

# GENERAL BACKGROUND INFORMATION

*(As available @ 9/2017 - subject to change without notice)*

## OFFICE BUILDING / RESEARCH FACILITY Available For Sale or Lease

60,000 +/- SF  
5.93 Acres  
2 Stories (partial)

**14955 Sprague Road, Strongsville, Ohio 44136**



*Presented Exclusively by:*  
**Ag REAL ESTATE GROUP, INC.**

*Eric M. Silver, President & Broker*

# Ag Real Estate Group, Inc.

## CONSUMER GUIDE TO AGENCY RELATIONSHIPS



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 agents can offer and their options for working with you:

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website [www.com.state.oh.us](http://www.com.state.oh.us).

### **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 who represents the seller also represents 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.

### **Working With Ag Real Estate Group, Inc.**

Ag Real Estate Group, Inc. does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but Ag Real Estate Group, Inc. and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Ag Real Estate Group, Inc. will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent 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 would 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 ask that another agent in our company be assigned to represent you or 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**

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 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, 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.

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, acknowledging receipt of this consumer guide. 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

14955 Sprague Road

**REGISTRATION**

**14955 Sprague Road**  
**Strongsville, OH 44136**

Eric M. Silver is the court appointed Receiver and a Real Estate Broker licensed in the State of Ohio, doing business as The Ag Real Estate Group, Inc.

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 (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 later date below, after which time the registration becomes null and void.**

**CIRCLE ONE CHOICE:** / ***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

## 14955 Sprague Road

This property is owned by, FR Strongsville LLC, and is in Receivership via an order signed by Judge Hollie L Gallagher, case # CV-17-881373; Cuyahoga County, OH. The order is available for review. The order directs the Receiver to, among other tasks, market the property 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 August 2017 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 size, dimensions, details, 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 9/2017)*

- **Market Information**
- **Data Sheet**
- **Floor Plans & Photos**
- **Selected Sale Comparables / Lease Comparables**
- **Location Maps**
- **Tax Map / Tax Parcel**
- **Flood Map**
- **Zoning Information**
- **Aerial Photos**
- **Property Auditor Information**



## Market Information

### Strongsville, OH



Strongsville is a vibrant suburb of Cleveland, Ohio that blends a bustling business community with small-town charm. Here you'll find distinctive neighborhoods, abundant shopping, 2,400 acres of green space, excellent services, top-notch schools and active civic groups – a mix that makes Strongsville an ideal place for families to live, work and thrive.

#### City Snapshot

Population in 2010 Census: 44,750

Housing units: 18,476

Strongsville City School District enrollment: 5,622 (2014-15)

Bond rating: Aaa

Fire insurance rating: 3

Government: Mayor/City Council/Charter

Income tax: 2 percent

Strongsville is 15 miles southwest of downtown Cleveland in Cuyahoga County (population 1,280,122). The city covers 25 square miles, making it the largest of Cleveland's suburbs.

It's known as the Crossroads of the Nation because Interstate 71 and the Ohio Turnpike (I-80) intersect here. Other major highways are I-77, State Route 82, State Route 42 and State Route 237.

**Parks:** Strongsville has nine city parks that feature baseball, soccer and football fields, tennis and basketball courts, batting cages, playgrounds, picnic facilities, grills, pavilions and walking trails.

The regional Cleveland Metroparks Mill Stream Run Reservation also runs through Strongsville, with lake and river fishing, picnic areas, bridle trails and a paved hike-bike trail. The Royalview Picnic Area features a mountain bike trail; The Chalet includes two toboggan chutes.

**Recreation:** The Ehrnfelt Recreation and Senior Center includes an aquatic center, gym, track, exercise equipment and café and hosts hundreds of classes and programs for all ages. It's also the site of the Ehrnfelt Event Center, which can accommodate large parties, business meetings and other events.

**Business:** The city has four business parks with a diverse range of tenants, including corporate headquarters and technology-oriented companies.

## 14955 Sprague Road

**City services:** Strongsville's 68 police officers provide full-time service from a centrally located headquarters that includes a jail, while the 63 firemedics provide firefighting and emergency medical services from stations located in each of Strongsville's four wards. In-house Engineering and Service departments maintain roads and sewers, while the Recreation Department offers a vast array of programs and events.

Strongsville operates Government Cable TV channel 21 and radio station 1640 AM.

**Other amenities:** Strongsville Library – A branch of the Cuyahoga County Public Library system

**SouthPark Mall** – More than 1.6 million square feet of shopping and dining

**Plaza at SouthPark** – 312,000-square-foot shopping plaza on Royalton Road  
Greens of Strongsville – 325,000-square-foot shopping plaza on Royalton Road

*The above content was found on: <http://www.strongsville.org/>*

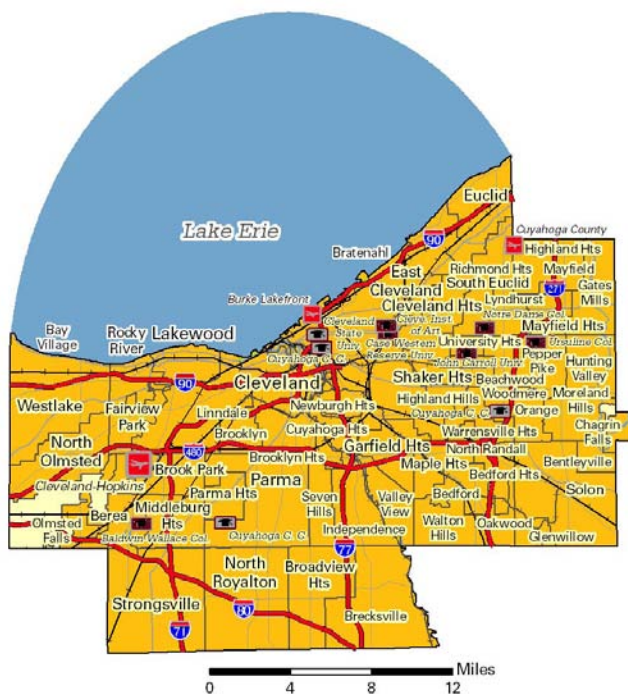


# Ohio County Profiles

Prepared by the Office of Research

## Cuyahoga County

<b>Established:</b>	Act - June 7, 1807
<b>2016 Population:</b>	1,249,352
<b>Land Area:</b>	458.3 square miles
<b>County Seat:</b>	Cleveland City
<b>Named for:</b>	Native American word meaning "crooked"



## Taxes

Taxable value of real property	\$26,560,986,440
Residential	\$18,777,331,900
Agriculture	\$8,924,480
Industrial	\$1,123,124,570
Commercial	\$6,647,616,960
Mineral	\$3,988,530
Ohio income tax liability	\$955,376,279
Average per return	\$1,694.67

## Land Use/Land Cover

Land Use/Land Cover	Percent
Developed, Lower Intensity	57.66%
Developed, Higher Intensity	20.12%
Barren (strip mines, gravel pits, etc.)	0.07%
Forest	17.21%
Shrub/Scrub and Grasslands	1.53%
Pasture/Hay	0.74%
Cultivated Crops	0.29%
Wetlands	1.85%
Open Water	0.55%

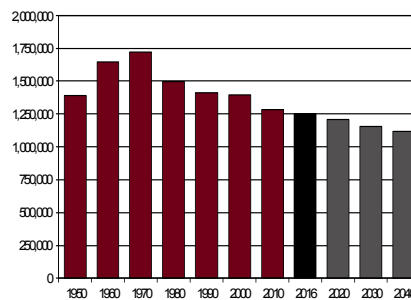
## Largest Places

<b>Largest Places</b>	<b>Est. 2016</b>	<b>Census 2010</b>
Cleveland city	385,809	396,815
Parma city	79,425	81,601
Lakewood city	50,279	52,131
Euclid city	47,360	48,920
Cleveland Heights city	44,633	46,121
Strongsville city	44,631	44,750
Westlake city	32,293	32,729
North Olmsted city	31,817	32,718
North Royalton city	30,247	30,444
Garfield Heights city	27,905	28,849

UB: Unincorporated balance.

## Total Population

Census			Estimated
1800		1910	637,425
1810	1,459	1920	943,495
1820	6,328	1930	1,201,455
1830	10,373	1940	1,217,250
1840	26,506	1950	1,389,532
1850	48,099	1960	1,647,895
1860	78,033	1970	1,721,300
1870	132,010	1980	1,498,400
1880	196,943	1990	1,412,140
1890	309,970	2000	1,393,978
1900	439,120	2010	1,280,122
			Projected
		2020	1,209,550
		2030	1,154,210
		2040	1,113,950



## Ohio County Profiles

## Cuyahoga County

<b>Population by Race</b>	<b>Number</b>	<b>Percent</b>
ACS Total Population	1,263,189	100.0%
White	803,486	63.6%
African-American	375,018	29.7%
Native American	3,230	0.3%
Asian	35,057	2.8%
Pacific Islander	255	0.0%
Other	15,250	1.2%
Two or More Races	30,893	2.4%
Hispanic (may be of any race)	66,416	5.3%
<b>Total Minority</b>	<b>500,364</b>	<b>39.6%</b>

<b>Educational Attainment</b>	<b>Number</b>	<b>Percent</b>
Persons 25 years and over	872,905	100.0%
No high school diploma	104,708	12.0%
High school graduate	247,342	28.3%
Some college, no degree	192,290	22.0%
Associate degree	62,235	7.1%
Bachelor's degree	156,850	18.0%
Master's degree or higher	109,480	12.5%

<b>Family Type by Employment Status</b>	<b>Number</b>	<b>Percent</b>
Total Families	305,134	100.0%
Married couple, husband and wife in labor force	107,022	35.1%
Married couple, husband in labor force, wife not	37,106	12.2%
Married couple, wife in labor force, husband not	17,379	5.7%
Married couple, husband and wife not in labor force	35,533	11.6%
Male householder, in labor force	16,716	5.5%
Male householder, not in labor force	6,552	2.1%
Female householder, in labor force	58,609	19.2%
Female householder, not in labor force	26,217	8.6%

<b>Household Income</b>	<b>Number</b>	<b>Percent</b>
Total Households	534,719	100.0%
Less than \$10,000	58,714	11.0%
\$10,000 to \$19,999	69,834	13.1%
\$20,000 to \$29,999	62,373	11.7%
\$30,000 to \$39,999	55,621	10.4%
\$40,000 to \$49,999	46,027	8.6%
\$50,000 to \$59,999	40,026	7.5%
\$60,000 to \$74,999	49,026	9.2%
\$75,000 to \$99,999	56,088	10.5%
\$100,000 to \$149,999	56,065	10.5%
\$150,000 to \$199,999	19,843	3.7%
\$200,000 or more	21,102	3.9%
<b>Median household income</b>	<b>\$44,190</b>	

Percentages may not sum to 100% due to rounding.

