

NOTICE OF SUBMISSION OF EVIDENCE

Pursuant to this Court's granting of Relator Blanks' alternative writ on May 21st, 2008, and request to submit evidence for consideration, Respondent, Director of ODOT, hereby provides notice of the following evidence and exhibits:

Part 1 of 3

1. Affidavit of Philip A. Crish, P.E
2. State of Ohio, Department of Transportation, Construction and Materials Specifications, 1997, Section 107.14
3. Affidavit of James G. Kinnick, P.E.
4. Right of Way Plans for ODOT Project TRU-5-29.611(18.40)
5. *Gordon Proctor, Director of ODOT v. Richard L. Blank, et al.*, Trumbull County Common Pleas Court Case No. 01-CV-2422, Petition to Appropriate Property and To Fix Compensation filed December 3rd, 2001.
6. Affidavit of Joan Short.
7. Valuation Analysis of September 29, 2000, prepared by Continental Valuations, Inc.
8. Letter of September 8, 2000, by Joan Short to Richard and June Blank.
9. Letter of February 8, 2001, by David Shepard to James P. Villacres
10. Letter of March 28, 2001, by James Villacres to David Shephard
11. Letter of May 9, 2001, by Joan Short to David Shephard
12. Letter of June 20, 2001, by David Shepard to James P. Villacres
13. Letter of July 13, 2001, by James Villacres to David Shephard
14. Letter of July 25, 2001, by David Shepard to James P. Villacres

Respectfully submitted,

NANCY H. ROBERTS (0002375)
Attorney General of Ohio



L. MARTIN CORDERO* (0065509)

**Counsel of Record*

Assistant Attorney General

RICHARD J. MAKOWSKI (0006892)

Assistant Attorney General

Chief, Transportation Section

150 East Gay Street, 17th Floor

Columbus, Ohio 43215-3130

614-466-3036

614-466-1756 (fax)

lcordero@ag.state.oh.us

Counsel for Respondent,

Director, Ohio Department of Transportation

CERTIFICATE OF SERVICE

I certify that a copy of the foregoing *Respondent Ohio Department of Transportation's Notice of Submission of Evidence on Alternative Writ and Affidavits with exhibits attached* was served by U.S. mail this 10 day of June, 2008, upon the following counsel:

FRANK R. BODOR

Attorney at Law

157 Porter Street, NE

Warren, Ohio 44483

330-399-2233

330-399-5165 fax

Counsel for Relators Blank



L. MARTIN CORDERO* (0065509)

**Counsel of Record*

In the
Supreme Court of Ohio

State ex rel. June L. Blank, et al. :
 : Case No. 2007-2217
Relators, :
 :
v. :
 :
James G. Beasley, Director :
Ohio Department of Transportation, :
 :
Respondent. :
 :

**AFFIDAVIT OF PHILIP A. CRISH, P.E. ON BEHALF OF
RESPONDENT OHIO DEPARTMENT OF TRANSPORTATION**

FRANK R. BODOR* (0005387)
**Counsel of Record*
Attorney at Law
157 Porter Street, NE
Warren, Ohio 44483
330-399-2233
330-399-5165 (fax)

Counsel for Relators Blank

NANCY H. ROBERTS (0002375)
Attorney General of Ohio

L. MARTIN CORDERO* (0065509)
**Counsel of Record*
Associate Assistant Attorney General
RICHARD J. MAKOWSKI (0006892)
Assistant Attorney General
Chief, Transportation Section
150 East Gay Street, 17th Floor
Columbus, Ohio 43215-3130
614-466-3036
614-466-1756 (fax)
lcordero@ag.state.oh.us

Counsel for Respondent,
Director, Ohio Department of Transportation

**STATE'S
EXHIBIT**

AFFIDAVIT OF PHILIP A. CRISH, P.E.

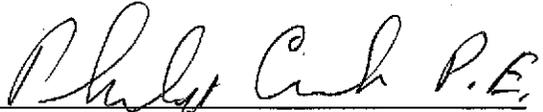
Now comes Philip A. Crish, P.E., having first been duly sworn and cautioned, states as follows the following facts are made on his personal knowledge:

1. I am a licensed Professional Engineer and in good standing with the State of Ohio.
2. I am employed with the State of Ohio, Department of Transportation. My work address is ODOT District 4, 2088 South Arlington Street, Akron, Ohio 44306.
3. I am the ODOT District 4 Construction Engineer. Prior to my current position, I was a District 4 Area Engineer for Trumbull County, Ohio.
4. As an Area Engineer I supervised and monitored construction of new highways, maintenance of existing highways, and construction or maintenance of related highway systems (roadway berms, ditches, culverts, etc.). I was also to ensure that the contractor was aware of its responsibilities under the contract with ODOT and the specifications which are to have been followed. I was the supervisor for the Project Engineer who would be an immediate contact for the contractor to answer question, resolve disputes, and otherwise facilitate the contractor's successful completion of an ODOT project.
5. During 2002-03, I was an Area Engineer and responsible for ODOT Project TRU-5-29.611(18.40) (hereinafter, "Project").
6. The Contractor for the Project was Marucci & Gaffney Excavating Co.
7. I have physically been to the property at 192-204 South High Street, Cortland, Ohio, before, during, and after the Project.
8. On the Project that property was designated as Parcel 34.
9. The Project required the Contractor was to follow ODOT Construction and Material Specifications for the year 1997.
10. The Contractor for the Project was bounded by Section 107.14 of the 1997 ODOT

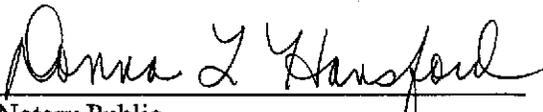
Construction and Materials Specifications.

11. A true and accurate copy of Section 107.14 is found in Exhibit 2.
12. At no time during or after completion of the Project did the Contractor request that additional right of way was needed for Parcel 34.

