

Montgomery County Common Pleas Court  
 General Division  
 41 N. Perry St. P.O. Box 972  
 Dayton, OH 45422  
 www.montcourt.org

**CIVIL REAL ESTATE APPRAISAL-HOURLY FEE  
 CALCULATION**

PNC Bank National Association		GENERAL DIVISION CASE NUMBER(S)  2018 CV 00034
<b>V</b>	PLAINTIFF	
Contemporary Cabinets INC, et al		
		DEFENDANT

PROPERTY ADDRESS (SEE ATTACHED LEGAL DESCRIPTION)  
 125-175 Carr Drive, Brookville, Ohio 45309

We, the undersigned, disinterested freeholders, residents of Montgomery County having been sworn by Phil Plummer, Sheriff of Montgomery County, to appraise impartially upon actual view, the above described real estate, after such view, estimate the real value in money of said property as follows.

**PROPERTY VALUE:** Two Hundred Sixty Four Thousand Dollars (\$264,000.00)

We certify that this property is commercial or multiple unit property. We request that the appraisal fee be calculated on an hourly basis. We certify that the following hours were expended in determining the value of the property for the purpose of a Sheriff's Sale. Further, we certify that the Plaintiffs or Plaintiffs Attorney have been notified of this request to exceed the minimum fee.

Appraiser	James Davis	ON-SITE INSPECTION AND EVALUATION HOURS	RESEARCH HOURS	TOTAL HOURS	FEE=TOTAL HOURS X \$40	
	/s/ James Davis	1	5	6	\$240	6-5-2018
	Signature of Appraiser					Date
Appraiser	Michael Raiff	ON-SITE INSPECTION AND EVALUATION HOURS	RESEARCH HOURS	TOTAL HOURS	FEE=TOTAL HOURS X \$40	
	/s/ Michael Raiff	1	5	6	\$240	6-5-2018
	Signature of Appraiser					Date
Appraiser	Edgar Copher	ON-SITE INSPECTION AND EVALUATION HOURS	RESEARCH HOURS	TOTAL HOURS	FEE=TOTAL HOURS X \$40	
	/s/ Edgar Copher	1	5	6	\$240	6-5-2018
	Signature of Appraiser					Date

I certify that the above named appraisers are disinterested freeholders, residents of Montgomery County and were duly sworn to appraise impartially the above described premises, upon actual view.

<b>Phil Plummer</b>			
<b>Sheriff, Montgomery County Ohio</b>			
By:	/s/ Rachael Strader	Date	
	<b>Deputy</b>		6-5-2018

**EXHIBIT A**

SITUATED IN THE SECTION 35, TOWN 6, RANGE 4 EAST, CITY OF BROOKVILLE, MONTGOMERY COUNTY, OHIO AND BEING PART OF LOT NUMBER 1441 OF SAID CITY OF BROOKVILLE, OHIO AND BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE AT THE CENTERLINE OF ALBERT ROAD AND ALSO BEING THE NORTHWEST CORNER OF K.C. MOSIER INDUSTRIAL PARK SECTION 1 AS RECORDED IN PLAT BOOK 67, PAGE 41 OF THE MONTGOMERY COUNTY PLAT RECORDS; SAID POINT BEING 60.72 FEET EAST AND PARALLEL TO THE WEST LINE OF SECTION 35;

THENCE NORTH 89 DEG. 29' 51" EAST A DISTANCE OF 30.00 FEET TO THE EAST RIGHT OF WAY OF ALBERT ROAD;

THENCE CONTINUING ON SAID RIGHT OF WAY SOUTH 0 DEG. 30' 00" EAST A DISTANCE OF 105.00 FEET TO A POINT ON SAID RIGHT OF WAY ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEG. 29' 51" EAST A DISTANCE OF 270.00 FEET TO A POINT;

THENCE NORTH 0 DEG. 30' 09" WEST A DISTANCE OF 90.27 FEET TO A POINT;

THENCE SOUTH 45 DEG. 00' 00" EAST A DISTANCE OF 116.63 FEET TO A POINT;

THENCE SOUTH 0 DEG. 24' 48" EAST A DISTANCE OF 129.59 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF CARR DRIVE;

THENCE CONTINUING ON SAID RIGHT OF WAY SOUTH 53 DEG. 49' 26" WEST A DISTANCE OF 13.10 FEET TO A POINT ON SAID RIGHT OF WAY;

THENCE ON SAID RIGHT OF WAY ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 155.23 FEET; A RADIUS OF 175.00 FEET, A CHORD DISTANCE OF 150.10 FEET AND A DELTA ANGLE OF 60 DEG. 49' 20" TO A POINT ON SAID RIGHT OF WAY;

THENCE CONTINUING ON SAID RIGHT OF WAY NORTH 75 DEG. 21' 14" WEST A DISTANCE OF 200.07 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY OF CARR DRIVE AND THE EAST RIGHT OF WAY OF ALBERT ROAD;

THENCE CONTINUING ON THE EAST RIGHT OF WAY OF AFORESAID ALBERT ROAD NORTH 0 DEG. 30' 00" WEST A DISTANCE OF 104.62 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.228 ACRES, MORE OR LESS.

Property Address: 125-175 Carr Drive, Brookville, OH  
Parcel No.: C05-00411-0004