<b>Population by Age</b>	<b>Number</b>	<b>Percent</b>
ACS Total Population	1,263,189	100.0%
Under 5 years	73,174	5.8%
5 to 17 years	201,977	16.0%
18 to 24 years	115,133	9.1%
25 to 44 years	312,505	24.7%
45 to 64 years	356,304	28.2%
65 years and more	204,096	16.2%
<b>Median Age</b>	<b>40.4</b>	

<b>Family Type by Presence of Own Children Under 18</b>	<b>Number</b>	<b>Percent</b>
Total Families	305,683	100.0%
Married-couple families with own children	73,016	23.9%
Male householder, no wife present, with own children	10,079	3.3%
Female householder, no husband present, with own children	46,838	15.3%
Families with no own children	175,750	57.5%

<b>Poverty Status of Families By Family Type by Presence Of Related Children</b>	<b>Number</b>	<b>Percent</b>
Total Families	305,683	100.0%
Family income above poverty level	261,355	85.5%
Family income below poverty level	44,328	14.5%
Married couple, with related children	5,842	1.9%
Male householder, no wife present, with related children	3,594	1.2%
Female householder, no husband present, with related children	24,835	8.1%
Families with no related children	10,057	3.3%

<b>Ratio of Income To Poverty Level</b>	<b>Number</b>	<b>Percent</b>
Population for whom poverty status is determined	1,236,839	100.0%
Below 50% of poverty level	111,861	9.0%
50% to 99% of poverty level	119,962	9.7%
100% to 124% of poverty level	59,928	4.8%
125% to 149% of poverty level	57,902	4.7%
150% to 184% of poverty level	77,660	6.3%
185% to 199% of poverty level	33,093	2.7%
200% of poverty level or more	776,433	62.8%

<b>Geographical Mobility</b>	<b>Number</b>	<b>Percent</b>
Population aged 1 year and older	1,249,752	100.0%
Same house as previous year	1,062,864	85.0%
Different house, same county	139,583	11.2%
Different county, same state	21,496	1.7%
Different state	18,880	1.5%
Abroad	6,929	0.6%

# 14955 Sprague Road

## Data Sheet

### 14955 Spague Road Strongsville, OH

#### The Property

Zoning:	RD: Research Development District
Lot Area:	5.93 Acres / 258,406 sq. ft.
Lot Shape:	Rectangle with rounded corners
Street Frontage:	450' +/- along the south side of Sprague Road and 530' +/- along the west side of Dow Circle
Parcel Number:	395-12-001

#### Building

Number of Buildings:	1
Number of Stories:	2 (partial)
Year Built:	1974 & 1991
Square Footage:	63,000 gross / 60,838 +/- rentable sq. ft.
Elevators:	2
Land SF / GBA:	5.93 Acres / 258,406 SF (per legal) 4.08 to 1
Parcel Shape:	Primarily rectangular
Flood Plain Designation:	Zone X

#### Construction

The exterior of the building is brick, with a flat, membrane type roof with an interior drain system. Windows are fixed casement type (insulating glass / metal frame).

Typical interior finish includes drywall walls, suspended acoustic panel ceilings, inset fluorescent lighting and carpeted / ceramic tile floors, VCT / other materials

#### Utilities

Water:	Yes
Sewer:	Yes
Electric:	Yes
Gas:	Yes
Fire Protection:	Partially Sprinklered

#### HVAC

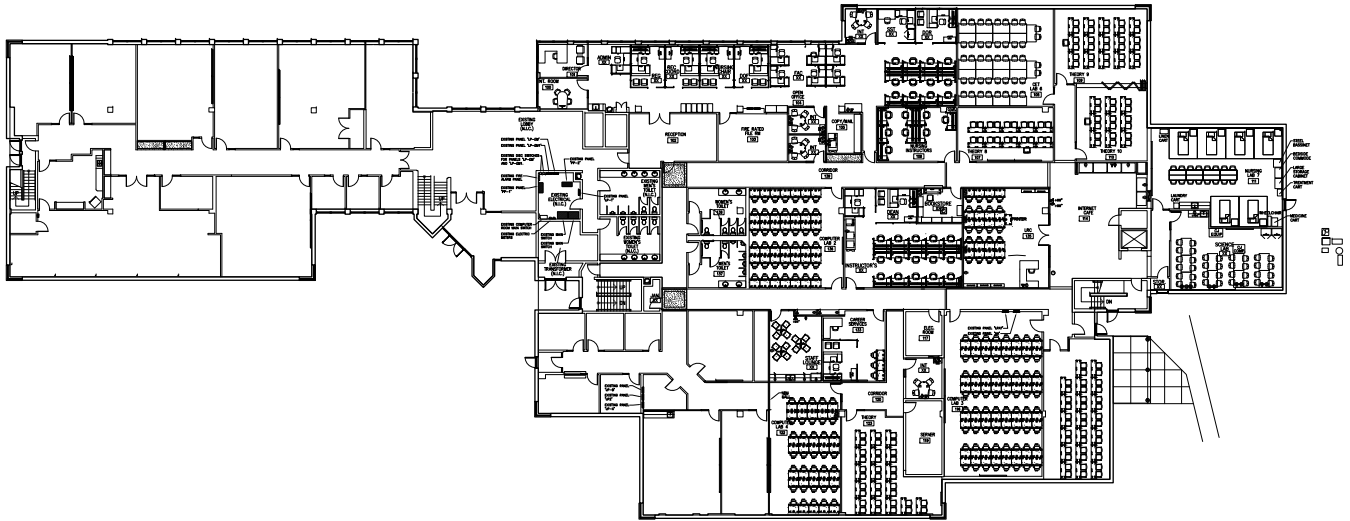
HVAC:	Multiple systems including: Rooftop Air Handlers, 2 boilers, Rooftop Package Units, Electric baseboard units.
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*\*All information to be verified by potential purchaser.*

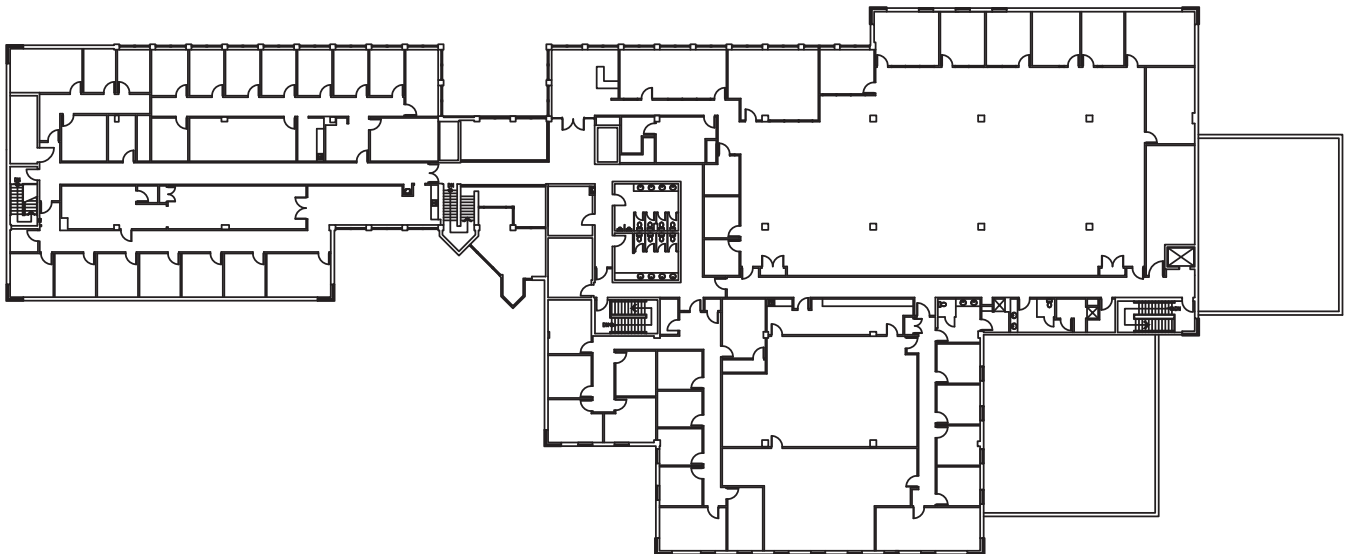
14955 Sprague Road

## Floor Plans

### First Floor



### Second Floor



*\*General plan representation only. All details to be field verified by purchaser.*