FURTHER AFFIANT SAYETH NAUGHT.


PHIL CRISH, P.E.

Sworn to, or affirmed, and subscribed in my presence this 9th day of June, 2008.


Notary Public

DONNA L. HANSFORD
Notary Public - State Of Ohio
My Commission Expires June 29, 2009

O
H
I
O

1
9
9
7

STATE OF OHIO
DEPARTMENT OF
TRANSPORTATION

CONSTRUCTION AND MATERIAL
SPECIFICATIONS



COLUMBUS, OHIO

JANUARY 1, 1997

STATE'S
EXHIBIT

paid for in accordance with the provisions of 614 Maintaining Traffic. All traffic control devices shall conform to the Ohio Manual as required under Section 4511.09 ORC. The provisions of this item and this section shall not in any way relieve the Contractor of any of his legal responsibilities or liabilities for the safety of the public.

107.11 Use of Explosives. When the use of explosives is necessary for the prosecution of the work, the Contractor shall exercise the utmost care not to endanger life or property, including new work. The Contractor shall be responsible for all damage resulting from the use of explosives.

The bidder agrees and warrants that he will observe state laws and local ordinances and regulations relative to the use and storing of such explosives as may be kept on the job and all such storage places shall be marked clearly "DANGEROUS — EXPLOSIVES."

107.12 Protection and Restoration of Property. The Contractor shall be responsible for the preservation of all public and private property.

The Contractor shall be responsible for all damage or injury to property of any character, during the prosecution of the work, resulting from any act, omission, neglect, or misconduct in his manner or method of executing the work, or at any time due to defective work or materials, and said responsibility will not be released until the project shall have been completed and accepted.

Dust nuisance originating from any plant operations either inside or outside the right-of-way shall be controlled by the Contractor in accordance with local ordinances and regulations at the sole expense of the Contractor.

When or where any direct or indirect damage or injury is done to public or private property by or on account of any act, omission, neglect, or misconduct in the execution of the work, or in consequence of the nonexecution thereof by the Contractor, he shall restore, at his own expense, such property to a condition similar or equal to that existing before such damage or injury was done, by repairing, rebuilding or otherwise restoring as may be directed, or he shall make good such damage or injury in an acceptable manner.

When mail boxes, road or street name signs and supports interfere with construction, the Contractor shall remove and erect them in a temporary location during construction in a manner satisfactory to and

as directed by the Engineer. After completion of the construction and before final acceptance of the project, the Contractor shall erect the mail boxes, road or street name signs and supports in a permanent location in accordance with the plans unless otherwise directed by the Engineer. This work shall be considered a subsidiary obligation of the Contractor under the affected items.

The Contractor shall cooperate with the Engineer in protecting and preserving cornerstones and monuments that are within the highway as required by 5519.05, ORC. The Contractor shall not start grading or resurfacing operations until the Engineer has referenced all known cornerstones, monuments and land markers in the area to be improved. Monuments, cornerstones and land markers unexpectedly encountered shall be protected, referenced and preserved in the same manner.

When cornerstones, monuments and land markers are encountered in the performance of the work, and monument covers are not listed in the proposal, the State will furnish them and supervise their precise location and installation in conformity with 5519.05, ORC and the Contractor will furnish all the labor, tools and other materials required incidental to such installations. Any labor, tools and materials so furnished shall be paid for as force account work. Relocation work shall be performed under the supervision of a registered surveyor.

The cost to the State for repair, redetermination of location and replacement of any cornerstone, monument or land marker within the highway, damaged, destroyed, or made inaccessible during the progress of the work, by the Contractor or his employees, in violation of these provisions, is a charge deductible from any estimate payable on account of the work.

107.14 Responsibility for Damage Claims and Liability Insurance. The Contractor and Surety shall save harmless the State of Ohio and all of its representatives, municipalities, counties, or any affected railroad or railway company, or any fee owner from whom a temporary right-of-way has been acquired for the project, from all suits, actions, or claims of any character brought on account of any injuries or damages sustained by any person or property in consequence of any neglect in safeguarding the work or through the use of unacceptable materials in the construction of the improvement or on account of any act or omission, by the Contractor, or his agents.

The Contractor shall procure and maintain at his own expense, insurance for liability for damages imposed by law and assumed under

this Contract, of the kinds and in the amounts hereinafter provided from insurance companies authorized to do business in Ohio. Prior to the execution of the contract by the Director, the Contractor shall furnish to the Department a certificate or certificates of insurance in the form satisfactory to the Department demonstrating that he has complied with this Specification. The certificate or certificates shall provide that the contractor's liability and auto policies shall not be changed to reduce or restrict coverage or canceled until 30 days written notice has been given to the Department by the insurer. All certificates and notices shall be mailed to: Administrator, Office of Contracts, Ohio Department of Transportation, 25 S. Front Street, Columbus, Ohio 43215. Upon request, the Contractor shall furnish the Department with a certified copy of each policy, including the provisions establishing premiums.

The types and minimum limits of insurance are as follows:

(a) Commercial General Liability Insurance. The minimum limits of liability for this insurance shall be as follows:

General Aggregate Limit	\$2,000,000.00
Products - Completed Operations Aggregate Limit	\$2,000,000.00
Personal and Advertising Injury Limit	\$1,000,000.00
Each Occurrence Limit	\$1,000,000.00

The above minimum coverages may be obtained through primary insurance or any combination of primary and umbrella insurance. In addition, the General Aggregate Limit shall be required on a per project basis.

The Commercial General Liability Insurance policy shall name the State of Ohio, Department of Transportation, its officers, agents and employees as additional insureds with all rights to due notices in the manner set out above. The standard Commercial General Liability coverage for damages due to blasting, underground utilities and collapse of foundations shall not be deleted by exclusion endorsements.

