

GENERAL BACKGROUND INFORMATION

(As available @ 4/2014 - subject to change without notice)

List Price \$469,900

Milan Township, Ohio South of Sandusky Former Auto Dealership & Service Facility

12400 SR 250

4 Buildings total Square Footage 18,434 +/- SF

(Excludes 2 Out Buildings)

Erie County



Presented Exclusively by:

Ag REAL ESTATE GROUP, INC.

Eric M. Silver, Receiver & Broker

Eric Zimmerman, Vice President

Erie County Court of Common Pleas

Case #2014CV0107

PNC Bank, National Association vs. Dorr Automotive, Inc., et al

Ag Real Estate Group, Inc.

3659 South Green Road, Suite 100 / Beachwood, Ohio 44122 / 216.504.5000-T / 216.504.5001-F

www.agrealestategroup.com / info@agrealestategroup.com

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.

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

REGISTRATION**Dorr Automotive, Inc., 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 Erie 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, **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 90 days after the 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
Receiver for Dorrr Automotive, Inc., et al

This property is owned by, Dorr Automotive, Inc. et al and is in Receivership via an order signed by Judge Binette. The order is available for review upon request. 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 April, 2014 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 4/2014)

- **Market Information**
- **Property Photos**
- **Data Sheet**
- **Location Maps**
- **Flood Zone Map**
- **Aerial Photos**
- **Zoning Use Information**
- **Traffic Counts**
- **Property Record Card**
- **Property Detail Report**

Market Information

Erie County



Would you like to ride a roller coaster from morning till midnight? Splash in some of America's greatest indoor waterparks and resorts? Enjoy fishing in the most fertile walleye and perch waters on the Great Lakes, or cruise on a ferryboat to a scenic relaxing Lake Erie Island named Kelleys or Put-In-Bay?

If so, you should join more than seven million people who choose the shores and islands of **Erie County** as their destination for boating, canoeing, bird watching, kayaking, winery tours, fishing, swimming and other recreation. Erie County is also home to Cedar Point- America's Roller Coast and the Kalahari Resort, America's largest indoor waterpark.

Erie County has many portside communities that include, **Vermilion, Huron, and Sandusky**, and the neighboring communities of **Port Clinton, Marblehead, and Catawba Island** that provide opportunities for leisure, recreation, and cultural activities.

Erie County is conveniently located less than one hour from Cleveland and Toledo and within hours from Columbus, Detroit, Dayton, Pittsburgh, Cincinnati, Buffalo, Indianapolis, Chicago, and Toronto. It is easily accessible via the Ohio Turnpike, State Route 2, State Route 4, or U.S. Route 250.

Erie County is rich in business, economic, and educational resources.

Erie County has a highly productive, skilled workforce with a strong work ethic; interstate highway access, and two international airports within an hour's drive. Abundant mainline rail service connecting to every containerized port in the eastern U.S.; and numerous ports connecting to the Great Lakes-St. Lawrence Seaway makes Erie County's freight logistics second to none.

Erie County is home to NASA Glenn's Plum Brook Station, the world's only comprehensive, full-scale, rocket and satellite testing facility.

Bowling Green State University's Firelands Campus educates thousands of students annually.

Whether you're coming to visit, or coming to stay, we hope you find Erie County fun, family-oriented and home to a terrific quality of life.

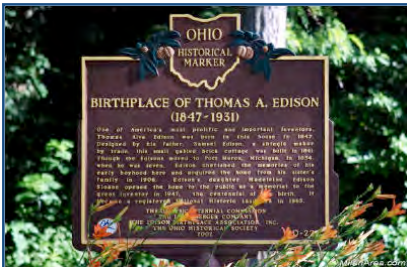
The above content was found on: www.erie-county-ohio.net, <https://www.cedarpoint.com>, <http://en.wikipedia.org>

Market Information

Milan Area



The Village of Milan, Ohio is a town of approximately 1450 people located in Erie County about 2 miles south of the Ohio Turnpike Exit 7 (number 118 - the Sandusky/Norwalk exchange). Milan was founded by Ebenezer Merry in 1817 as Beatty (and sometimes called Merry's Mill by the locals), but the name was changed to Milan by 1824 and by 1833 the population had grown enough for the town of Milan to be incorporated by the State of Ohio. In 1839, the Milan Canal was opened which allowed shipping direct from Milan to Lake Erie and the town became known as a shipping port and an area that built schooners for the Great Lakes. Eventually the railroad replaced the canal and Milan became a small community with a unique history. Milan most famous person was the great inventor Thomas Edison, who was born in 1847 and his birthplace and childhood home is a featured attraction for visitors to Milan.



No first time visit to the Milan, Ohio area would be complete without a visit to the Thomas Edison birthplace shown in our photos below. Located at the end of Edison Drive and surround by a white picket fence, this meticulously maintained home, which was built in 1842, is Milan's most featured attraction. From this modest beginning came America's greatest inventor. Edison's parents sold the house in 1854 although Edison's sisters, Marian Edison Page, repurchased the home in 1894. Edison so cherished his childhood home that he purchased it from his sister's family in 1906. The Thomas Edison Birthplace was first opened to the public in 1947 and by 1965 had become a registered National Historic Landmark.

The above content was found on: <http://milanarea.com>

Ohio County Profiles

Prepared by the Office of Policy, Research and Strategic Planning



Erie County

Established: Act - March 16, 1838
2012 Population: 76,398
Land Area: 254.5 square miles
County Seat: Sandusky City
Named for: Erie Native American Tribe



Taxes

Taxable value of real property	\$2,005,857,830
Residential	\$1,497,521,750
Agriculture	\$78,870,190
Industrial	\$44,870,020
Commercial	\$384,543,940
Mineral	\$51,930
Ohio income tax liability	\$48,276,528
Average per return	\$1,339.71

Land Use/Land Cover

Percent

Urban (Residential/Commercial/Industrial/Transportation and Urban Grasses)	12.65%
Cropland	53.38%
Pasture	10.16%
Forest	16.17%
Open Water	2.19%
Wetlands (Wooded/Herbaceous)	4.77%
Bare/Mines	0.67%

Largest Places

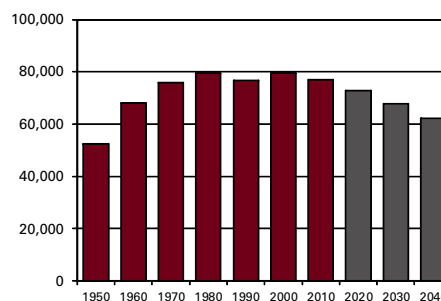
Est. 2011 Census 2010

Sandusky city	25,682	25,793
Perkins twp	12,151	12,202
Huron city	7,118	7,149
Vermilion twp	4,923	4,945
Vermilion city (pt.)	4,721	4,742
Margaretta twp UB	4,478	4,497
Huron twp UB	3,533	3,548
Berlin twp UB	2,996	3,009
Milan twp UB	2,590	2,602
Florence twp	2,437	2,448

UB: Unincorporated balance.