14955 Sprague Road

## Photos





14955 Sprague Road

## Photos





14955 Sprague Road

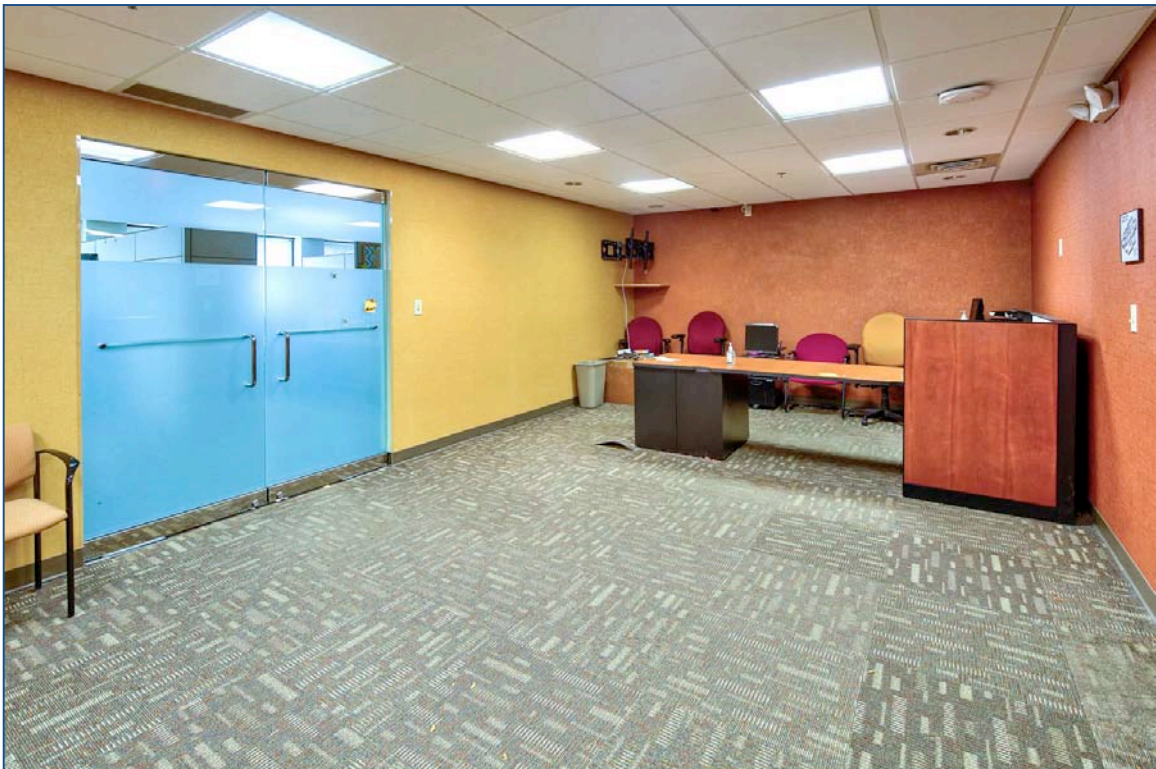
## Photos





14955 Sprague Road

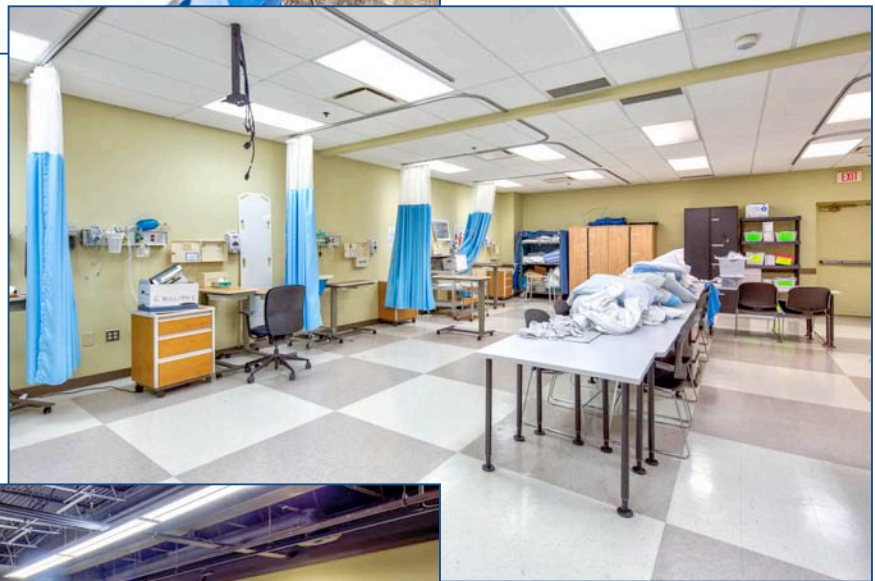
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14955 Sprague Road