(b) Comprehensive Automobile Liability Insurance. The Comprehensive Automobile Liability policy shall cover owned, nonowned and hired vehicles with minimum limits as follows:

Bodily Injury & Property Damage Liability Limit

Each Occurrence \$1,000,000.00

Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve the Contractor from liability in excess of such coverage, nor shall it preclude the Department from taking such other actions as are available to it under any other provisions of this Contract or otherwise in law.

All proof of insurance submitted to the Department shall clearly set forth all exclusions and deductible clauses. The Contractor shall be responsible for the deductible limit of the policy and all exclusions consistent with the risks he assumes under this Contract and as imposed by law.

In the event that the Contractor provides evidence of insurance in the form of certificates of insurance, valid for a period of time less than the period during which the Contractor is required by terms of this Contract to maintain insurance, said certificates shall be acceptable, but the Contractor shall be obligated to renew his insurance policies as necessary and to provide new certificates of insurance from time to time, so that the Department is continuously in possession of evidence that the Contractor's insurance is in accordance with the foregoing provisions.

In the event the Contractor fails or refuses to renew his insurance policies or the policies are canceled or terminated, or if aggregate limits have been impaired by claims so that the amount available is under the minimum aggregate required by \$500,000.00 or more, or modified so that the insurance does not meet the requirements of this item, the Department may refuse to make payment of any further monies due under this Contract or refuse to make payment of monies due or coming due under other contracts between the Contractor and the Department. The Department in its sole discretion may use monies retained pursuant to this specification to renew or increase the Contractor's insurance as necessary for the periods and amounts referred to above. Alternatively, the Department may request that the Contractor's surety remedy any deficiencies with these insurance requirements or the State may default the Contractor for failure to comply with this Specification. During any period when the required insurance is not in effect, the Engineer may suspend performance of the Contract. If the Contract is so suspended,

no additional compensation or extension of time shall be due on account thereof.

Nothing in the Contract including but not limited to the plans, bid proposals, specifications and insurance requirements is intended to create in the public or any member thereof a third party beneficiary hereunder, nor is any term and condition or other provision of the Contract intended to establish a standard of care owed to the public or any member thereof.

107.141 Reporting, Investigating and Resolving Motorist Damage Claims. Pursuant to 107.12 and 107.14, the following procedures shall be utilized by the Contractor and the Department for reporting, investigating and resolving motorist damage claims.

When a motorist reports damage to his vehicle either verbally or in writing to the Contractor, the Contractor shall within three days make and file a written report to the District's construction office. The report shall be forwarded to the Department's Court of Claims Coordinator who, as a co-insured party, will then contact the Contractor's insurance company and request that the insurance company investigate and resolve the claim. In the event that the Department directly receives the motorist's claim, the claim report shall be sent to the contractor's insurance company and a copy be mailed to the Contractor. If the Contractor's insurance company does not resolve the claim in a timely manner, the Department shall advise the motorist of the option of pursuing the claim in the Ohio Court of Claims.

In the event of a lawsuit filed against the Department in the Ohio Court of Claims by the motorist, the Department, as co-insured party, may request the Contractor's insurance company to defend this lawsuit and hold the Department harmless in accordance with 107.14.

107.15 Opening Sections of Project to Traffic. Opening of sections shall be as provided in 109.071 and 109.072.

107.16 Contractor's Responsibility for Work. Until final written acceptance of the project by the Director, the Contractor shall have the charge and care thereof and shall take every precaution against injury or damage to any part thereof by the action of the elements or from any other cause, whether arising from the execution or from the non-execution of the work. The Contractor shall rebuild, repair, restore,

and make good all injuries or damages to any portion of the work occasioned by any of the above causes before final acceptance and shall bear the expense thereof except damage to the work due to unforeseeable causes beyond the control of and without the fault or negligence of the Contractor, including but not restricted to acts of God, or the public enemy or governmental authorities.

In the event that damage to completed permanent items of work results from traffic utilizing a substantially completed section of roadway, as determined by the Engineer, the Contractor may be compensated for repair of damage as authorized by change order to establish the propriety of reimbursement :

1. The Contractor must formally notify the Engineer of each occurrence of damage within 10 calendar days.

2. The Contractor shall contact the local law enforcement agency to determine if damage (accident) was investigated and a report filed. If an accident report was filed, the Contractor shall obtain the report and notify the motorist, and copy their insurance company, via registered mail that he/she is responsible for the cost of damage repairs. If the motorist does not respond within 30 days, the Contractor shall make a second attempt to contact the motorist and copy the insurance company via registered mail.

3. If no response is received from the motorist or insurance company within 30 days, the Contractor will send a letter to the Engineer and include documentation of good faith effort to seek recovery from responsible parties.

4. The Department will compensate the Contractor to make necessary repairs to the damaged work and request the Attorney General's office to collect the costs from responsible parties on behalf of the Department.

If there is no accident report on file and no means of identifying the guilty motorist, the Contractor will likewise be compensated to repair the damaged work.

In case of suspension of work by the Contractor or under the provisions of 105.09, the Contractor shall be responsible for the project and shall take such precautions as may be necessary to prevent damage to the project, provide for normal drainage and shall erect any necessary temporary structures, signs, or other facilities at his expense. During such period of suspension of work, the Contractor shall properly and

In the
Supreme Court of Ohio

State ex rel. June L. Blank, et al. :
 : Case No. 2007-2217
Relators, :
 :
v. :
 :
James G. Beasley, Director :
Ohio Department of Transportation, :
 :
Respondent. :
 :

AFFIDAVIT OF JAMES G. KINNICK, P.E. ON BEHALF OF
RESPONDENT OHIO DEPARTMENT OF TRANSPORTATION

FRANK R. BODOR* (0005387)
**Counsel of Record*
Attorney at Law
157 Porter Street, NE
Warren, Ohio 44483
330-399-2233
330-399-5165 (fax)

Counsel for Relators Blank

NANCY H. ROBERTS (0002375)
Attorney General of Ohio

L. MARTIN CORDERO* (0065509)
**Counsel of Record*
Associate Assistant Attorney General
RICHARD J. MAKOWSKI (0006892)
Assistant Attorney General
Chief, Transportation Section
150 East Gay Street, 17th Floor
Columbus, Ohio 43215-3130
614-466-3036
614-466-1756 (fax)
lcordero@ag.state.oh.us

Counsel for Respondent,
Director, Ohio Department of Transportation

STATE'S
EXHIBIT

AFFIDAVIT OF JAMES G. KINNICK, P.E.

