ, OH 43907-9742, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2000 Est. Households by Household Income	904		1,519		1,804	
Income Less than \$15,000	210	23.23	344	22.65	404	22.39
Income \$15,000 - \$24,999	158	17.48	278	18.30	330	18.29
Income \$25,000 - \$34,999	151	16.70	247	16.26	295	16.35
Income \$35,000 - \$49,999	165	18.25	271	17.84	323	17.90
Income \$50,000 - \$74,999	123	13.61	219	14.42	259	14.36
Income \$75,000 - \$99,999	49	5.42	79	5.20	96	5.32
Income \$100,000 - \$149,999	33	3.65	47	3.09	53	2.94
Income \$150,000 - \$249,999	22	2.43	36	2.37	39	2.16
Income \$250,000 - \$499,999	4	0.44	6	0.39	7	0.39
Income \$500,000 and over	1	0.11	1	0.07	1	0.06
2000 Est. Average Household Income	\$40,935		\$40,395		\$40,429	
2000 Est. Median Household Income	\$30,954		\$30,746		\$30,743	
2000 Est. Per Capita Income	\$17,850		\$17,284		\$17,137	

Auditor Information Cards

CADIZ LTD

PARCEL NUMBER

MAP NUMBER

PARCEL

PROPERTY CLASS

C/O BETA DEVELOPMENT
P O BOX 369
BONITA SPRINGS, FL

24 APR 1955 6.55A

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BOOK	PAGE
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ADDRESS OF PROPERTY

64220	700650	754270
22485	245230	257710

BURTON DR

RECORD OF OWNERSHIP

DATE _____

	SELLING PRICE
100%	100%
90%	90%
80%	80%
70%	70%
60%	60%
50%	50%
40%	40%
30%	30%
20%	20%
10%	10%
0%	0%

LAND DATA AND COMPUTATIONS

MEMO

TYPE	FRONTAGE	DEPTH	UNIT VALUE	DEPTH FACTOR	ACTUAL VALUE	INF. FAC. %	TRUE VALUE	TRUE VALUE
F - FRONT LOT								
R - REAR LOT								
E - EFFECTIVE								
1 - PRIMARY SITE								
2 - TILLABLE								
3 - PASTURE								
4 - WOODLAND								
5 - BRUSHLAND								
6 - ORCHARD								
7 - WASTELAND		ACRES						
8 - HIGHWAY R.O.W.			10000				69500	
9 - BALANCE		6.95 ACRES						
		ACRES						
		ACRES						
		ACRES						
		ACRES						
		ACRES						
		ACRES						
TOTAL ACREAGE	6.95	ACRES					69500	

COMPUTATIONS

TOPOGRAPHY		TOPOGRAPHY		STREET or ROAD		DISTRICT
LEVEL	✓	WATER/SYSTEM WELL		PAVED	✓	IMPROVING
HIGH		SEWER/SEPTIC		GRAVEL/DIRT/UNIM.		STATIC
LOW		GAS		SIDEWALK		DECLINING
ROLLING		ELECTRIC		CURB/GUTTER		BLIGHTED
SWAMPY		ALL	✓	REAR		ZONING

REVALUATION OF HARRISON COUNTY, OHIO

PATRICK MOORE, AUDITOR

BLDG. ENTERED

SIGNATURE OF PERSON INTERVIEWED

[illegible]