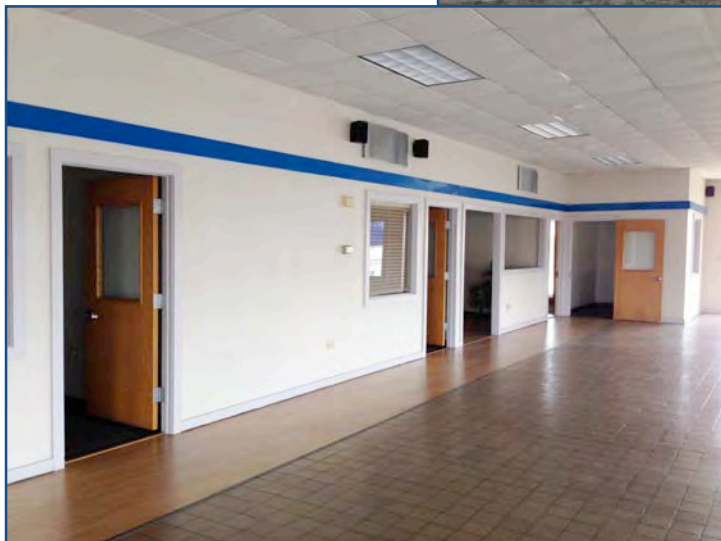
Total Population

Census		Estimated	
1800		1910	38,327
1810		1920	39,789
1820		1930	42,133
1830		1940	43,201
1840	12,599	1950	52,565
1850	18,568	1960	68,000
1860	24,474	1970	75,909
1870	28,188	1980	79,655
1880	32,640	1990	76,779
1890	35,462	2000	79,551
1900	37,650	2010	77,079
	</		



12400 SR 250

Property Photos



Data Sheet

12400 SR 250 Milan, Ohio

The Property

Address: 12400 State Route 250, North Milan, OH 44846
Zoning: General Commercial District (C-2)
Lot Size: 4.61 +/- (Deeded Acres)
Parcel Number: 50-00929.000

Building*

Number of Buildings: 4
Number of Stories: 1 w/ partial mezzanine
Year Built:
Year Renovated:
Building Square Footage: 18,434 +/- (excludes 2 out buildings)
Parking: Surface
Doors: 14 drive in doors of various sizes

Construction

Exterior: Brick, Block, Stucco and Metal

Utilities

Water: Municipal
Electric: Municipal
Gas: Municipal
Sanitary: Private sanitary system at rear of property – *condition unknown*

HVAC

Heat: Combination of units and types, Hanging Units & Forced Air Furnaces
Cooling: Partial property

**All information to be verified by potential purchaser. Data listed above obtained from County Records and has not been verified by Receiver or Broker.*

Location Map



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Location Map



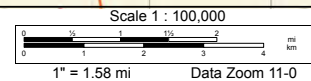
Location Map



Street Atlas USA® 2006 Plus



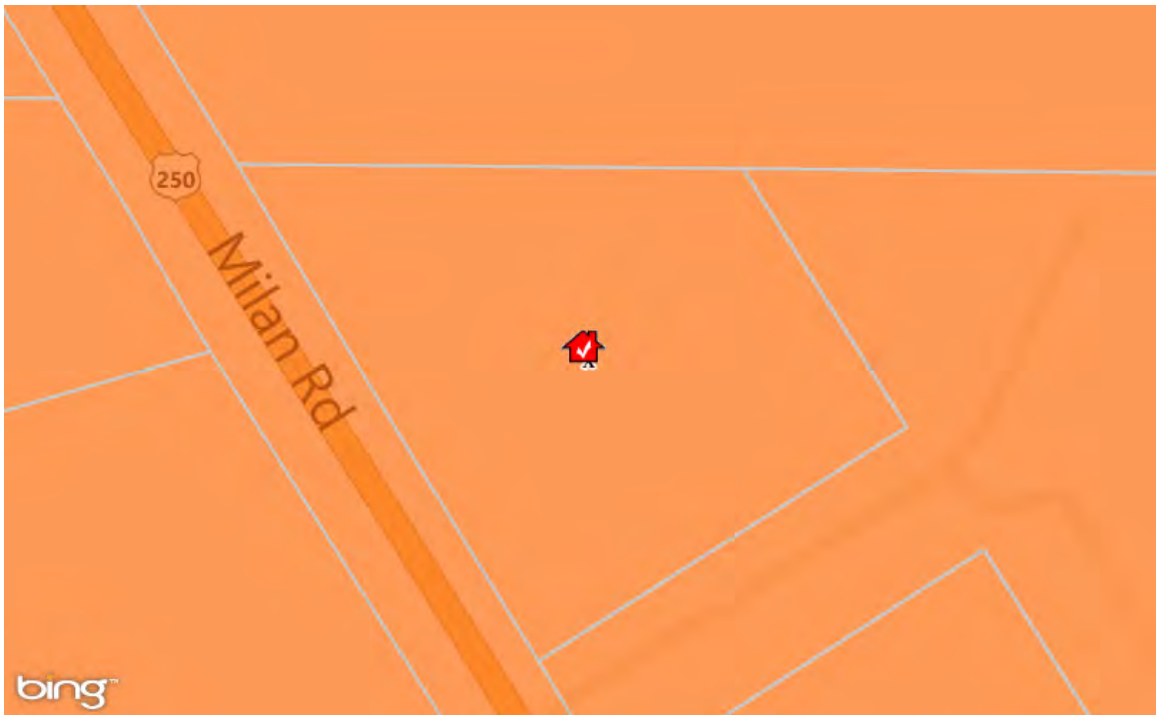
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www.delorme.com



Flood Zone Map

12400 US Highway 250 N, Milan, OH 44846-9539, Erie County

Report Date:	04/12/2014	Panel Date:	08/28/2008
Flood Zone Code:	X	Community Name:	Erie County
Flood Zone Panel:	390153-39043C0230D	Special Flood Hazard Area (SFHA):	Out
County:	Erie	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.		