## Photos





14955 Sprague Road

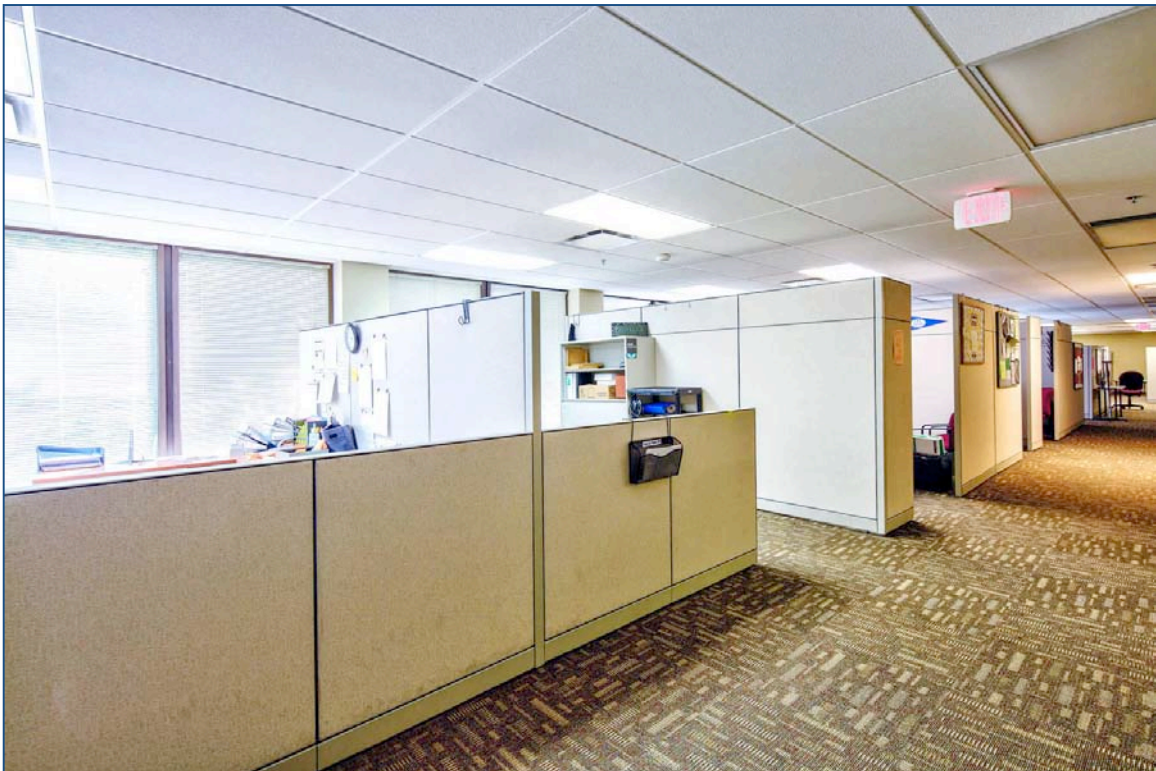
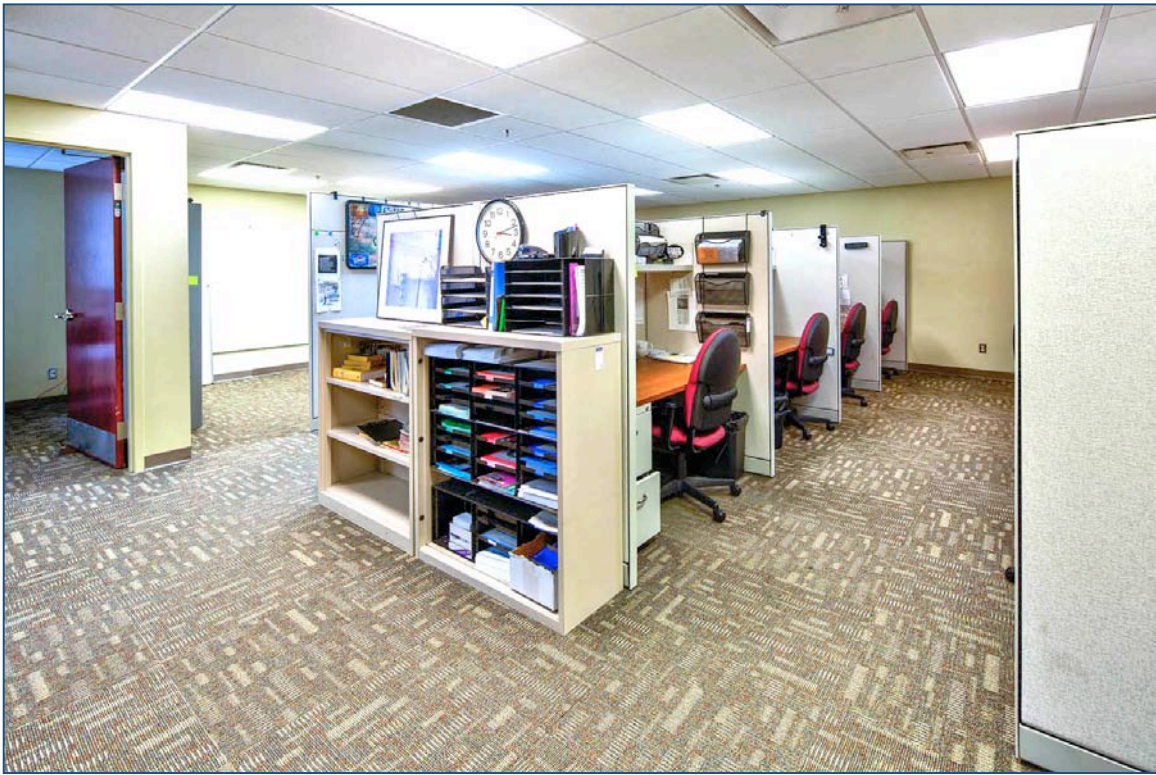
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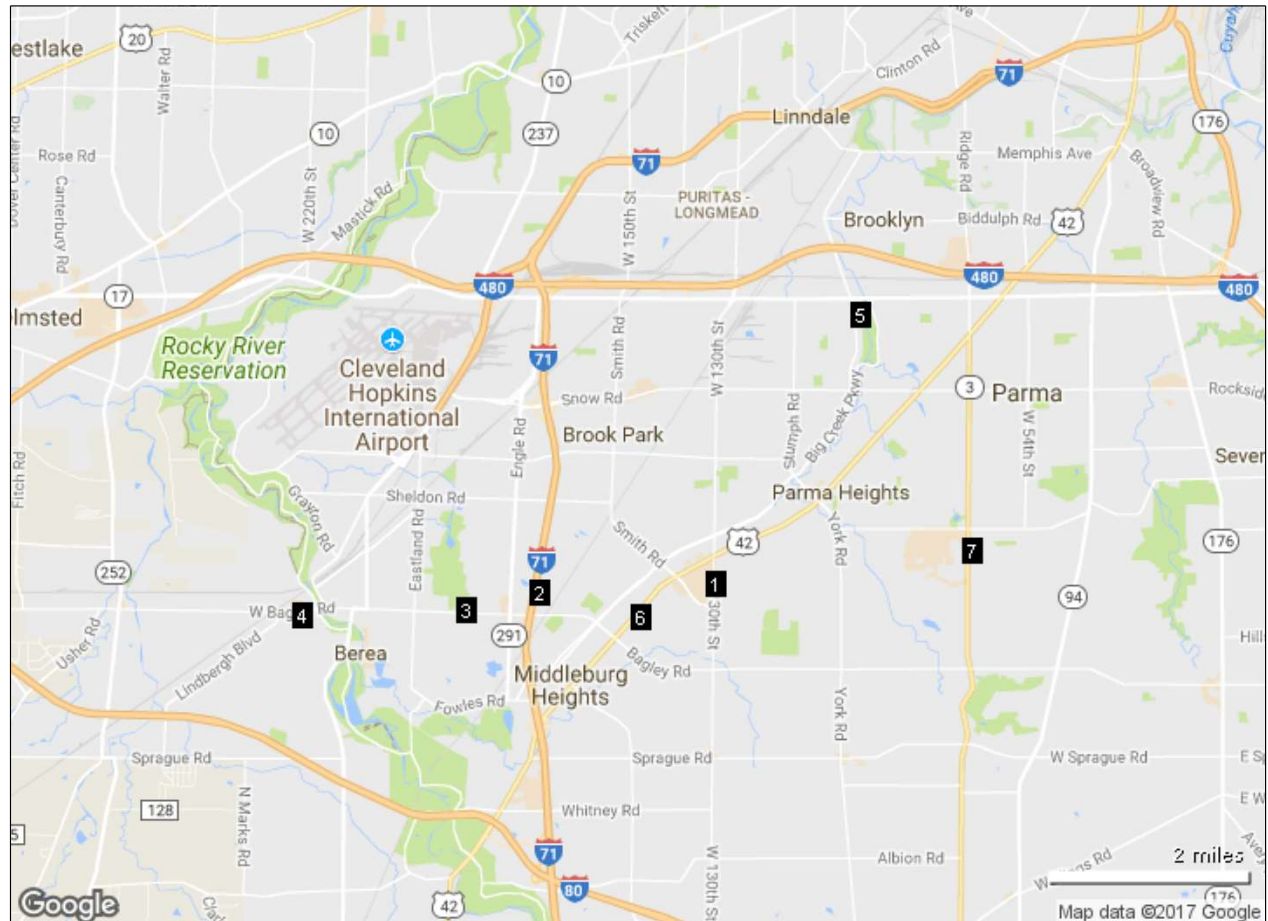


14955 Sprague Road

## Photos










## Selected Sale Comparables



	Address	City	Property Info	Sale Info
1	6929 W 130th St	Parma Heights	44,255 SF Class C Office	Sold: \$1,000,000 (\$22.60/SF)
2	17010 Bagley Rd	Middleburg Heights	30,000 SF Class B Office	Sold: \$1,501,500 (\$50.05/SF)
3	18820 Bagley Rd	Middleburg Heights	10,472 SF Class C Office	Sold: \$625,000 (\$59.68/SF)
4	343 W Bagley Rd	Berea	38,100 SF Class B Office	Sold: \$1,000,000 (\$26.25/SF)
5	5301 Hauserman Rd	Parma	33,500 SF Class C Office	Sold: \$570,000 (\$17.01/SF)
6	7123 Pearl Rd	Middleburg Heights	68,000 SF Class B Office	Sold: \$1,657,800 (\$24.38/SF)
7	6731 Ridge Rd	Parma	13,763 SF Class B Office/Medical	Sold: \$1,007,878 (\$73.23/SF)



# 14955 Sprague Road

<b>1</b>	<b>6929 W 130th St - Southland Plaza</b>	<b>SOLD</b>
<b>Parma Heights, OH 44130</b> <b>Cuyahoga County</b>		
Sale Date: 06/02/2017 (108 days on mkt) Bldg Type: Class C Office Sale Price: \$1,000,000 - Confirmed Year Built/Age: Built 1973 Renov 1980 Age: 44 Price/SF: \$22.60 RBA: 44,255 SF		
Pro Forma Cap - Parcel No: 473-24-012, 473-24-013 Actual Cap Rate: - Comp ID: 3921140 Sale Conditions: - Research Status: Confirmed		
		
<b>2</b>	<b>17010 Bagley Rd - Former E&amp;Y Office Campus</b>	<b>SOLD</b>
<b>Middleburg Heights, OH 44130</b> <b>Cuyahoga County</b>		
Sale Date: 06/03/2015 (504 days on mkt) Bldg Type: Class B Office Sale Price: \$1,501,500 - Confirmed Year Built/Age: Built 1974 Age: 41 Price/SF: \$50.05 RBA: 30,000 SF		
Pro Forma Cap - Parcel No: 371-23-011, 371-24-011 Actual Cap Rate: - Comp ID: 3355246 Sale Conditions: - Research Status: Confirmed		
		
<b>3</b>	<b>18820 Bagley Rd</b>	<b>SOLD</b>
<b>Middleburg Heights, OH 44130</b> <b>Cuyahoga County</b>		
Sale Date: 08/11/2017 (267 days on mkt) Bldg Type: Class C Office Sale Price: \$625,000 Year Built/Age: Built 1985 Age: 32 Price/SF: \$59.68 RBA: 10,472 SF		
Pro Forma Cap - Parcel No: - Actual Cap Rate: - Comp ID: 3976531 Sale Conditions: - Research Status: Public Record		
		
<b>4</b>	<b>343 W Bagley Rd</b>	<b>SOLD</b>
<b>Berea, OH 44017</b> <b>Cuyahoga County</b>		
Sale Date: 03/31/2017 (1,033 days on mkt) Bldg Type: Class B Office Sale Price: \$1,000,000 - Confirmed Year Built/Age: Built 1974 Renov 2008 Age: 43 Price/SF: \$26.25 RBA: 38,100 SF		
Pro Forma Cap - Parcel No: 363-06-001, 363-06-002, 363-06-003, 363-06-004 Actual Cap Rate: - Comp ID: 3870874 Sale Conditions: High Vacancy Property Research Status: Confirmed		
		
<b>5</b>	<b>5301 Hauserman Rd - Building 1</b>	<b>SOLD</b>
<b>Parma, OH 44130</b> <b>Cuyahoga County</b>		
Sale Date: 11/02/2015 (888 days on mkt) Bldg Type: Class C Office Sale Price: \$570,000 - Confirmed Year Built/Age: Built 1958 Age: 57 Price/SF: \$17.01 RBA: 33,500 SF		
Pro Forma Cap - Parcel No: 442-01-003 Actual Cap Rate: - Comp ID: 3441023 Sale Conditions: - Research Status: Confirmed		
		