SUMMARY OF BUILDINGS											
BUILDING	NO.	DESCRIPTION	AREA	RATE	Grade	AGE	Cond.	BASE VALUE	PHYS. DEPR.	FUNCT. DEPR.	TRUE VALUE
DWELLING											
GAR F M CB											
APT-3-BLDGS	A	2S BR + FR	3276			1976	AV	74595	30		522,170
APT-1-BLDG	B	" "	3320	75.90		1976	AV	256540	30		179,580
APT-1-BLDG	C	" "	2444	75.90		1976	AV	185,500	30		129,850
APT-1-BLDG	D	" "	4022	75.90		1976	AV	309,820	30		216,870
STORAGE	3	1S BR 12x16	192	20.00		1976	AV	3840	30		2,690
PAVING	4	ASPH + CONC	25600	1.50		1976	AV	38400	50	UV	19200
SHED	5	1S BR 12x12	144								500
SHED	6	1S BR 3x4	12x48 UNITS =			240	AV	11520	35		7490
						Plant					
MISC. SHED											
LISTER JM		DATE 12-28-04	O	T	(E)	TOTAL TRUE VALUE BUILDINGS					1,078,350

DOOR HANGER

PATRICK MOORE, AUDITOR

CADIZ LTD

PARCEL NUMBER

MAP NUMBER

PARCEL

PROPERTY CLASS

AP NUMBER 672 PARCEL 10

C/O BETA DEVELOPMENT
P O BOX 369
BONITA SPRINGS, FL

LOT 33 . 277A

34133

PAGE

BOOK

ADDRESS OF
PROPERTY

5770	0	5770
2020	0	2020

BROADVIEW DR

RECORD OF OWNERSHIP

DATE _____

ADJUDICATING

	2005	20	20	20	20	20	20	20	20
LAND	6510	9110							
IMPROVEMENTS	—	—							
TOTAL	6510	9110							
LAND	2280	3190							
IMPROVEMENTS	—	—							
TOTAL	2280	3190							

MEMO

LAND DATA AND COMPUTATIONS									VAC
TYPE	FRONTAGE	DEPTH	UNIT VALUE	DEPTH FACTOR	ACTUAL VALUE	INF. FAC. %	TRUE VALUE	TRUE VALUE	
F - FRONT LOT	100	160	90	103	93	-30	6510		
R - REAR LOT									
E - EFFECTIVE									
1 - PRIMARY SITE									
2 - TILLABLE									
3 - PASTURE									
4 - WOODLAND									
5 - BRUSHLAND									
6 - ORCHARD									
7 - WASTELAND		ACRES							
8 - HIGHWAY R.O.W.		ACRES							
9 - BALANCE		ACRES							
		ACRES							
		ACRES							
		ACRES							
		ACRES							
		ACRES							
		ACRES							
		ACRES							
TOTAL ACREAGE		ACRES							
							TOTAL TRUE LAND VALUE		

PROPERTY FACTORS					COMPUTATIONS
TOPOGRAPHY	TOPOGRAPHY	STREET or ROAD	DISTRICT		
LEVEL	WATER/STEM WELL	PAVED	IMPROVING		
HIGH	SEWER/SEPTIC	GRAVEL/DIRT/UNIM.	STATIC		
LOW	GAS	SIDEWALK	DECLINING		
ROLLING	ELECTRIC	CURB/GUTTER	BLIGHTED		
SWAMPY	ALL	REAR	ZONING		

BUILDING RECORD

BLDG. ENTERED

SIGNATURE OF PERSON INTERVIEWED

CONSTRUCTION SPECIFICATIONS

OCCUPANCY		BUILDING FACTORS	
SINGLE FAMILY		GRADE () =	%
TWO FAMILY			
MULTI-FAMILY			
FOUNDATION			
CB/TILE	CONC	COST FACTOR ()	%
ST/BR.	PIERS	DESIGN FACTOR ()	%
BASEMENT		TOTAL ADJUSTMENT	%
NONE PART 1/2 3/4 FULL			
SIZE		UNIT	AMOUNT
FRAME	WALLS	S.F.	AMOUNT
	SIDING		
	SHINGLE		
	ALUM/VINYL		
MASONRY	BR. VENEER	ADDNS. & PCHS.	+
	BRICK	BSMT. AREA	-
	STONE	FIN. BSMT.	+
	STUCCO	ATTIC	+
	CONC. BLOCK	F.P.	+
FLOORS			
		HEATING - A.C.	
CONC./EARTH		PLUMBING	
SUB. FLR./PINE			
CARPET			
HARDWOOD		TOTAL BASE	
TILE/LINO.		TOTAL ADJ.	X %
WOOD JOIST		ADJ. BASE	
STEEL JOIST			
REIN CONC.			
STEEL FRAME			