Now comes James G. Kinnick, P.E., having first been duly sworn and cautioned, states as follows the following facts are made on his personal knowledge:

1. I am a licensed Professional Engineer and in good standing with the State of Ohio.
2. I am, and have been for more than twenty years, been employed with the State of Ohio, Department of Transportation. My work address is ODOT District 4, 2088 South Arlington Street, Akron, Ohio 44306.
3. I am, and have been for more than the last decade, the ODOT District 4 Real Estate Administrator. Prior to my current position I was involved in the review of right of way plans where I analyzed right of way needs for construction of new highways, maintenance of existing highways, and construction or maintenance of related highway systems (roadway berms, ditches, culverts, etc.). Prior to that position I was in the production department involved with the actual drawing of construction plans for new highway and existing highway reconstruction projects.
4. My duties include responsibility for analyzing, maintaining, and acquiring of right of way for ODOT District 4 projects.
5. ODOT District 4 includes Summit, Stark, Portage, Mahoning, Trumbull, and Ashtabula counties in northeast Ohio.
6. If a District project will require property which ODOT does not have title or legal authority to utilize, then I will be responsible for acquiring right of way that will sufficiently permit the necessary construction work to take place. Such legal right may be by fee ownership, permanent easement (standard highway, storm water, utility, etc.), temporary easement, or other legal right.
7. My duties include responsibility for the accuracy and appropriateness of the legal

descriptions of the property necessary for ODOT District 4 highway projects.

8. For District 4 projects which require acquiring right of way, I arrange that the obtaining of appraisals of the property and the negotiations with landowners be handled by ODOT Northeast Real Estate Region, which provides such services to ODOT District's 4, 11, and 12.
9. The ODOT Northeast Real Estate Region Projects Manager is Joan Short. Her office is physically located in the same building in Akron, Ohio, as my office.
10. I become involved with the legal process of appropriation and, along with the RPM, are the direct and immediate contacts for all issues related to the appropriation with the Attorney General's Office during the course of litigation.
11. I was, and am, responsible for the right of way acquisition of ODOT Project TRU-5-29.611(18.40) (hereinafter, "Project").
12. A true and accurate copy of the Right of Way Plans of the Project are found in Exhibit 4.
13. The Right of Way Plans are a survey of the area immediately through and adjacent to the Project, and provide the basis for the legal descriptions of the property required to accomplish the Project.
14. The purpose of the Project was to widen existing asphalt pavement of State Route 5 through the City of Cortland, Bazetta Township, Trumbull County, and upgrade companion curbs, sidewalks, drainage, signing, markings and signalizations.
15. In order to complete the Project, a perpetual easement to construct and maintain a storm sewer, designated on the Project as Parcel 34-S, was needed from the property owned by Richard and June Blank. The Project also necessitated a temporary easement from the Blanks' property for purposes of constructing a drive and grading, designated on the Project

as Parcel 34-T.

16. Parcel 34-S and 34-T are shown on pages 34-37 of 39 of the Right of Way subsection of the entire Construction Plans. Pages 34 and 36 show Parcel 34-S and 34-T in relation to existing surface (buildings, signs, driveways, sidewalks, trees, etc.), subsurface structures (water lines, gas lines, etc.), and legal constraints (property lines, auditor parcels, easements, existing right of ways, proposed right of ways, etc.). Pages 35 and 37 show Parcel 34-S and 34-T in relation to surveyor markers, callouts stations, measurements, etc.
17. A true and accurate copy of the legal descriptions for Parcel 34-S and 34-T are attached to the Petition to Appropriate Property and to Fix Compensation, Trumbull Case No. 01-CV-2422 in Exhibit 5.
18. No area beyond Parcel 34-S and Parcel 34-T from the Blanks' property was necessary for the designed completion of the Project.
19. To date, Parcels 34-S and 34-T have yet to be tried to a jury.
20. In the spring of 2002, the contractor entered the Blanks' property to make the necessary highway improvements, thereby establishing the date of take for appropriation valuation.
21. At no time during the course of construction did the contractor request that the District amend the legal descriptions of Parcel 34-S and/or 34-T to acquire additional property.
22. Any work performed by the contractor outside of Parcel 34-S and/or 34-T would not have been authorized as part of the appropriation of property for completion of the Project.
23. At no time since completion of the Project has ODOT District 4 Real Estate determined that any area outside of Parcel 34-S and/or 34-T was necessary for completion of the Project, nor has ODOT District 4 Real Estate requested there be any amendment to either the legal descriptions of Parcel 34-S and/or 34-T as originally filed in the Petition to Appropriate and

to Fix Compensation of December, 2001.