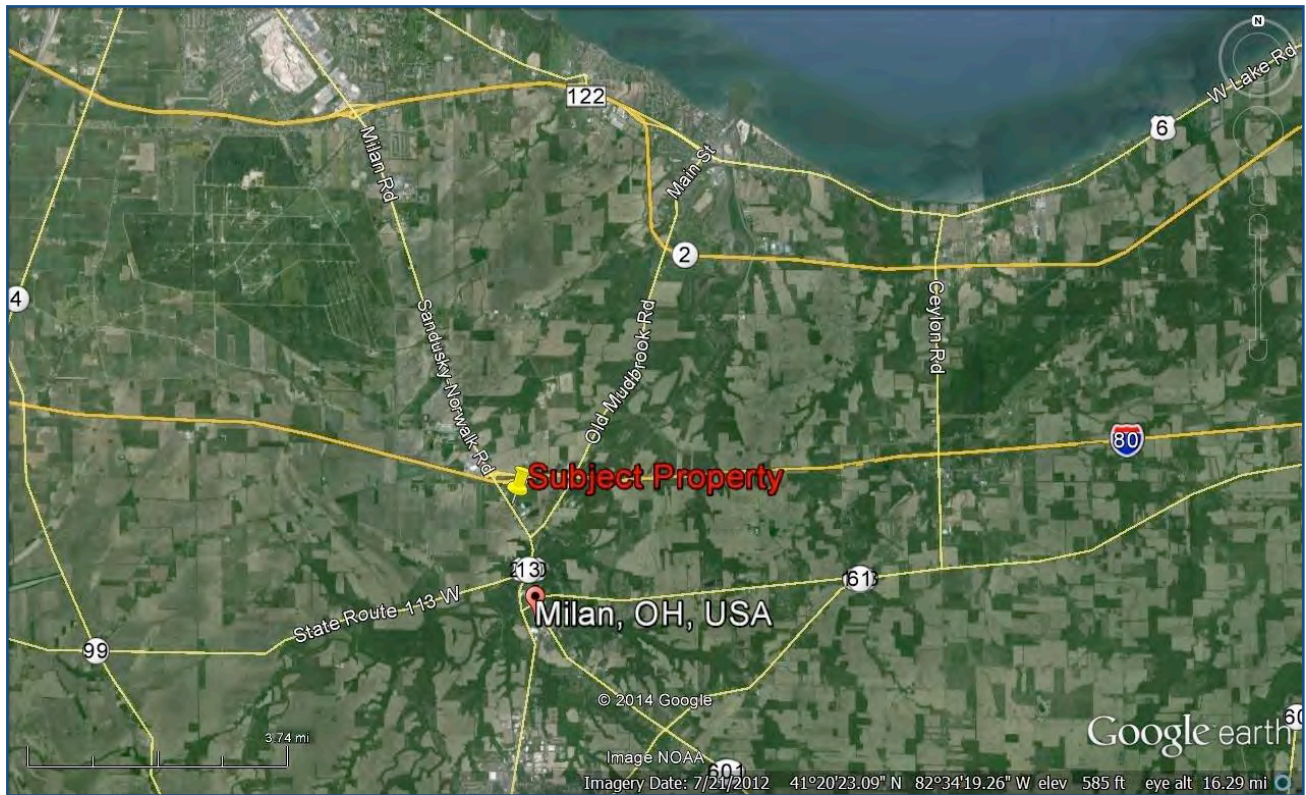
Flood Zones

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.

12400 SR 250

Aerial Photos



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12400 SR 250

Aerial Photos



ARTICLE 10

ZONING DISTRICTS & BOUNDARIES INTERPRETATION

10.0 Purpose

The purpose of this article is to establish zoning districts in order to realize the general purposes set forth in the preamble of this Resolution, to provide for orderly growth and development and to protect the property rights of all individuals by assuring the compatibility of uses and practices within districts.

10.1 Establishment of Districts

The unincorporated portions of Milan Township are hereby divided into districts or zones as shown on the Zoning Map, which accompanies this Resolution. The different districts are as follows:

1)	Agricultural District	AG
2)	Rural Residential District ***DELETED***	R-R
2)	Single Family District	R-1-A
	Single Family Residential District	R-1-B
3)	Two-Family Residential District	R-2
4)	Multi-Family Residential District	R-3
6)	Professional & Business Offices ***DELETED***	PBO
	<u>Recreation District ***DELETED***</u>	
5)	Local Commercial District	C-1
6)	General Commercial District	C-2
7)	Light Industrial	
8)	Heavy Industrial	
11)	Mineral Aggregate ***DELETED***	MA
9)	Planned Unit Development	PUD
10)	Floodplain, Floodway, & Wetland Overlay District	FFW

10.2 Zoning District Map

The districts established in Section 10.1, as shown on the Official Zoning Map, which, together with all data, references, explanatory material and notations thereon, are hereby officially adopted as part of this Resolution and hereby incorporated by reference herein, thereby having the same force and effect as if herein fully described in writing.

10.3 Zoning Map Legend

There shall be provided on the Official Zoning Map a legend which shall list the name of each zoning district and indicate the symbol for that district. A color, combination of colors, or black and white patterns may be used in place of symbols to identify the respective zoning districts in such legend.

10.4 Identification of Official Zoning Map

The Official Zoning Map shall be properly identified by the signature of Township Trustees, as attested by the Township Clerk and bearing the official seal. The Map shall be maintained by the Zoning Inspector and shall remain on file in the Office of the Clerk. The Official Zoning Map shall control whenever there is an apparent conflict between the district boundaries as shown on the Map and the description as found in the text of this Resolution. The Official Zoning Map shall be of a reproducible document and copies shall be made available to the public upon request and upon payment of a fee as established by resolution.

10.5 Interpretation of District Boundaries

The following rules shall be used to determine the precise location of any zoning district boundary unless such boundary is specifically indicated on the Official Zoning Map:

- 1) Where district boundaries are so indicated as approximately following the center lines of thoroughfares or highways, street lines, or highway right-of-way lines, such center lines, street lines, or highway right-of-way shall be construed to be said boundaries;
- 2) Where district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be said boundaries;
- 3) Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map;
- 4) Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line;
- 5) Where the boundary of a district follows a stream, lake, or body of water, said boundary line shall be deemed to be at the limit of the jurisdiction of the Township unless otherwise indicated;

- 6) Where district boundaries are so indicated that they follow or approximately follow the limits of any municipal corporation, such boundaries shall be construed as following such limits; and
- 7) Whenever any street, alley, or other public way is vacated by any official Board of Township Trustees' action, the zoning district adjoining each side of such street, alley, or public way shall automatically be extended to the center of such vacation and all areas within that vacation shall henceforth be subject to all regulations appropriate to the respective extended districts.

All questions and disputes concerning the exact location of zoning district boundaries shall be resolved by the Board of Zoning Appeals.