SUMMARY OF BUILDINGS

INTERIOR FINISH	BUILDING NO.	DESCRIPTION	AREA	RATE	Grade	AGE	Cond.	BASE VALUE	PHYS. DEPR.	FUNCT. DEPR.	TRUE VALUE
SHINGLE ASPH./ASB.		NO HEATING									
SLATE/TILE		AIR CONDITIONING									
COMPOSITION		SIZE/CENTRAL									
METAL		PLUMBING									
DECKING WQ/MET.		BASE FIXTURES									
OTHER FEATURES		BATHROOM									
FIREPLACE		TOILET ROOM									
MAS. TRIM		SINK OR LAV.									
REC. ROOM		WC/OR LAV.									
SIZE		WATER HEATER									
FIN. BSMT. L.Q.		SHOWER									
MODERN KITCHEN		NO PLUMBING									
ATTIC		BASE () FIXTS.									
NONE PART HALF FULL		BSMT. 2ND									
DATE 3-5-04			O	T	E	TOTAL TRUE VALUE BUILDINGS					

DOOR HANGER

PATRICK MOORE, AUDITOR

05 - CADIZ VILLAGE

CADIZ-LTD

LOT 31 .331A

05-00202.000

05-00202.000

05-00202.000

RES 500

PROPERTY CLASS

MAP NUMBER

PARCEL

11

PARCEL NUMBER

34133

ADDRESS OF PROPERTY

C/O BETA DEVELOPMENT
P O BOX 369
SONITA SPRINGS, FL

BOOK

5220

PAGE

1830

OF CARD NUMBER

1830

RECORD OF OWNERSHIP

BROADVIEW DR

DATE

SELLING PRICE

LAND

IMPROVEMENTS

TOTAL

LAND

IMPROVEMENTS

TOTAL

2005

5860

8200

5860

8200

2050

2870

2050

2870

20

20

20

20

20

20

20

20

TRUE VALUE

TAX VALUE

5860

8200

2050

2870

20

20

20

20

LAND DATA AND COMPUTATIONS

UAC

FRONTAGE

DEPTH

UNIT VALUE

DEPTH FACTOR

ACTUAL VALUE

INF. FAC. %

TRUE VALUE

TOTAL TRUE LAND VALUE

90

160

90

103

93

-30

5860

TYPE

F - FRONT LOT

R - REAR LOT

E - EFFECTIVE

1 - PRIMARY SITE

2 - TILLABLE

3 - PASTURE

4 - WOODLAND

5 - BRUSHLAND

6 - ORCHARD

7 - WASTELAND

8 - HIGHWAY R.O.W.

9 - BALANCE

ACRES

ACRES

ACRES

ACRES

ACRES

ACRES

ACRES

TOPOGRAPHY

LEVEL

HIGH

LOW

ROLLING

SWAMPY

WATERS/STEM WELL

SEWER/SEPTIC

GAS

ELECTRIC

ALL

PAVED

GRAVEL/DIRT/UNIM.