<b>6</b>	<b>7123 Pearl Rd - Commerce Place</b>	<b>SOLD</b>
<b>Middleburg Heights, OH 44130</b> <b>Cuyahoga County</b>		
Sale Date: 01/20/2015 (335 days on mkt) Bldg Type: Class B Office Sale Price: \$1,657,800 - Confirmed Year Built/Age: Built 1972 Age: 43 Price/SF: \$24.38 RBA: 68,000 SF		
Pro Forma Cap - Parcel No: 374-02-096 Actual Cap Rate: 13.57% Comp ID: 3225881 Sale Conditions: Auction Sale Research Status: Confirmed		
		
<b>7</b>	<b>6731 Ridge Rd - Lynnett Medical Centre</b>	<b>SOLD</b>
<b>Parma, OH 44129</b> <b>Cuyahoga County</b>		
Sale Date: 11/04/2016 (273 days on mkt) Bldg Type: Class B OfficeMedical Sale Price: \$1,007,878 - Confirmed Year Built/Age: Built 1983 Age: 33 Price/SF: \$73.23 RBA: 13,763 SF		
Pro Forma Cap - Parcel No: 450-01-003 Actual Cap Rate: - Comp ID: 3764923 Sale Conditions: - Research Status: Confirmed		
		

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# 14955 Sprague Road

## Location Map



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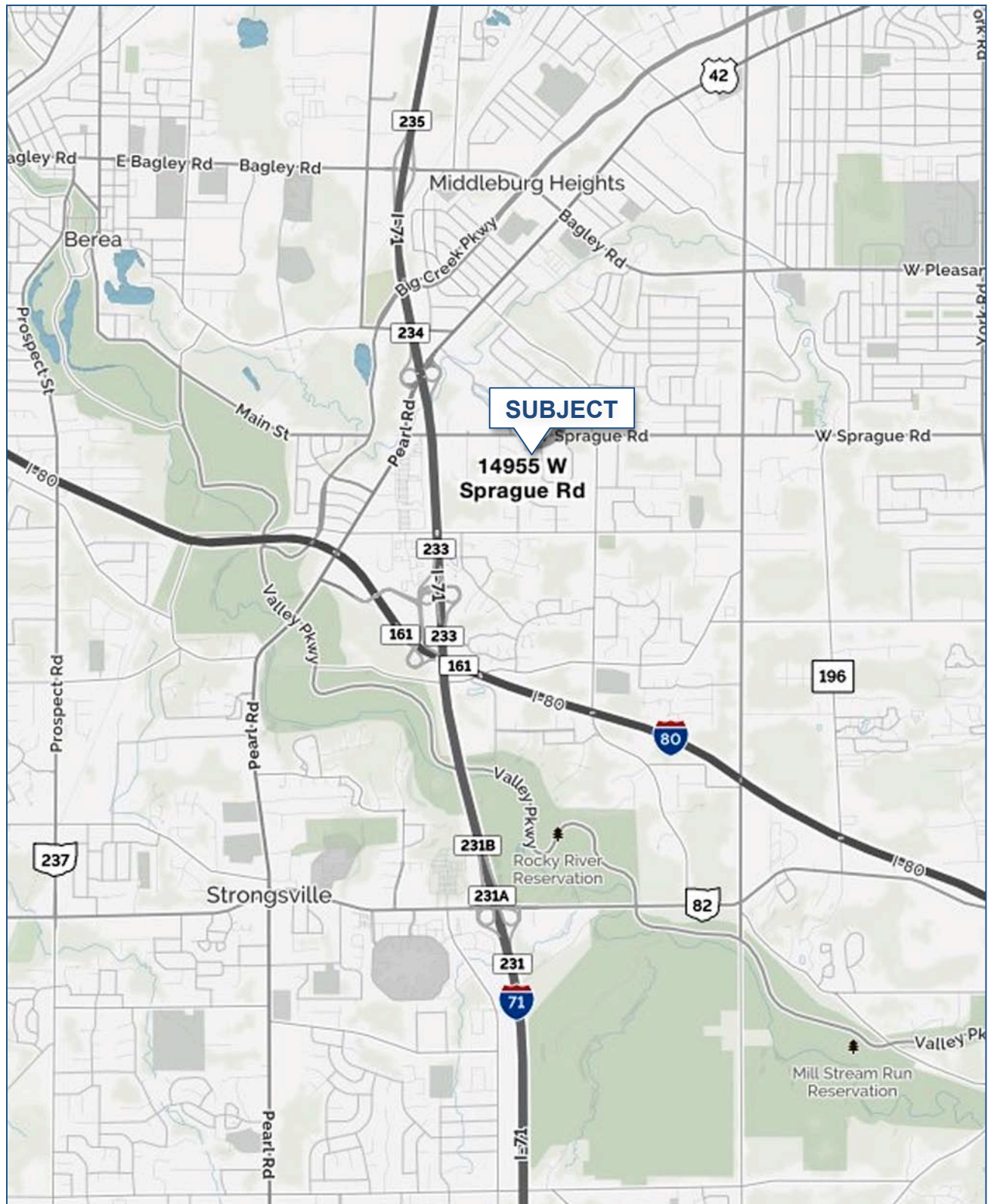
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# 14955 Sprague Road

## Location Map



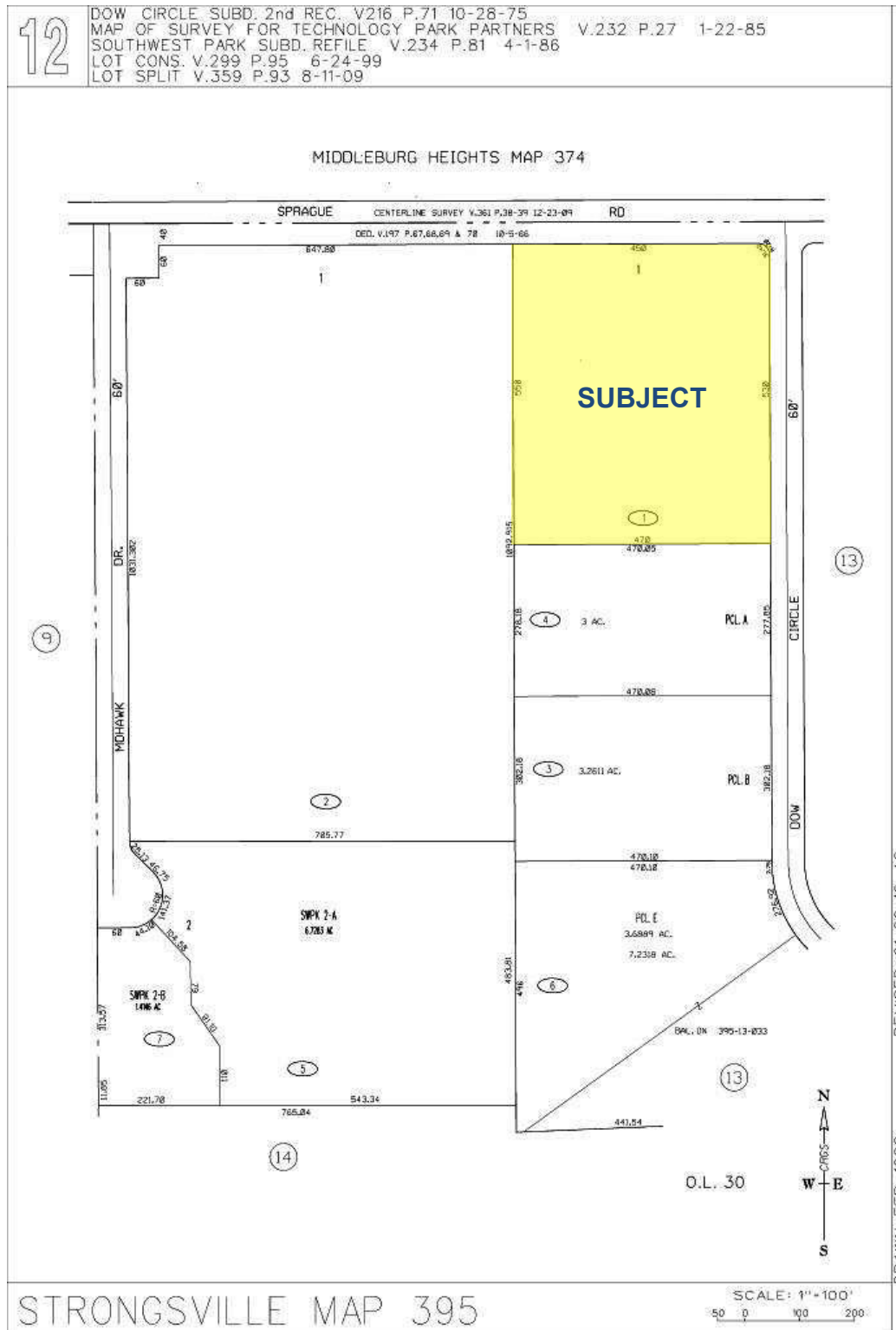
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**14955 Sprague Road**

# Tax Map



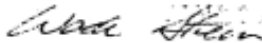
## Tax Parcel – Prior Deed

Permanent 395-12-001  
Parcel #:

Type Instrument: Limited Warranty  
Tax District #: 3340  
Grantee: FR STRONGSVILLE LLC  
Balance Assumed: \$ 0.00  
Total Consideration: \$ 4,000,000.00  
Conv. Fee Paid: \$ 16,000.00  
Transfer Fee Paid: \$ 0.50  
Fee Paid by: Erie Title Agency  
Exempt Code:

Date: 9/6/2012 3:44:00 PM  
Tax List Year: 2012  
Land Use Code: 3950  
Land Value: 385,600  
Building Value: 2,922,000  
Total Value: 3,307,600  
Rcpt: c-09062012-12  
Inst #: 559179  
Check #: 11767

CUYAHOGA COUNTY  
OFFICE OF FISCAL OFFICER - 4  
DEED 9/6/2012 3:54:15 PM  
**201209061262**

  
Cuyahoga County Fiscal Officer

SPRAGUE RESEARCH, LLC, an Ohio limited liability company ("Grantor"), grants, with limited warranty covenants, to FR STRONGSVILLE, LLC, an Ohio limited liability company ("Grantee"), the real property situated in the City of Strongsville, County of Cuyahoga, and State of Ohio, as more particularly described on Exhibit A attached hereto and made a part hereof, together with all privileges, easements, appurtenances and hereditaments thereto (the "Property").