ARTICLE 16

LOCAL COMMERCIAL DISTRICT (C-1)

16.0 Statement of Purpose

The C-1 District is intended for retail business and service uses which are needed to serve the nearby residential area. The intent of this District is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations.

Any use not specifically permitted under 16.1 Principally Permitted Uses or 16.3 Conditionally Permitted Uses of this section is expressly prohibited.

16.1 Principally Permitted Uses

- 1) Shops for the sale of baked goods, beverages, including liquor outlets (not be be consumed on the premises), books, confections, drugs, flowers, foodstuffs including meats, gifts, hardware, hobby equipment, jewelry, notions, paint, periodicals, sundry, small household articles and tobacco except that shopping centers shall comply with provisions in Section 16.3.
- 2) Personal service establishments performing services on the premises, such as barber and beauty shops, watch and shoe repair, tailor shops, locksmith and similar establishments.
- 3) Laundry or dry cleaning customer outlets, coin-operated laundromat and self-serve dry cleaning center. Dry cleaning or laundry plants serving more than one customer service outlet shall be prohibited.
- 4) Professional offices of doctors, lawyers, dentists, chiropractors and similar professions.
- 5) Accessory buildings and uses customarily incidental to the above Principally Permitted Uses. Accessory buildings must be located a minimum of ten (10) feet from other structures and must meet all of the Section 16.6 Development Standards.

16.2 Required Conditions

- 1) All business establishments shall deal directly with consumers. All goods produced on the premises shall be sold at retail on the premises where they are produced.
- 2) All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.

16.3 Conditionally Permitted Uses

The following uses may be permitted by the Township Board of Zoning Appeals pursuant to Article 29 VESTED RIGHTS and subject further to the provisions herein ARTICLE 25 SUPPLEMENTARY DISTRICT REGULATIONS, Section 25.19 Site Plan Review:

- 1) Planned shopping center when used in this context means a commercial development which has been designed, developed and operated as a unit and can satisfy the following criteria: a site of three (3) to five (5) acres; six (6) to fifteen (15) stores; and a floor area of 10,000 to 50,000 square feet; and which further satisfies the following development standards:
 - a) A planting strip at least ten (10) feet wide shall be provided around the entire perimeter of the site except for driveways onto the public street system. A wall not less than five (5) feet high shall be required along those property lines which abut a residential district.
 - b) No main or accessory building shall be situated less than fifty (50) feet from any perimeter property line.
 - c) A landscaping plan which includes the entire site shall be submitted for approval to determine compliance with screening and planting strips. See Section 16.5 Screening/Buffering.
 - d) All signs shall be affixed to the face of the building and shall be of a uniform design throughout, except for one ground or pole sign advertising the name of the shopping center. See ARTICLE 28 SIGNS.
 - e) On-site pedestrian and vehicle circulation shall be designed to limit traffic hazards.
 - f) The maximum grade of off-street parking spaces shall be three percent (3%). See ARTICLE 27 OFF-STREET PARKING AND LOADING FACILITIES.

- g) A site plan must be submitted subject to provisions of ARTICLE 25, Section 25.19 Site Plan Review.
- 2) Nursery schools, day nurseries, and child care centers (not including dormitories) provided that for each child so cared for, there shall be provided and maintained a minimum of one hundred and fifty (150) square feet of outdoor play area. Such play space shall have a total minimum area of not less than five thousand (5,000) square feet and shall be screened from any adjoining lot in any residential district. Said use shall not be permitted in the interior of any residential block and shall have minimum side and rear yards of one hundred (100) feet.
 - 3) Residential use in conjunction with commercial use provided the following conditions are met:
 - a) One dwelling unit may be permitted in conjunction with a commercial use.
 - b) The permitted dwelling unit may only be occupied by the owner/operator of the commercial use.
 - c) Off-street parking must be provided for the dwelling unit in accordance with Section 27.8 of this Code.
 - d) The attached dwelling unit must be a minimum of four hundred fifty (450) square feet in floor area and must meet the same setback requirements as the commercial use.
 - 4) Car washes. Any automatic or manually operated facility used to accommodate the laundering of automobiles and construed to be of a commercial operation managed to produce a profit and which further satisfies the following development standards:
 - a) Public sewers and water facilities shall be utilized.
 - b) For drive-through car washes, an escape lane shall be provided as an alternate exit route. Each washing bay shall be provided a stacking lane, as determined by the Board of Zoning Appeals.
 - c) All structures housing washing apparatuses shall be setback fifty (50) feet from any rear property line and twenty (20) feet from any side lot lines; provided, however, that in the event that the lot fronts on two (2) street right-of-way lines, then the setback requirements on the one street frontage shall be fifty (50) feet and the setback on the other street frontage shall be fifty (50) feet.

5) Mini-storage buildings, subject to the following conditions:

- a) No lot shall be less than two (2) acres in size.
- b) The lot shall abut and gain direct access to a local non-residential, collector, or arterial street as specified in the Major Thoroughfare Plan.
- c) Stormwater management shall be incorporated into the site plan for a mini-storage building so that stormwater run-off from the site will not increase as a result of the proposed development. The facility shall be designed to control the stormwater run-off from at least a twenty-five (25)-year return frequency storm as certified by a professional engineer.
- d) No business activity other than rental of storage units shall be conducted on the premises and no outside storage will be permitted.
- e) All outdoor lighting shall be shielded to direct light and glare only onto the mini-storage premises and may be of sufficient intensity to discourage vandalism and theft. Said lighting and glare shall be deflected, shaped and focused away from all adjoining property.
- f) Building setbacks shall be as follows:

Front Yard Setback	Not less than 25 feet on which parking & internal drives are prohibited.
Side Yard Setback	Not less than 12.5 feet on which all parking and internal drives are prohibited.
Rear Yard Setback	Not less than 12.5 feet on which all parking and internal drives are prohibited, except that a rear yard is not required adjacent to commercial or industrial zoned land.

- g) The storage facility shall be enclosed by a six (6) foot high, completely opaque fence. Said fence shall be solid or semi-solid and constructed to prevent the passage of debris and constructed of either brick, stone, masonry units, wood or similar materials. Chain link fence may be used so long as it has slats installed to prevent the passage of light through the unit. Said fence shall be setback six (6) feet from the side property lines and rear property line. When a rear yard setback is not required, a lesser

setback for a fence can be granted. Fences shall also be set back twenty-five (25) feet from the front property line.

h) Landscaping shall be provided in the areas between the property line and the required fencing. Landscaping shall consist of a variety of hardy evergreen planted material consisting of trees, low-, medium-, and high-profile shrubs, together with suitable groundcover such as native grasses, bark, ornamental gravel or a combination thereof. The landscaping shall be designed, placed and maintained in such a manner that no wall, fence, sign or other structure or plant growth of a type that would interfere with traffic visibility shall be permitted or maintained higher than three (3) feet above curb level, within fifteen (15) feet of the intersection of any street right-of-way line or driveway.