SIDEWALK

CURB/GUTTER

REAR

IMPROVING

STATIC

DECLINING

BLIGHTED

ZONING

COMPUTATIONS

MEMO

REVALUATION OF HARRISON COUNTY, OHIO

PATRICK MOORE, AUDITOR

BLDG. ENTERED

SIGNATURE OF PERSON INTERVIEWED

CONSTRUCTION SPECIFICATIONS

OCCUPANCY		BUILDING FACTORS			
		GRADE	()	=	%
SINGLE FAMILY					
TWO FAMILY					
MULTI-FAMILY					
FOUNDATION					
CB/TILE					
CONC					
ST/BR.					
PIERS					
BASEMENT					
NONE					
PART 1/2					
3/4					
FULL					
SIZE					
FRAME					
SIDING					
SHINGLE					
ALUM./VINYL					
MASONRY					
BR. VENEER					
BRICK					
STONE					
STUCCO					
CONC. BLOCK					
FLOORS					
CONC./EARTH					
SUB. FLR./PINE					
CARPET					
HARDWOOD					
TILE/LINO.					
WOOD JOIST					
STEEL JOIST					
REIN CONC.					
		UNIT	AMOUNT	AMOUNT	
		S.F.			
		ADDS. & PCHS.	+		
		BSMT. AREA	-		
		FIN. BSMT.	+		
		ATTIC	+		
		F.P.	+		
		HEATING - A.C.			
		PLUMBING			
		TOTAL BASE			
		TOTAL ADJ.	X	%	
		ADJ. BASE			

SUMMARY OF BUILDINGS

[illegible]☐ DOOR HANGER

PATRICK MOORE, AUDITOR

PATRICK MOORE, AUDITOR

BLDG. ENTERED.

SIGNATURE OF PERSON INTERVIEWED

CONSTRUCTION SPECIFICATIONS									
OCCUPANCY		BUILDING FACTORS							
SINGLE FAMILY		GRADE () =						%	
TWO FAMILY		COST FACTOR ()						%	
MULTI-FAMILY		DESIGN FACTOR ()						%	
FOUNDATION		TOTAL ADJUSTMENT						%	
CB/TILE		CONC						%	
ST/BR.		PIERS						%	
BASEMENT									
NONE PART 1/2 3/4 FULL									
SIZE		WALLS		UNIT		AMOUNT		AMOUNT	
FRAME		SIDING		S.F.					
		SHINGLE							
		ALUM/VINYL							
MASONRY		BR. VENEER		+ ADDNS. & PCHS.					
		BRICK		- BSMT. AREA					
		STONE		+ FIN. BSMT.					
		STUCCO		+ ATTIC					
		CONC. BLOCK		+ F.P.					
FLOORS				HEATING - A.C.					
		B 1 2 3 4		PLUMBING					
CONC./EARTH									
SUB. FLR./PINE									
CARPET									
HARDWOOD									
TILE/LINO.									
WOOD JOIST				TOTAL ADJ.		X		%	
STEEL JOIST				ADJ. BASE					
REIN CONC.									
STEEL FRAME									
INTERIOR FINISH				HEATING					
				N G F					
		B 1 2 3 4		GRAVITY AIR		G			
PINE/HRDWD.				FORCED AIR		F			
PANEL/PAINT				HOT WATER		F			
PLST./D.W.				ELECTRIC		G			
FIBERBOARD				HEAT PUMP		F			
UNFINISHED				UNIT HEAT		G			
ROOF				NO HEATING		N			
SHINGLE ASPH./ASB.				AIR CONDITIONING		N			
SLATE/TILE				SIZE/CENTRAL					
COMPOSITION				PLUMBING					
METAL				BASE FIXTURES					
DECKING W/OJ/MET.				BATHROOM					
OTHER FEATURES				TOILET ROOM					
FIREPLACE				SINK OR LAV.					
MAS. TRIM				W/OJ OR URN.					
REC. ROOM				WATER HEATER					
SIZE				SHOWER					
FIN. BSMT. L.Q.				NO PLUMBING					
SIZE				BASE () FIXTS.					
MODERN KITCHEN									
ATTIC									
NONE				BSMT. 2ND					
PART				N					
HALF				MISC. SHED					
FULL				LISTER JD					

SUMMARY OF BUILDINGS																							
BUILDING		NO.		DESCRIPTION		AREA		RATE		Grade		AGE		Cond.		BASE VALUE		PHYS. DEPR.		FUNCT. DEPR.		TRUE VALUE	
DWELLING																							
GAR F M CB																							