24. I have physically been to the property at 192-204 South High Street, Cortland, Ohio, before, during, and after the Project.
25. Not until the end of February, 2004, was I made aware of any claims of physical damage by the Blanks attributed to work performed by the contractor to the areas outside of Parcel 34-S and 34-T.
26. I was made aware of Blanks damage claims through a copy of a valuation report prepared by Barry Dunaway dated February, 2004, and provided to me by the Attorney General's Office during the course of discovery in early March, 2004.
27. A true and accurate copy of Dunaway's Report is found in Exhibit 17.
28. The claims made by Dunaway's report include that ODOT's contractor:
- a. "Occupied, operated, stored and parked heavy construction equipment upon the parking lots and drives of Blanks' real estate; impairing access to their building;
 - b. Dragged mud, gouged and roughed up Blanks' parking lots and put rocks, cracks, gouges and depressions in the blacktop portions of their parking lot;
 - c. Cracked and broke out a portion of a concrete pad and damaged a pillar in front of their commercial building located at 192 S. High Street;
 - d. Used heavy mechanical shovels to pound out shale rock in close proximity to Blank's restaurant building creating extreme vibration and lack of lateral support causing a permanent vertical crack in the south wall of the concrete block masonry of the restaurant building;
 - e. Broke through a sewer line to the restaurant building on Blanks' real estate causing sewage to back up into the restaurant and made improper repairs thereto;
 - f. Broke through gas lines servicing the premises;
 - g. Broke a storm sewer line and failed to repair the pipes properly; and [sic]
 - h. Blocked access to the only rear door of Blanks' restaurant building where deliveries are received.[sic]
 - i. Used landowners' real estate outside the boundaries of the parcels taken by ODOT to park heavy machinery and equipment."
29. I have studied Dunaway's allegations and determine that each one could not have been anticipated by ODOT District 4 Real Estate as necessary right of way for the Parcel 34-S and 34-T.

30. Neither Parcel 34-S or 34-T required ODOT, outside of the legal descriptions stated, to occupy, operate, store and parked heavy construction equipment upon the parking lots and drives of Blanks' real estate or impairing access to the Blanks' building.
31. Neither Parcel 34-S or 34-T required ODOT, outside of the legal descriptions stated, to drag mud, gouge and rough up Blanks' parking lots and put rocks, cracks, gouges and depressions in the blacktop portions of their parking lot.
32. Neither Parcel 34-S or 34-T required ODOT, outside of the legal descriptions stated, to crack and break out a portion of a concrete pad and damaged a pillar in front of their commercial building located at 192 S. High Street.
33. Neither Parcel 34-S or 34-T required ODOT, outside of the legal descriptions stated, to use heavy mechanical shovels to pound out shale rock in close proximity to Blank's restaurant building to create extreme vibration and lack of lateral support to cause a permanent vertical crack in the south wall of the concrete block masonry of the restaurant building.
34. Neither Parcel 34-S or 34-T required ODOT, outside of the legal descriptions stated, to break through a sewer line to the restaurant building on Blanks' real estate to cause sewage to back up into the restaurant.
35. Neither Parcel 34-S or 34-T required ODOT, outside of the legal descriptions stated, to break through gas lines servicing the premises and make improper repairs.
36. Neither Parcel 34-S or 34-T required ODOT, outside of the legal descriptions stated, to break a storm sewer line and fail to repair the pipes properly.
37. Neither Parcel 34-S or 34-T required ODOT, outside of the legal descriptions stated, to block access to the only rear door of Blanks' restaurant building where deliveries are received.
38. Neither Parcel 34-S or 34-T required ODOT, outside of the legal descriptions stated, to use

landowners' real estate outside the boundaries of the parcels taken by ODOT to park heavy machinery and equipment.

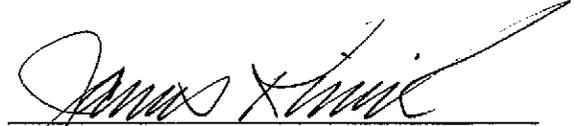
39. In April, 2004, I was provided 15 photos from the Attorney General's Office which allegedly demonstrate the damages claimed within Dunaway's report.

40. A true and accurate copy of the photographs is found in Exhibit 18.

41. I have studied said photos and am able to orient myself to the Blanks' property and the areas of Parcel 34-S and 34-T. The photos confirm that the work performed for the highway project was within Parcel 34-S and 34-T as delineated by the original legal descriptions. In two photographs, however, there appears to be construction equipment movement of a bulldozer and dump truck outside of the areas of Parcel 34-S and 34-T. However, neither photo demonstrates that the movement of either the bulldozer or the dump truck was necessary for construction of the Project, rather than simply contemporaneously with it.

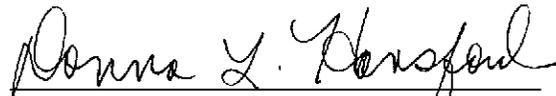
42. The allegations within Dunaway's report and the photographs I reviewed are consistent with claims of physical damage or trespass caused by the contractor during the course of construction and not the need for additional right of way necessary for the Project.

FURTHER AFFIANT SAYETH NAUGHT.



JAMES KINNICK, P.E.

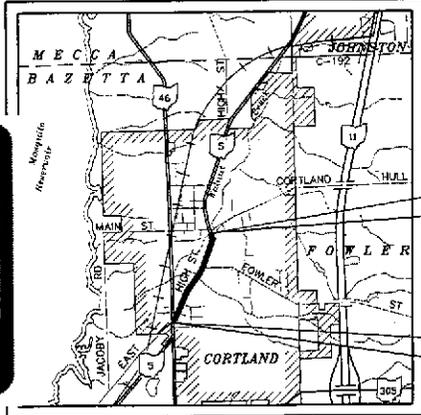
Sworn to, or affirmed, and subscribed in my presence this 9th day of June, 2008.



Notary Public

DONNA L. HANSFORD
Notary Public - State Of Ohio
My Commission Expires June 29, 2009

STATES EXHIBIT



LOCATION MAP
LATITUDE: N41°-19'-30" LONGITUDE: W80°-43'-35"



PORTION TO BE IMPROVED
STATE & FEDERAL ROUTES
OTHER ROADS

DESIGN DESIGNATION table with columns for design parameter and value.

DESIGN FUNCTIONAL CLASSIFICATION - URBAN ARTERIAL

DESIGN EXCEPTIONS
NONE REQUIRED

UNDERGROUND UTILITIES TWO WORKING DAYS BEFORE YOU DIG. CALL 1-800-362-2764 (TOLL FREE) OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS MUST BE CALLED DIRECTLY.