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i) Parking shall be provided at a ratio of one (1) space for each two (2,000) square feet of gross building area, plus two (2) spaces for manager. One additional space shall be provided for each additional employee. Internal drives and parking shall be paved or provided with a hard, dustless surface satisfactory to the Township.

j) Building heights shall be limited to one (1) story (not to exceed fourteen [14] feet at the eaves).

k. Signs shall be limited to one (1) ground sign at the entrance to the premises. No more than thirty-two (32) square feet shall be permitted with a maximum height of ten (10) feet. This provision shall control any and all contrary or conflicting provisions of the sign regulations of ARTICLER 28

SIGNS.

l) No facility herein provided for shall be used or maintained unless or until an on-site manager shall be provided for such facility. Failure to provide such a manager shall be grounds for revocation of the conditional use permit.

m) The sale of any item from or at a mini-storage building is specifically prohibited. It shall be unlawful for any owner, operator or lessee of any storage warehouse or portion thereof to offer for sale, or to sell any item of personal property or to conduct any type of commercial activity of any kind whatsoever other than leasing of the storage units.

n) Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover and other flammable materials, the repair, construction or reconstruction of any boat, engine, motor vehicle or furniture and the storage of any propane or gasoline engine or propane or gasoline storage tank or any boat or vehicle

incorporating such components is prohibited within any structure on a tract of land designated as a residential storage warehouse.

o) Any violation of the regulations regarding mini-storage buildings shall be grounds for the revocation of the conditional use permit and shall also be considered to be in violation of this zoning resolution.

16.4 Site and Landscape Plan Review

For all uses permitted in the C-1 District, a site plan shall be submitted to the Township Zoning Inspector for his/her review and recommendations. The Zoning Inspector in the review of the site plan shall have regard to the provisions of this Resolution. The Zoning Board of Appeals may require certain modifications in terms of the location of buildings, parking and driveways and may require screening/landscaping techniques to ameliorate potential nuisance problems with adjoining districts or to lessen the transmission of noise from the public street system. A site plan must be submitted in accordance with the provisions of Article 25, Section 25.19 Site Plan Review.

16.5 Screening/Buffering

To assist in the prevention of the transmission of light and noise from within any commercial district into any abutting residential district, screening shall be required where such district abuts or is contiguous to any residential district, without an intervening alley or other public way. Such screening shall be provided within the commercial district, but not within a public street or alley, along the entire contiguity of said districts. Screening shall be of opaque or translucent materials resistant to deterioration by natural causes, or it shall be of such plant materials as will provide a year-round evergreen screening. Screening as provided herein, shall not be less than six (6) feet in height, shall be provided from the grade of the property upward and shall be permanently maintained. A minimum of a ten (10) foot high buffer shall be provided adjacent to a Residential District.

16.6 Development Standards

Minimum Lot Area	1 acre
Minimum Lot Frontage	150 feet
Minimum Front Yard Setback	50 feet or as noted in Section 25.24 which includes 100 feet on the eastern side of U. S. Route 250 between Scheid and Mason Roads
Minimum Side Yard Setback	30 feet (each side)
Minimum Rear Yard Setback	40 feet

Minimum Setback for Corner Lots	50 feet or as noted in Section 25.24 which includes 100 feet on the eastern side of U. S. Route 250 between Scheid & Mason Rods
Maximum Height	35 feet at the highest point
Maximum Lot Coverage	40 percent (40%) and not to exceed three (3) buildings per acre

16.7 Required Parking

As specified in ARTICLE 27 OFF-STREET PARKING AND LOADING FACILITIES.

16.8 Signs

As specified in ARTICLE 28 SIGNS.

16.9 Prohibition of Outdoor Storage and Land Use

All uses of land except as herein provided, shall take place within a wholly enclosed structure, except that this shall not be construed to include the parking of motorized vehicles.

ARTICLE 17

GENERAL COMMERCIAL DISTRICT (C-2)

17.0 Statement of Purpose

The C-2 District is designed to accommodate types of businesses, including but not limited to, those uses intended to serve passing motorists, those uses requiring large sites and major shopping centers. The C-2 District uses are typified by having a majority of the following characteristics:

- 1) They are large space users.
- 2) Their customers do not make frequent purchases.
- 3) They combine retail, wholesale, service and repair in various ways.
- 4) Their market is regional as contrasted to local.

- 5) Their market area is partially dependent upon extending services to other business uses and not necessarily household oriented.

Any use not specifically permitted under 17.1 Principally Permitted Uses or 17.2 Conditionally Permitted Uses of this section is expressly prohibited.

17.1 Principally Permitted Uses

In a C-2 District, no person shall hereafter use any building, structure, or land and no person shall erect any building or structure except in accordance with the following provisions:

- 1) All principal uses permitted in the C-1 District except that shopping centers shall be subject to the regulations of Article 17.2 Conditionally Permitted Uses, Item 11.
- 2) Any service establishment of an office, showroom, or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer; or an establishment doing radio or home appliance repair, photographic reproduction and similar service establishments that require a retail adjunct.
- 3) All retail business establishments conducted within a completely enclosed building except those listed separately as conditional uses in this District.
- 4) Wholesale business establishments and wholesale distribution centers conducted within a completely enclosed building.
- 5) Dormitories, fraternities, clubs, lodges, social or recreational buildings.
- 6) Sales establishments, such as for real estate and insurance conducted within a completely enclosed building, except those listed separately as conditional uses in this District.
- 7) Repair shops conducted within a completely enclosed building except those listed separately as conditional uses in this District.
- 8) Public buildings and uses.
- 9) Business schools and colleges or private trade schools operated for profit.
- 10) Commercial or technical schools or training centers.
- 11) Offices.

- 12) Restaurants or other places serving food and beverages.
- 13) Data processing centers.
- 14) Banks.
- 15) Research and development facilities.
- 16) Merchandise service shops.
- 17) Specialized commercial uses including plumbing, electrical and building supply shops.
- 18) Theaters, assembly halls, concert halls, or similar places of assembly, conducted completely within an enclosed building.
- 19) Bowling alleys, billiard halls, indoor archery ranges, or indoor skating rinks, or similar forms of indoor recreation when located at least one hundred (100) feet from any front, rear or side yard of any residential lot in an adjacent residential district.
- 20) Hotels and motels.
- 21) Accessory structures and uses customarily incidental to the above permitted uses. Accessory buildings must be located a minimum of ten (10) feet from other structures and must meet all of the Section 17.3 Development Standards.