☐ DOOR HANGER

PATRICK MOORE, AUDITOR

PATRICK MOORE, AUDITOR

BLDG. ENTERED

SIGNATURE OF PERSON INTERVIEWED

CONSTRUCTION SPECIFICATIONS									
OCCUPANCY		BUILDING FACTORS							
SINGLE FAMILY		GRADE ()	=	%					
TWO FAMILY		COST FACTOR ()		%					
MULTI-FAMILY		DESIGN FACTOR ()		%					
FOUNDATION		TOTAL ADJUSTMENT		%					
CB/TILE	CONC								
ST/BR.	PIERS								
BASEMENT									
NONE PART 1/2 3/4 FULL									
SIZE		UNIT	AMOUNT	AMOUNT					
WALLS		S.F.							
FRAME	SIDING								
	SHINGLE								
	ALUM./VINYL								
MASONRY	BR. VENEER	+							
	BRICK	-							
	STONE								
	STUCCO	+							
	CONC. BLOCK	+							
FLOORS									
	B 1 2 3 4								
CONC./EARTH									
SUB. FLR./PINE									
CARPET									
HARDWOOD									
TILE/LINO.									
WOOD JOIST									
STEEL JOIST									
REIN CONC.									
STEEL FRAME									
HEATING									
	N	G	F						
INTERIOR FINISH									
	B 1 2 3 4								
PINE/HRDWD.									
PANEL/PAINT									
PLST./D.W.									
FIBERBOARD									
UNFINISHED									
ROOF									
SHINGLE ASPH./ASB.									
SLATE/TILE									
COMPOSITION									
METAL									
DECKING WO./MET.									
OTHER FEATURES									
FIREPLACE									
MAS. TRIM									
REC. ROOM									
SIZE									
FIN. BSMT. L.Q.									
SIZE									
MODERN KITCHEN									
ATTIC									
NOVE	PART	HALF	FULL						
SINGLE FAMILY		GRADE () =		%					
TWO FAMILY		COST FACTOR ()		%					
MULTI-FAMILY		DESIGN FACTOR ()		%					
FOUNDATION		TOTAL ADJUSTMENT		%					
CB/TILE	CONC								
ST/BR.	PIERS								
BASEMENT									
NONE PART 1/2 3/4 FULL									
SIZE		UNIT	AMOUNT	AMOUNT					
WALLS		S.F.							
FRAME	SIDING								
	SHINGLE								
	ALUM./VINYL								
MASONRY	BR. VENEER	+							
	BRICK	-							
	STONE								
	STUCCO	+							
	CONC. BLOCK	+							
FLOORS									
	B 1 2 3 4								
CONC./EARTH									
SUB. FLR./PINE									
CARPET									
HARDWOOD									
TILE/LINO.									
WOOD JOIST									
STEEL JOIST									
REIN CONC.									
STEEL FRAME									
HEATING									
	N	G	F						
INTERIOR FINISH									
	B 1 2 3 4								
PINE/HRDWD.									
PANEL/PAINT									
PLST./D.W.									
FIBERBOARD									
UNFINISHED									
ROOF									
SHINGLE ASPH./ASB.									
SLATE/TILE									
COMPOSITION									
METAL									
DECKING WO./MET.									
OTHER FEATURES									
FIREPLACE									
MAS. TRIM									
REC. ROOM									
SIZE									
FIN. BSMT. L.Q.									
SIZE									
MODERN KITCHEN									
ATTIC									
NOVE	PART	HALF	FULL						

SUMMARY OF BUILDINGS											
BUILDING	NO.	DESCRIPTION	AREA	RATE	Grade	AGE	Cond.	BASE VALUE	PHYS. DEPR.	FUNCT. DEPR.	TRUE VALUE</

DOOR HANGER

PATRICK MOORE, AUDITOR