PLAN PREPARED BY:
THOMAS FOK & ASSOCIATES, LIMITED
CONSULTING ENGINEERS
3895 MAHONING AVENUE
YOUNGSTOWN, OHIO 44515
(330) 799-1501

ENGINEER'S SEAL: State of Ohio Professional Engineer seal for Thomas Fok, No. 2425, dated 8-21-01.

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
TRU-5-29.611
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY



END PROJECT
STA. 30+486.925

BEGIN PROJECT
STA. 29+418.505

INDEX OF SHEETS:

Table listing sheet numbers and titles: TITLE SHEET (1), SCHEMATIC PLAN (2), TYPICAL SECTIONS (3-7), GENERAL NOTES (8-10), MAINTENANCE OF TRAFFIC (11-14), GENERAL SUMMARY (15-19), SUBSUMMARIES (20-22), CALCULATIONS (23-29), PLAN & PROFILE (RIGHT) (30, 31, 31A, 32, 33, 33A, 34-38, 38A, 39, 40, 40A, 41-43), PROFILE (LEFT) (44-50), CROSS SECTIONS (51-95), INTERSECTION DETAILS (96-99), MISCELLANEOUS DETAILS (100-106), UNDERDRAIN SUB-SUMMARY (107), DRAINAGE DETAILS (108, 108A, 108B), RETAINING WALLS (109), SANITARY SEWER (110), WATER WORK (111, 111A), TRAFFIC CONTROL (112-116, 119-131), STRUCTURES (6.1 m AND UNDER) (132-136), RIGHT OF WAY (137-175), SHEETS NOT USED (117, 118).

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES WIDENING OF THE EXISTING ASPHALT PAVEMENT. THE ALIGNMENT SHALL FOLLOW THE EXISTING AND INCLUDE UPGRADING CURBS, SIDEWALK, DRAINAGE STRUCTURES, SIGNING, PAVEMENT MARKINGS AND SIGNALIZATION.

THE TOTAL LENGTH OF THE PROJECT IS 1,068 METERS WITH WORK LIMITS EXTENDING TO INCLUDE PROPOSED CURB AND DRAINAGE WORK.

1997 SPECIFICATIONS

THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PROPOSAL GOVERN THIS IMPROVEMENT.

I HEREBY APPROVE THESE PLANS AND DECLARE THAT THE MAKING OF THIS IMPROVEMENT WILL REQUIRE THE PART TIME CLOSING OF THE HIGHWAY TO TRAFFIC, AS NOTED ON SHEET 11-14, DURING WHICH TIME DETOURS WILL BE PROVIDED AS SHOWN HEREIN. PROVISIONS FOR THE MAINTENANCE AND SAFETY OF TRAFFIC WILL BE AS SET FORTH ON THE PLANS AND ESTIMATES.

APPROVED [Signature] MAYOR, CITY OF CORTLAND
APPROVED [Signature] DIRECTOR OF PUBLIC SERVICE, CITY OF CORTLAND
APPROVED [Signature] DISTRICT DEPUTY DIRECTOR
APPROVED [Signature] DIRECTOR, DEPARTMENT OF TRANSPORTATION

STANDARD CONSTRUCTION DRAWINGS table with columns for drawing ID, date, and sheet number.

SPECIAL PROVISIONS and SUPPLEMENTAL SPECIFICATIONS table with columns for drawing ID, date, and sheet number.

TRU-5-29.611
020456 PLO-17188
0114 10/09/2007
121855TAD.MWG
05-20-2001 10:18:18 AM
SCALE: 1"=100'

FEDERAL PROJECT NO. STP-0087(007)
P.I.D. NO. 12188
CONSTRUCTION PROJECT NO.
RAILROAD INVOLVEMENT NONE
TRU-5-29.611
175



PROJ. NO. 12188

DATE 11/11/00

CENTERLINE PLAT

TRU-5-29.611 (18.40)