17.2 Conditionally Permitted Uses

The following uses shall be permitted by the Township Board of Zoning Appeals pursuant to ARTICLE 29 VESTED RIGHT and subject further to the provisions herein ARTICLE 9 PROCEDURES AND GENERAL REQUIREMENTS FOR CONDITIONAL USE PERMITS; SUBSTANTIALLY SIMILAR USES; AND ACCESSORY USES.

- 1) Automobile service stations and Auto repair stations.
 - a) The curb cuts for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the street immediately adjacent thereto. Entrances shall be no less than fifty (50) feet from a street intersection (measured from the road right-of-way) or from adjacent residential districts.
 - b) The minimum lot area shall be twenty thousand (20,000) square

feet, with minimum lot sides of one hundred fifty (150) feet each, and so arranged that ample space is available for motor vehicles which are required to wait for services.

c) Automobile service stations and auto repair stations shall not be located within five hundred (500) feet of any school.

d) All lighting shall be shielded from adjacent residential districts.

e) The maximum length of time that a vehicle may be parked on the premises waiting for service is sixty (60) days.

2) Car washes. Any automatic or manually operated facility used to accommodate the laundering of automobiles and construed to be of a commercial operation managed to produce a profit. Standards that apply to car washes are as follows:

a) Public sewers and water facilities shall be utilized.

b) For drive-through car washes, an escape lane shall be provided as an alternate exit route. Each washing bay shall be provided a stacking lane, as determined by the Board of Zoning Appeals.

c) All structures housing washing apparatuses shall be setback fifty (50) feet from any rear property line and twenty (20) feet from any side lot lines; provided, however, that in the event that the lot fronts on two (2) street right-of-way lines, then the setback requirements on the one street frontage shall be fifty (50) feet and the setback on the other street frontage shall be fifty (50) feet.

3) Recreational vehicle sales and service, including boats, snowmobiles, travel trailers, campers, tents and accessory equipment peculiar to the above; motor vehicle sales and service; and farm implement sales and service, subject to the following conditions:

a) All repairs shall be conducted within a wholly enclosed building.

b) Outdoor areas used for display shall be provided with a permanent, durable and dustless surface and shall be graded and drained as to dispose of all surface water accumulated within the area.

c) Points of ingress and egress to the lot shall be located at least fifty (50) feet from the right-of-way of the intersection of any two (2) streets.

d) All lighting shall be shielded from adjacent residential districts.

- 4) Any business of a drive-in nature or so called open front store or open air business, subject to the following conditions:
 - a) A setback of at least sixty (60) feet from the right-of-way line of any existing or proposed street must be maintained.
 - b) Ingress and egress points shall be located at least fifty (50) feet from the right-of-way of the intersection of any two (2) streets.
 - c) All lighting shall be shielded from adjacent residential districts.
 - d) A completely opaque wall at least six (6) feet high shall be provided when abutting or adjacent to any residential district.
- 5) Open air commercial amusements, including but not limited to miniature golf courses, batting cages, and mini race car or go-cart tracks, subject to the following conditions:
 - a) Such uses shall not have an adverse impact on surrounding properties.
 - b) Such uses shall be appropriately screened from adjacent properties with landscaping, a wall or wood privacy fencing so as to reduce potential noise, glare and vehicular and pedestrian traffic congestion.
- 6) Veterinary hospitals or clinics, subject to the following conditions:
 - a) All activities must be conducted within a totally enclosed building.
 - b) All abutting property must be non-residentially zoned.
 - c) Sanitation practices shall be adequate to ensure that objectionable odors shall not be noticeable on or off the lot considering various wind conditions.
 - d) No dead animals shall be buried on the premises and incineration of dead animals shall not create odors or smoke.
 - e) Veterinary hospitals or clinics shall be designed, constructed and maintained so that sound emitted through exterior walls and roofs of enclosing areas where animals are treated or kept during treatment shall not exceed 45 decibels. Building plans submitted for a building permit application for veterinary hospitals or clinics shall include a certificate by a

registered architect or acoustical engineer that the building will meet these requirements. Existing buildings that are to be used as veterinary hospitals or clinics shall also be certified by a registered architect or acoustical engineer as complying with the requirements.

- 7) Travel trailer parks which rent space to recreational vehicles as defined in ARTICLE 3 Construction of Language and Definitions, 3.155 Recreational Vehicle. No permanent structures shall be allowed on the premises, other than a business office with a game room and grocery sales and/or sanitary facilities. The issuance of a permit shall be subject to the following conditions:

- a) Travel trailer parks must be a minimum of ten (10) acres in size.
- b) Sewer, water, fuel, electrical and telephone installation and connections shall be done in accordance with plans approved by the appropriate agency or utility. Underground sewer, water and electrical connections must be supplied for each unit.
- b) Maximum trailer size shall be forty (40) feet.
- d) All streets and roadways shall be hard-surfaced and parking shall be prohibited on all streets and roadways. Main roadways will be a minimum of twenty-four (24) feet in width.
- e) Outdoor areas used for display shall be provided with a permanent, durable, dustless surface and shall be graded and drained as to dispose of all surface water accumulated within the area in accordance with the specifications of the County Engineer.
- f) No trailer lot shall have direct access to a public thoroughfare.
- g) Point of registration should be at least two hundred (200) feet from the road right-of-way.
- h) There shall be a space between each two (2) trailers of at least twenty (20) feet and not less than twenty (20) feet between the ends of each two (2) trailers.
- i) No trailer shall be closer than ten (10) feet from any private street or adjacent property line, or fifty (50) feet from any right-of-way line.
- j) No business of any kind shall be conducted in any trailer.
- k) All repairs shall be conducted within a wholly enclosed building.