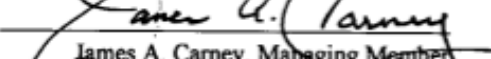
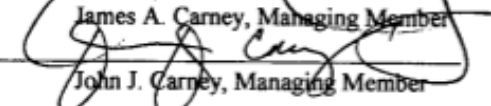
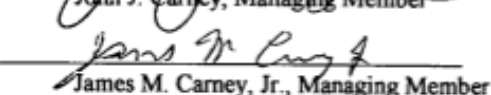
Tax Mailing Address: 8170 McCormick Boulevard, Suite 100  
Skokie, IL 60067  
Permanent Parcel Number: 395-12-001

Prior Deed Reference: Instrument No. 201205010672 of Cuyahoga County Records

TO HAVE AND TO HOLD, subject to: (a) current real estate taxes and assessments, both general and special, which are a lien but not due and payable; (b) zoning ordinances; and (c) the easements, restrictions, covenants and reservations set forth on Exhibit B attached hereto and incorporated herein.

WITNESS the following signature and seal all as of the date first herein above written.

**SPRAGUE RESEARCH, LLC,**  
an Ohio limited liability company

By:   
James A. Carney, Managing Member  
By:   
John J. Carney, Managing Member  
By:   
James M. Carney, Jr., Managing Member

14955 Sprague Road


STATE OF OHIO                    )  
  ) ss:  
  Lorain  
COUNTY OF CUYAHOGA )

The foregoing instrument was acknowledged before me, a Notary Public in and for the jurisdiction aforesaid, this 31<sup>st</sup> day of August, 2012, by James A. Carney, John J. Carney and James M. Carney, Jr., the Managing Members of SPRAGUE RESEARCH, LLC, an Ohio limited liability company, on behalf of the limited liability company.

[SEAL]



KELLY J. MATSKO, Notary Public  
State of Ohio  
My Commission Expires 12-25-2015

  
Notary Public

My Commission expires: 12-25-15

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING RETURN TO:

Edward J. Leader, Esq.  
Taft Stettinius & Hollister LLP  
200 Public Square  
Suite 3500

Cleveland, Ohio 44114



# 14955 Sprague Road

## EXHIBIT A Legal Description

A certain tract of land situated in Cuyahoga County, Ohio, which is more fully described as follows:

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio, and known as being Sublot No.1 in the Dow Circle Subdivision of part of Original Strongsville Township Lot No. 30, as shown by the recorded plat in Volume 214, Page 79, and re-recorded in Volume 216, Page 71, of Cuyahoga County Map Records, and bounded and described as follows:

Beginning on the Southerly line of Sprague Road (80 feet wide) at the Northeasterly corner of a parcel of land conveyed to Hewlett Packard Company, by deed as recorded in Volume 91, Page 513, of Cuyahoga County Deed Records;

Thence North 89° 24' 37" East along the Southerly line of Sprague Road a distance of 450.00 feet to the beginning of a curved turnout between said Southerly line and the Westerly line of Dow Circle (60 feet wide);

Thence 31.40 feet along said turnout being the arc of a curve deflecting to the right, having a radius of 20.00 feet and a chord distance of 28.27 feet that bears South 45° 36' 28" East to a point of tangency;

Thence South 0°37'33" East along the Westerly line of Dow Circle, a distance of 530.00 feet to the Northeasterly corner of a parcel of land conveyed to Technology Park Partners, by deed as recorded in Volume 86-0437, Page 21, of Cuyahoga County Deed Records;

Thence South 89° 24' 37" West a distance of 470.00 feet to a point:

## EXHIBIT B

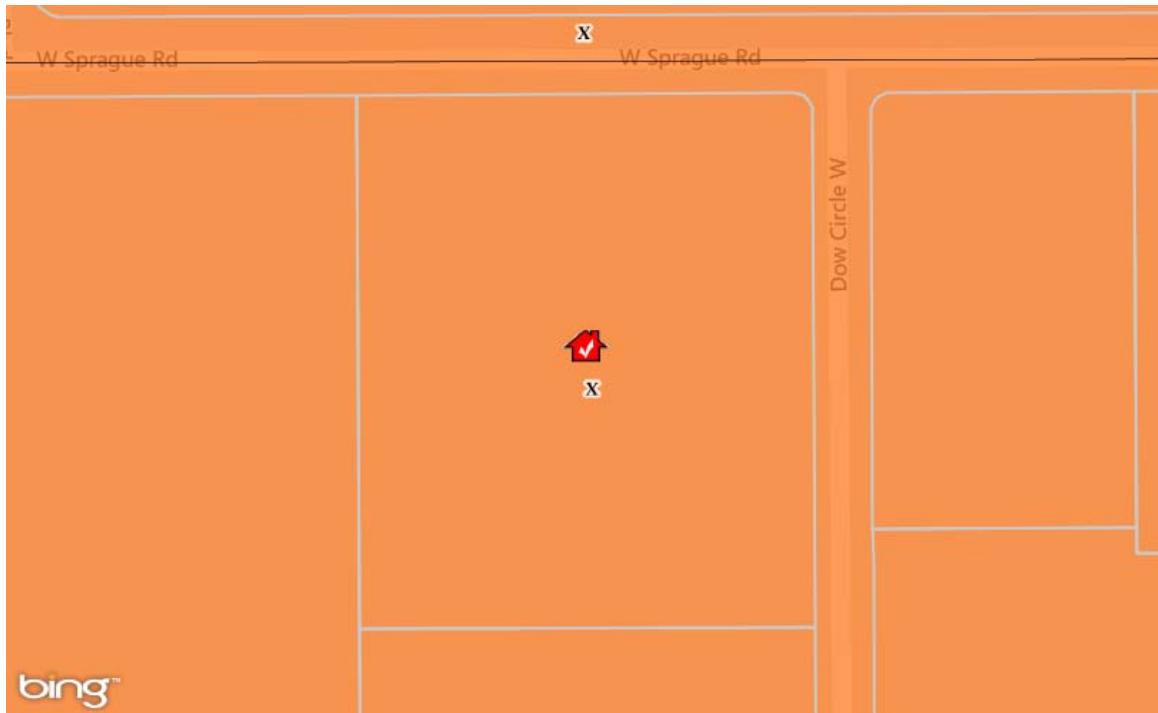
1. Terms and provisions of Restrictions, easements, setbacks and other conditions as shown on the plat recorded in Volume 197 of Maps, Page 67 of the Cuyahoga County Records.
2. Terms and provisions of Restrictions, easements, setbacks and other conditions as shown on plat recorded in Volume 214 of Maps, Page 79 of the Cuyahoga County Records.
3. Terms and provisions of Restrictions, easements, setbacks and other conditions as shown on plat recorded in Volume 216 of Maps, Page 71 of the Cuyahoga County Records.
4. Right of Way to The Berea Pipe Line Co filed April 30, 1915 in Volume 1619, Page 461 of Cuyahoga County Records.
5. Right of Way to The East Ohio Gas Co. filed August 4, 1915 in Volume 1697, Page 79 Cuyahoga County Records.
6. Right of Way to East Ohio Gas Co. filed August 4, 1915 in Volume 1697, Page 82 of Cuyahoga County Records.
7. Slope Easements in Deed to The Board of County Commissioners of Cuyahoga County Records filed September 28, 1965 in Volume 11653, Page 783 of Cuyahoga County Records.

# 14955 Sprague Road

## Flood Map

### 14955 W Sprague Rd, Strongsville, OH 44136-1784, Cuyahoga County

Report Date:	09/19/2017	Panel Date:	12/03/2010
Flood Zone Code:	X	Community Name:	Strongsville
County:	Cuyahoga	Special Flood Hazard Area (SFHA):	Out
Flood Zone Panel:	390132-39035C0281E	Within 250 feet of multiple flood zone:	No
Flood Code Description:	Zone X-An area that is determined to be outside the 100- and 500-year floodplains.		



#### Flood Zones

Coastal 100-year Floodway	100-year Floodway	Undetermined	500-year Floodplain incl. levee protected area
Coastal 100-year Floodplain	100-year Floodplain	Unknown or Area Not Included	Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

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## Zoning Information

### 1262.02 USE REGULATIONS; RESEARCH-DEVELOPMENT (RD) DISTRICT.

Buildings and land shall be used, and buildings shall be designed, erected, altered, moved or maintained, in whole or in part, in a Research-Development District, only for the uses set forth in the following schedules and regulations:

(a) Main Uses Permitted.

(1) Office uses. As permitted in Local Business and Office Building Districts. All other business, service, institutional and residential uses are not permitted.