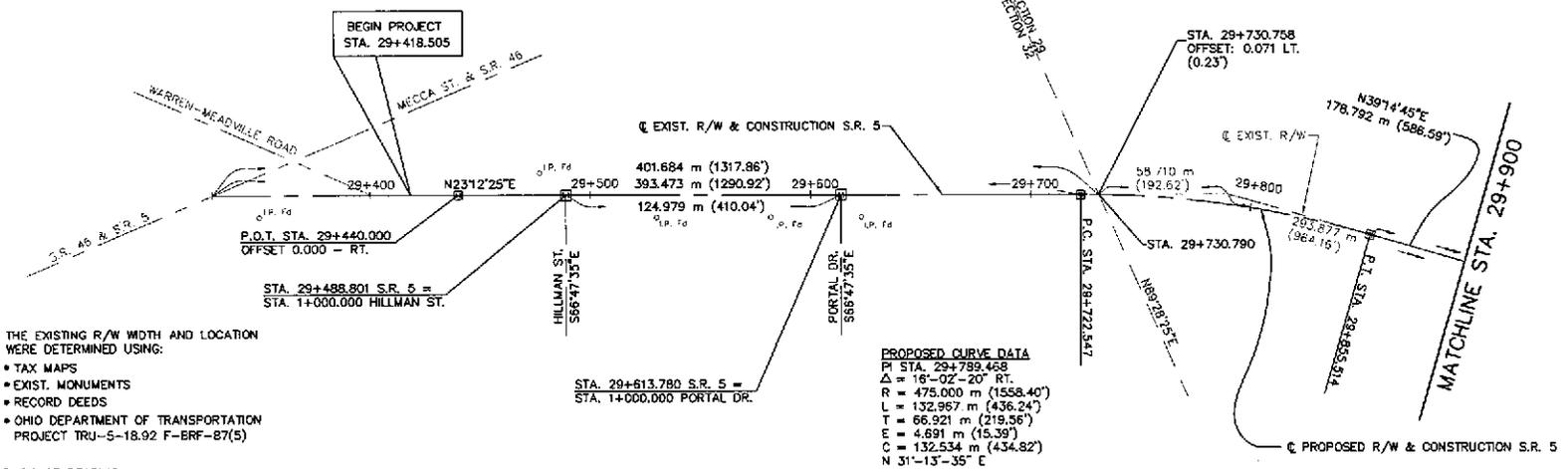
1/39

137/175

MONUMENTS TO BE SET DURING CONSTRUCTION			
STATION	SIDE	MONUMENT ASSEMBLY	REFERENCE MONUMENT
POT 29+440.000	C	1	
POT 29+488.801	C	1	
POT 29+613.780	C	1	
P.C. 29+722.547	C	1	
P.T. 29+855.514	C	1	
P.C. 30+034.306	C	1	
P.T. 30+123.869	C	1	
POT 30+142.051	C	1	
POT 30+380.937	C	1	
P.C. 30+466.825	C	1	
P.C.C. 30+575.796	C	1	
POT 10+040.000	C	1	
TOTAL		12	

TRU-5-29.611 (18.40)
SECTION 32
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY

TRU-5-29.611 (18.40)
SECTION 29
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY



THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING:

- TAX MAPS
- EXIST. MONUMENTS
- RECORD DEEDS
- OHIO DEPARTMENT OF TRANSPORTATION PROJECT TRU-5-18.92 F-BRF-87(5)

BASIS OF BEARING
THE BASIS OF BEARING IS FROM THE OHIO DEPARTMENT OF TRANSPORTATION PROJECT TRU-5-18.92 F-BRF-87(5).

MONUMENT LEGEND

- EXISTING IRON PIN FOUND
- EXISTING MONUMENT BOX
- PROPOSED MONUMENT BOX
- 19mm(3/4") x 76mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOK S-4896"

NOTE: ALL DIMENSIONS ARE IN METERS UNLESS INDICATED OTHERWISE. THE METRIC TO ENGLISH CONVERSION FACTOR IS BASED ON THE U.S. SURVEY FOOT.
1 FOOT = 0.3048006096 METERS
1 METER = 3.2808333333 FEET

EXISTING MONUMENTATION FOUND		
STATION	OFFSET	DESCRIPTION
29+350.068	10.058 RT	IRON PIN FOUND
29+476.831	10.085 LT	IRON PIN FOUND
29+529.954	10.067 RT	IRON PIN FOUND
29+581.805	10.085 RT	IRON PIN FOUND
29+622.824	10.059 RT	IRON PIN FOUND
30+081.522	13.281 RT	IRON PIN FOUND
30+218.482	9.908 RT	IRON PIN FOUND
30+248.380	10.020 RT	IRON PIN FOUND
30+380.937	0.000 RT	IRON PIN FOUND
30+449.688	10.091 L7	IRON PIN FOUND
30+466.085	10.008 LT	IRON PIN FOUND
30+479.610	10.174 RT	IRON PIN FOUND
30+531.361	8.356 RT	MONUMENT

The establishment of the property lines and existing right of way lines shown on this plan as of this date was performed by me or under my direct supervision.
I hereby certify that this plat is a true delineation of a survey made for the Department of Transportation, State of Ohio in 1997 by Thomas Fok and Associates.
By *Thomas D.Y. Fok* 3-24-00
Thomas D.Y. Fok, Surveyor No. 4896