- l) Fence and/or greenbelts may be required by the Township Zoning Board of Appeals.
- m) All exterior lighting shall be sufficient to provide security and discourage vandalism in the park. All lighting shall be shielded from adjacent residential districts.
- n) No facility herein provided for shall be used or maintained unless or until an on-site manager shall be provided for such a facility. Failure to provide such a manager shall be grounds for revocation of the conditional use permit.
- o) All signs shall conform to the sign regulations as stated in ARTICLE 28 SIGNS.
- p) The Township Zoning Board of Appeals shall approve the plans for any travel trailer park prior to issuance of a zoning certificate.
- q) Accessory uses subject to approval by the Township Zoning Board of Appeals.
- r) There shall be no permanent recreational vehicles permitted in the park; that is units which remain continuously on site and are rented by the owner/operator of the travel trailer park to transients as if a motel/hotel unit.
- s) All non-self-propelled recreational vehicles shall be accompanied by a motor vehicle which is both capable of towing the recreational vehicle and is registered for travel upon the highways of this State.
- t) All recreational vehicles shall be registered with the State of Ohio or another licensing governmental unit such as another state or Canada for travel upon public highways. All vehicles shall be registered for travel upon the public highways of this State.
- 8) Bowling alleys, billiard halls, indoor archery ranges, or indoor skating rinks, or similar forms of indoor recreation when located less than one hundred (100) feet from any front, rear or side yard of any residential lot in an adjacent residential district, subject to the following conditions:
 - a) All activities shall be conducted within a wholly enclosed building.
 - b) Points of ingress and egress to the lot shall be located at least fifty (50) feet from the right-of-way of the intersection of any two (2) streets.

- c) All lighting shall be shielded from adjacent residential districts.
 - d) Screenings and plantings to buffer any adjacent residential areas are required.
- 9) Mini-storage buildings, subject to the following conditions:
- a) No lot shall be less than two (2) acres in size.
 - b) The lot shall abut and gain direct access to a local non-residential, collector, or arterial street as specified in the Major Thoroughfare Plan.
 - c) Stormwater management shall be incorporated into the site plan for a mini-storage building so that stormwater run-off from the site will not increase as a result of the proposed development. The facility shall be designed to control the stormwater run-off from at least a twenty-five (25) year return frequency storm as certified by a professional engineer.
 - d) No business activity other than rental of storage units shall be conducted on the premises and no outside storage will be permitted.
 - e) All outdoor lighting shall be shielded to direct light and glare only onto the mini-storage premises and may be of sufficient intensity to discourage vandalism and theft. Said lighting and glare shall be deflected, shaded and focused away from all adjoining property.
 - f) Greenbelt setbacks shall be as follows:

Front Yard Setback	Not less than 25 feet on which parking & internal drives are prohibited.
Side Yard Setback	Not less than 12.5 feet on each side on which all parking and internal drives are prohibited
Rear Yard Setback	Not less than 12.5 feet on which all parking and internal drives are prohibited, except that a rear yard is not required adjacent to commercial or industrial zoned land.
 - g) The storage facility shall be enclosed by a six (6) foot high fence. Said fence shall be constructed to prevent the passage of debris. Said fence shall be setback six (6) feet from the side property lines and rear property

line. When a rear yard setback is not required, a lesser setback for a fence can be granted. Fences shall also be set back twenty-five (25) feet from the front property line.

- h) Landscaping shall be provided in the areas between the property line and the required fencing. Landscaping shall consist of a variety of hardy evergreen planted material consisting of trees, low-, medium- and high-profile shrubs, together with suitable groundcover such as native grasses, bark, ornamental gravel or a combination thereof. The landscaping shall be designed, placed and maintained in such a manner that no wall, fence, sign or other structure or plant growth of a type that would interfere with traffic visibility shall be permitted or maintained higher than three (3) feet above curb level, within fifteen (15) feet of the intersection of any street right-of-way line or driveway.
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the i) Parking shall be provided at a ratio of one (1) space for each two (2,000) square feet of gross building area, plus two (2) spaces for manager. One (1) additional space shall be provided for each additional employee. Internal drives and parking shall be paved or provided with a hard, dustless surface satisfactory to the Township.
- j) Building heights shall be limited to one (1) story (not to exceed fourteen (14) feet at the eaves).
- k) Signs shall be limited to one ground sign not more than thirty-two (32) square feet in size at the entrance to the premises as per ARTICLE 28 SIGNS and Definition 3.168 Signs.
- l) No facility herein provided for shall be used or maintained unless or until an on-site manager shall be provided for such facility. Failure to provide such a manager shall be grounds for revocation of the conditional use permit.
- m) The sale of any item from or at a mini-storage building is specifically prohibited. It shall be unlawful for any owner, operator or lessee of any storage warehouse or portion thereof to offer for sale, or to sell any item of personal property or to conduct any type of commercial activity of any kind whatsoever other than leasing of the storage units.
- n) Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover and other flammable materials, the repair, construction or reconstruction of any boat, engine, motor vehicle or furniture and the storage of any propane or gasoline engine or propane or gasoline storage tank or any boat or vehicle incorporating such components is prohibited within any

structure on a tract of land designated as a residential storage warehouse.

- o) Any violation of the regulation regarding mini-storage buildings shall be grounds for the revocation of the conditional use permit and shall also be considered to be in violation of this zoning resolution.

10) Golf courses and driving ranges, subject to the following conditions:

- a) All buildings and structures shall be at least thirty (30) feet from all property lines.
- b) A minimum of two (2) off-street parking spaces shall be provided for each driving tee and putting green. Additional spaces shall be furnished for other uses in conjunction with the range.
- c) All drives and parking areas shall be surfaced with a hard, durable material and properly drained.
- d) All lights shall be directed away from site boundary lines.
- e) Fences, plantings or sufficient area shall be provided to insure the safety and protection of persons on all adjacent land.
- f) All driving directions shall be away from any street or highway.
- g) For all signage, refer to ARTICLE 28 SIGNS and Definition 3.168 Signs.

11) Planned shopping centers, subject to the following conditions:

- a) A planned shopping center when used in this context is a commercial development which has been designed, developed and operated as a unit and can satisfy the following criteria: a site exceeding ten (10) acres; at least twenty (20) stores and a floor area of at least fifty thousand (50,000) square feet.
- b) A planting strip of at least ten (10) feet wide shall be provided around the entire perimeter of the site except for driveways onto the public street system. A wall not less than five (5) feet high may be required along those property lines which abut a residential district.
- c) No main or accessory building shall be situated less than one hundred (100) feet from any residential district boundary except that such buildings may be situated within twenty (20) feet of a non-residential district boundary.

- d) A landscape plan which includes the entire site shall be submitted for approval to determine compliance with screening and planting strips.
 - e) On-site pedestrian and vehicle circulation shall be designed to limit traffic hazards.
 - f) The maximum grade of off-street parking shall be three percent (3%).
 - g) A site plan must be submitted subject to the provisions of Section 25.19 Site Plan Review.
- 12) Residential use in conjunction with commercial use provided the following conditions are met:
- a) One dwelling unit may be permitted in conjunction with a commercial use.
 - b) The permitted dwelling unit may only be occupied by the owner/operator of the commercial use.
 - c) Off-street parking must be provided for the dwelling unit in accordance with Section 27.8 Schedule of Required Parking Spaces.
 - d) The attached dwelling unit must be a minimum of 450 square feet in floor area and must meet the same setback requirements as the commercial use.