(2) Laboratories. The experimental research and testing of all types of basic and applied research of product design and development within enclosed buildings, including, but not limited to, the construction and operation of small-scale experimental and pilot plant operations;

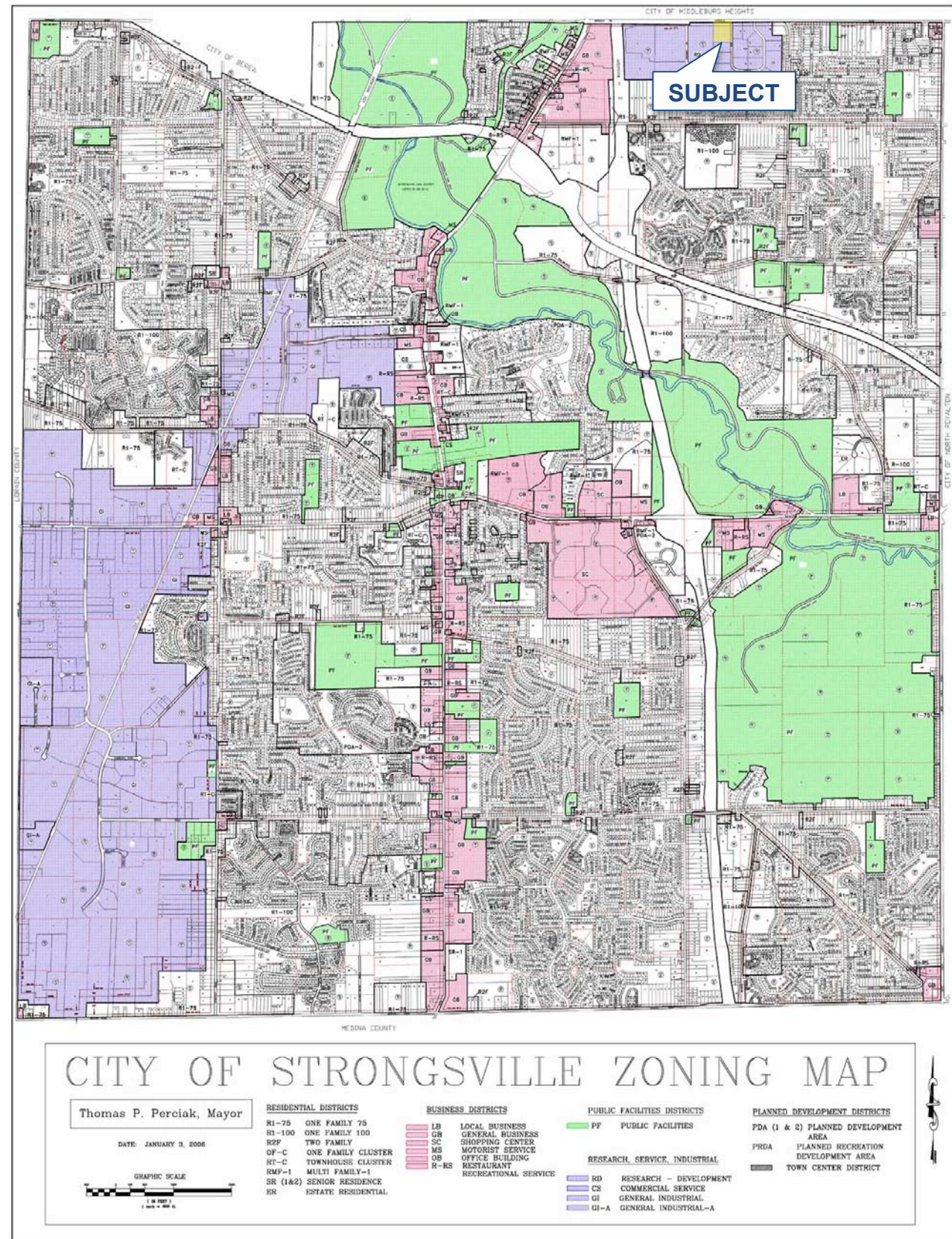
(3) Production and product assembly operations. The production, and/or assembly of products which have a high value in relation to bulk, such as:

- A. Electrical and electronic equipment; motors;
- B. Electrical appliances, lamps, fixtures and clocks;
- C. Hardware, cutlery, kitchen utensils;
- D. Musical and scientific instruments;
- E. Medical, orthopedic and photographic instruments and equipment;
- F. Sporting goods, athletic equipment, toys;
- G. Clothing and other textile products;
- H. Pharmaceutical products; compounding of cosmetics, drugs and toiletries;
- I. Extrusion, molding and fabricating of plastic panels, sheets, tubes and rods; and
- J. Printing, publishing and engraving. Provided a conditional use permit is granted in accordance with the applicable standards, requirements and procedures as set forth in Section

1242.07 of this Zoning Code.

(b) Similar Main Uses Permitted. Any other office, research, production/ product assembly use not listed above or in any use classification of a subsequent district and determined as similar by the Planning Commission according to standards set forth in Section 1242.08 of this Zoning Code.





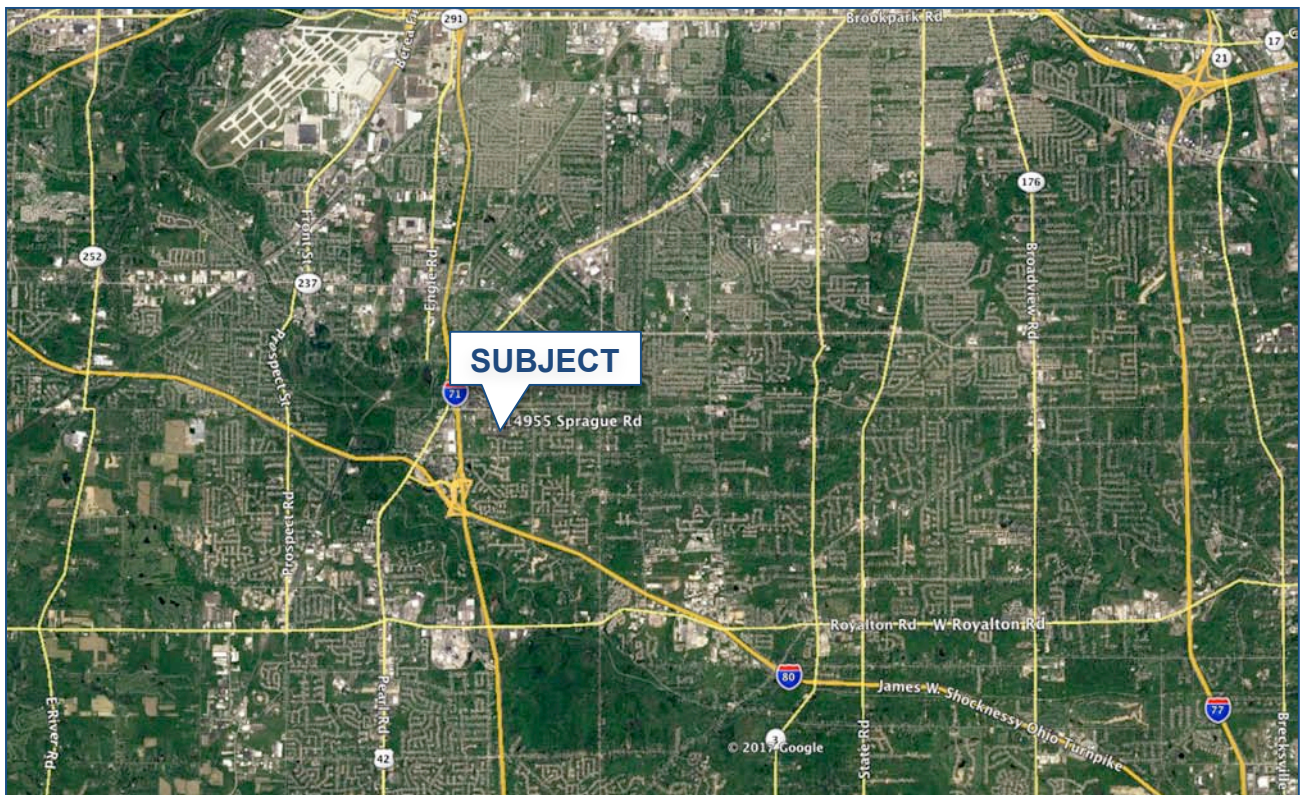
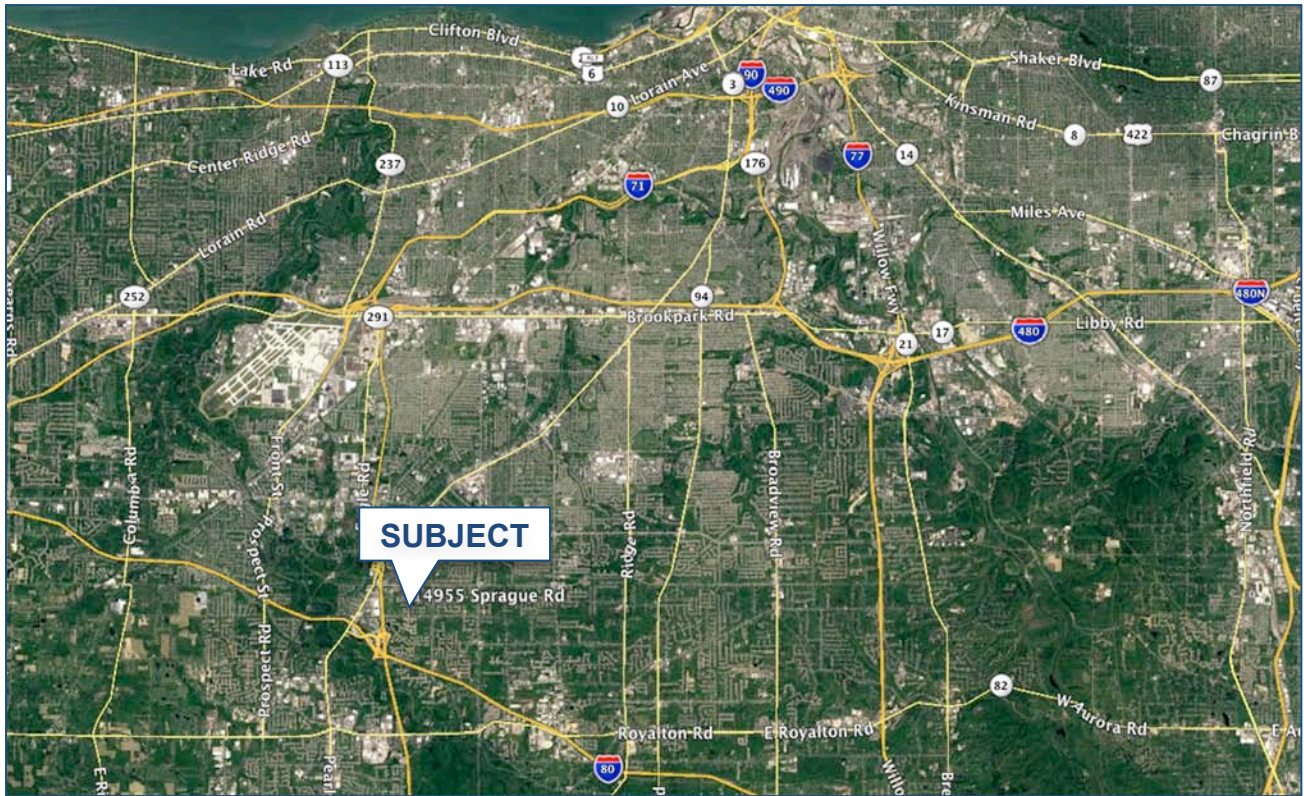
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# 14955 Sprague Road