17.3 Development Standards

Minimum Lot Area	One (1) acre
Minimum Lot Frontage	150 feet
Minimum Front Yard Setback	50 feet or as noted in Section 25.24
Minimum Side Yard Setback	30 feet (each side)
Minimum Rear Yard Setback	40 feet
Minimum Setback for Corner Lots	50 feet or as noted in Section 25.24
Maximum Height	70 feet. Buildings above two (2) stories or forty (40) feet shall have sprinkler systems in accordance with Township Fire Code.
Maximum Lot Coverage	Forty percent (40%) not to exceed three (3) buildings per

acre

17.4 Site and Landscape Plan Review

For all uses permitted in the C-2 District, a site plan shall be submitted to the Township Zoning Inspector for his review and recommendations. The Zoning Inspector in review of the site plan, shall have regard to the provisions of this Resolution. The Inspector may require certain modifications in terms of the location of buildings, parking and driveways may require screening and landscaping and driveways may require screening and landscaping techniques to ameliorate potential nuisance problems with adjoining districts or uses or to lessen the transmission of noise from the public street system. A site plan must be submitted in accordance with the provisions of Article 25, Section 25.19 Site Plan Review.

17.5 Screening/Buffering

To assist in the prevention of the transmission of light and noise from within any commercial district into any abutting residential district, screening shall be required where such district abuts or is contiguous to any residential district, without an intervening alley or other public way. Such screening shall be provided within the commercial district, but not within a public street or alley, along the entire contiguity of said districts. Screening shall be of opaque or translucent materials resistant to deterioration by natural causes, or it shall be of such plant materials as will provide a year round evergreen screening. Screening as provided herein shall not be less than six (6) feet in height, shall be provided from the grade of the property upward and shall be permanently maintained. A minimum of a one hundred (100) foot wide buffer area shall be provided adjacent to residential districts. Screening or buffering must also be in compliance with the provisions of Article 25, Section 25.18 Screening/Buffering.

17.6 Required Parking

As specified in ARTICLE 27 OFF-STREET PARKING AND LOADING FACILITIES.

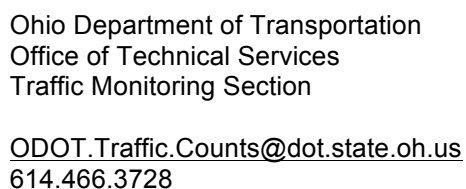
17.7 Signs

As specified in ARTICLE 28 SIGNS.

17.8 Prohibition of Outdoor Storage and Land Use

All uses of land, except as herein provided, shall take place within a wholly enclosed structure except that this shall not be construed to include the parking of motorized vehicles.

- SR 250 Average Daily Traffic Count: **14,190**
Vehicles – ODOT
- Total Vehicles entering/exiting Turnpike at Mile 118, SANDUSKY/NORWALK – **1,563,666** for 12 months in 2013 - per Ohio Turnpike and Infrastructure Commission



12400 SR 250

Property Record Card

Erie County, Ohio - Property Record Card

Parcel: 50-00929.000

Card: 1

GENERAL PARCEL INFORMATION

Owner DORR CHEVROLET CO INC ETAL
Property Address 12400 SR 250 MILAN OH 44839
Mailing Address 420 WEXFORD DR

Land Use 454 - CAR SALES AND/OR SERVICES
Legal Description 4-10&11 E SIDE OF ST RT 250

Neighborhood 44444 -
School District EDISON SD

MAP NUMBER: 15

VALUATION

	Appraised	Assessed
Land Value	\$132,500.00	\$46,380.00
Improvements Value	\$544,540.00	\$190,590.00
CAUV Value	\$0.00	\$0.00
Total Value	\$677,040.00	\$236,970.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
SV - SOUND	1	0	0	0	\$135,200.00



AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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SALES

Date	Buyer	Seller	Price
4/18/2013	DORR CHEVROLET CO INC	DORR CHEVROLET CO	\$240,000
8/12/2008	DORR CHEVROLET CO	DORR CHEVROLET CO INC	\$0
12/21/2007	DORR CHEVROLET CO INC	DORR CHEVROLET CO INC	\$0
9/12/2007	DORR CHEVROLET CO INC	DORR CHEVROLET CO INC	\$0

COMMERCIAL

Property Record Card generated 4/11/2014 5:56:31 PM for Erie County, Ohio

Ag Real Estate Group, Inc.

3659 South Green Road, Suite 100 / Beachwood, Ohio 44122 / 216.504.5000-T / 216.504.5001-F
www.agrealestategroup.com / info@agrealestategroup.com

Property Detail Report

12400 US Highway 250 N, Milan, OH 44846-9539, Erie County

Owner Information

Owner Name:	Dorr Chevrolet Co Inc Holly Lmarchion & Shelley A M (Te)	Tax Billing Zip:	44839
Tax Billing Address:	420 Wexford Dr	Tax Billing Zip+4:	1463
Tax Billing City & State:	Huron, OH	Owner Occupied:	No

Location Information

School District Name:	Berlin-Milan Schools	Census Tract:	418.00
Zip Code:	44846	Township:	Milan Twp
Carrier Route:	R091		

Tax Information

Tax ID:	50-00929-000	Tax Area:	50
% Improved:	80%	Tax Appraisal Area:	50
Legal Description:	4-10&11 E SIDE OF ST RT 250		

Assessment & Tax

Assessment Year	2012	2011	2010
Assessed Value - Total	\$236,970	\$251,860	\$251,860
Assessed Value - Land	\$46,380	\$47,320	\$47,320
Assessed Value - Improved	\$190,590	\$204,540	\$204,540
YOY Assessed Change (\$)	-\$14,890	\$0	
YOY Assessed Change (%)	-5.91%	0%	
Market Value - Total	\$677,040	\$719,590	\$719,590
Market Value - Land	\$132,500	\$135,200	\$135,200
Market Value - Improved	\$544,540	\$584,390	\$584,390
Tax Year	Total Tax	Change (\$)	Change (%)
2010	\$12,873		
2011	\$13,164	\$291	2.26%
2012	\$12,719	-\$445	-3.38%

Characteristics

Universal Land Use:	Auto Sales	Lot Area:	200,812
County Land Use:	Automobile Car Sales & Service	Lot Acres:	4.61

Features

Feature Type	Year Built
Sv Comm Bldg	1900

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Ag Real Estate Group, Inc.

3659 South Green Road, Suite 100 / Beachwood, Ohio 44122 / 216.504.5000-T / 216.504.5001-F
www.agrealestategroup.com / info@agrealestategroup.com