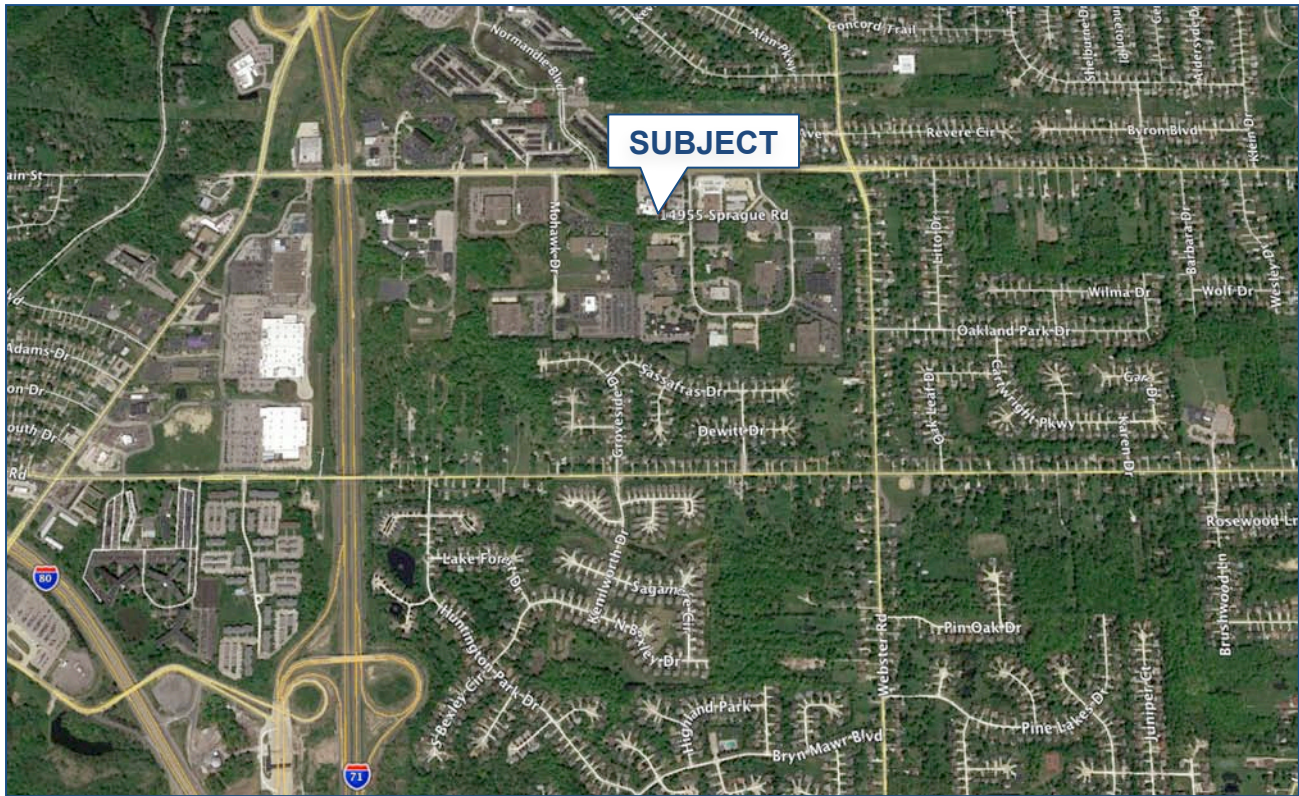
## Aerial Photos





14955 Sprague Road

## Aerial Photos





## Property Auditor Information



Cuyahoga County, Ohio - Property Summary Report  
Parcel: 395-12-001



Owner FR STRONGSVILLE LLC  
Address 14955 SPRAGUE RD  
STRONGSVILLE, OH. 44136  
Land Use (3950) I - R & D FACILITY  
Legal Description 30 DOW CIRCLE SUB 0001  
Neighborhood Code 52210

### SKETCH

**Building 1**

Commercial building sketches are not available at this time. Please contact us at ISC\_Support\_Center@cuyahoga.gov or call (216) 443-8007.

**Building 2**

Commercial building sketches are not available at this time. Please contact us at ISC\_Support\_Center@cuyahoga.gov or call (216) 443-8007.

**Building 3**

Commercial building sketches are not available at this time. Please contact us at ISC\_Support\_Center@cuyahoga.gov or call (216) 443-8007.

### MAP VIEW



### BUILDING INFORMATION

Building ID	1	Construction Class	CLASS C	Basement Type	SLAB
Total Story Height	2	Usable Area	58,800	Condition	GOOD
Date Built	1974	Date Remodeled		Exterior Walls	BRICK
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	12	Heat Type	FORCED-AIR	Air Conditioning	CENTRAL
Office Finish		Retail Area		Retail Finish	
Building ID	2	Construction Class	CLASS C	Basement Type	SLAB
Total Story Height	1	Usable Area	2,500	Condition	GOOD
Date Built	1974	Date Remodeled		Exterior Walls	BRICK
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	13	Heat Type	FORCED-AIR	Air Conditioning	CENTRAL
Office Finish		Retail Area		Retail Finish	
Building ID	3	Construction Class	CLASS C	Basement Type	SLAB
Total Story Height	1	Usable Area	2,000	Condition	GOOD
Date Built	1991	Date Remodeled		Exterior Walls	BRICK
Framing	FIRE RESISTANT	Roof Type	FLAT	Roof Covering	COMPOSITION
Office Area		Mezzanine Area		Mezzanine Finish	
Wall Height	13	Heat Type	FORCED-AIR	Air Conditioning	CENTRAL
Office Finish		Retail Area		Retail Finish	

### LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM			5.93	258,406

### VALUATION

2016 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value

### PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
2015	30 - New Construction	\$	\$	100%	No	2015 NEW CONSTRUCTION - PERMIT#140065 - 177 TECHNICAL INSTITUTE TENANT ALTERATIONS, NO VALUE (JJC)
2012	30 - New Construction	\$	\$	100%	No	INTERIOR REMODEL COMPLETE NO VALUE ADDED 1-1- 2012
2011	30 - New Construction	\$	\$	100%	No	PERMIT RETURNED FROM FIELD - DETAILS ON PRIOR NOTE
2006	30 - New Construction	\$	\$	100%	No	REPLC FIRE ALARM PANEL100% CMPNV 1-1- 2006
2005	10 - Razing	(\$2,000)	\$	100%	No	TETNANT EXPANSION RAZED 100% COMP 1-1- 2005
2005	30 - New Construction	\$69,200	\$	100%	No	TETNANT EXPANSION100% COMP 1-1- 2005

### IMPROVEMENTS

Type	Description	Size	Height Depth
200	PAVING	1,250,000 SQUARE FEET	

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# 14955 Sprague Road

2005 70 - Change of class \$ \$ 100% No CLASS-CHANGE 2005

## SALES

Date	Buyer	Seller	Price
9/6/2012	FR STRONGSVILLE LLC	SPRAGUE RESEARCH,LLC	\$4,000,000
5/1/2012	SPRAGUE RESEARCH,LLC	Sprague Research Devel Co	\$0
9/12/1991	Sprague Research Devel Co	State Of Ohio	\$0
1/1/1975	State Of Ohio		\$0

## Taxes

2017 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$50,879.59	\$0.00	\$50,879.59

Information included on this report is believed to be accurate, but is not guaranteed. Cuyahoga County is not liable for errors or omissions.

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