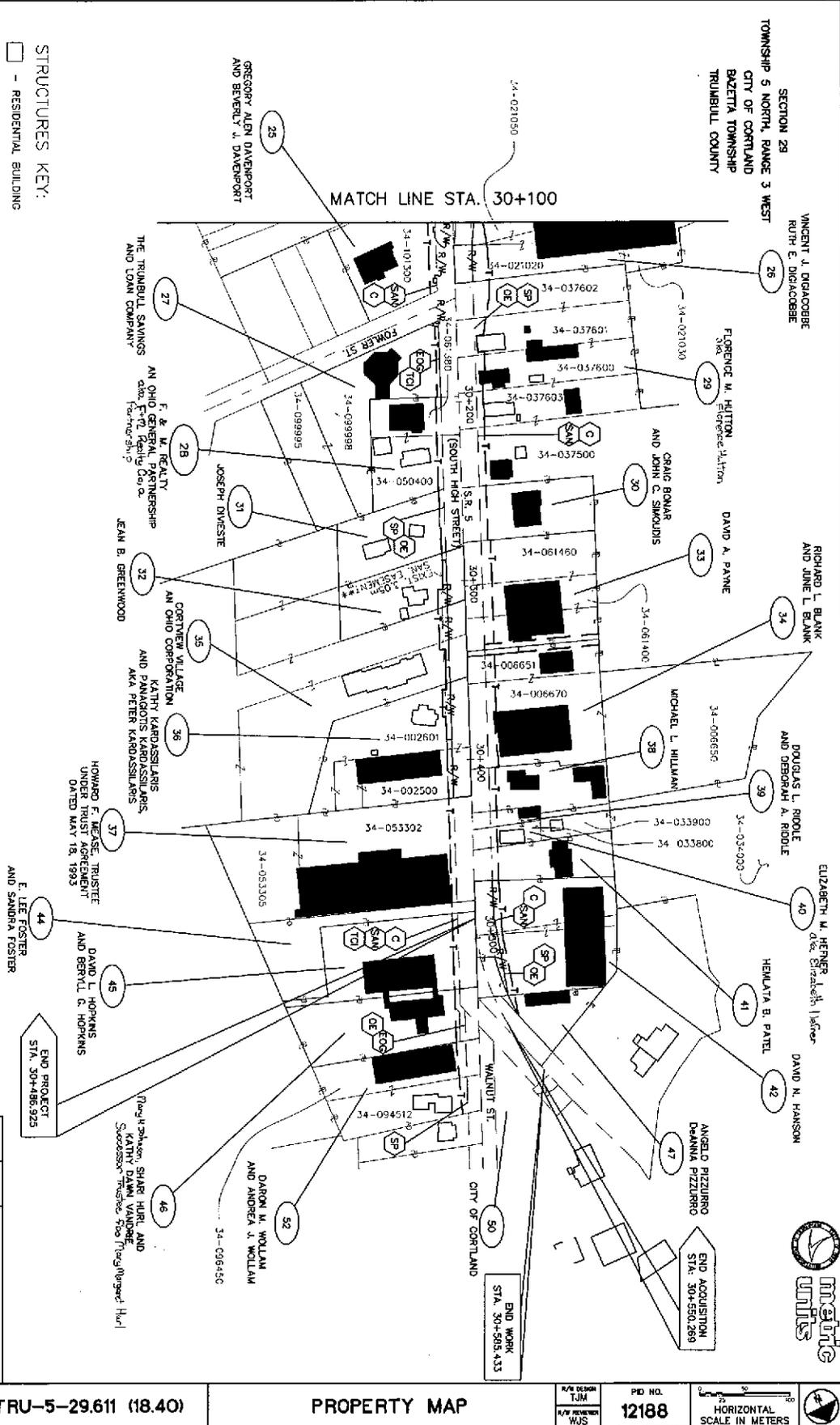


Received for record this 7th day of July 2000 (TRANSFER NECESSARY)
at 4:23 o'clock P. M.
Recorded this day 7 day of July 2000
In Volume 49 Page 72 of the _____ County Record of Plats
David J. Muehle County Recorder

DRAWING 1-11-2000 08:51 AM

- STRUCTURES KEY:**
- ▭ - RESIDENTIAL BUILDING
 - ▭ - COMMERCIAL BUILDING
 - ⊕ - CHURCH

***NOTE: EXISTING 1.09M SAN. EASEMENT AS ACQUIRED BY THE CITY OF CORTLAND HAS NOT YET BEEN RECORDED.



REV	DATE	DESCRIPTION
1	10/21/07	Issue Change set 06/21/07
2	10/21/07	Issue Change set 06/21/07
3	10/21/07	Issue Change set 06/21/07
4	10/21/07	Issue Change set 06/21/07
5	10/21/07	Issue Change set 06/21/07

DATE COMPLETED: 3/23/00

END PROJECT
 STA. 30+486.925

END ACQUISITION
 STA. 30+560.269

END WORK
 STA. 30+565.433

TRU-5-29.611 (18.40)

PROPERTY MAP

R/W DESIGN TJM
 R/W REVISION WJS

PID NO. **12188**

SCALE IN METERS

1:41
 175



TOTAL NUMBER OF : 0 OWNERSHIPS WITH STRUCTURES INVOLVED
 44 OWNERSHIPS 68 TOTAL PARCELS 0 OWNERSHIPS WITH "S" ITEMS
 0 TOTAL TAKES

SUMMARY OF ADDITIONAL RIGHT OF WAY

NET RESIDUE = RECORD AREA - TOTAL PROJ - NET TAKE
 GRANTEE: ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF STATE OF OHIO UNLESS OTHERWISE SHOWN.



PARCEL NO.	OWNER	SHEET NO.	BOOK	PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALITY	AS ACQUIRED BOOK PAGE
1-T	CORTLAND (HIGH STREET) LIMITED PARTNERSHIP a Georgia limited partnership	15-17	OR 1274	474	34-029300	0.4837 (1.220)	0.1119 (0.277)	0.0063 (0.016)	0.0063 (0.016)	0.0063 (0.016)					TO CONSTRUCT DRIVE AND GRADING	
2	NUMBER NOT USED															
3-T	ROBERT D. DILWORTH	16-17	444	29	34-021200	0.0808 (0.200)	0.0229 (0.057)	0.0124 (0.031)	0.0124 (0.031)	0.0124 (0.031)					TO CONSTRUCT DRIVE AND GRADING * WHISKEY BARREL PLANTER	
4-T	GASTOWN INC. OF DELAWARE	15-17	959	39	34-102253	0.3784 (0.930)	0.1915 (0.473)	0.0350 (0.087)	0.0350 (0.087)	0.0350 (0.087)	S				TO CONSTRUCT DRIVE AND GRADING * CONCRETE POST * BRICK SIGN * WHISKEY BARREL PLANTER (2)	
5-WO	Edith F. Oberlin, T. Herman, John P. Contrina, Edward James Tereno & Samuel Owen (Trustees of the First Church of God of Cortland Ohio Historic Successors and Assigns)	16-17	617 988	248 86	34-006502 34-012351	0.3521 (0.870) 0.2278 (0.560)	0.0010 (0.000) 0.0010 (0.000)	0.0010 (0.000) 0.0010 (0.000)	0.0010 (0.000) 0.0010 (0.000)	0.0010 (0.000) 0.0010 (0.000)					SUBLOT 369 VOL. 19 PG. 30 * SIGN	
5-T															TO CONSTRUCT DRIVE AND GRADING	
6-WO	GEORGE F. PHILLIPS AND GENEVIEVE J. PHILLIPS aka Genevieve Hisholazzi Phillips	16-19	OR 722 161805	7 1265	34-062850 34-062860	0.2630 (0.650) 0.1618 (0.400)	0.0005 (0.001) 0.0005 (0.001)	0.0005 (0.001) 0.0005 (0.001)	0.0005 (0.001) 0.0005 (0.001)	0.0005 (0.001) 0.0005 (0.001)					SUBLOT 372 VOL. 18 PG. 31 SUBLOT 373 VOL. 18 PG. 31	
6-T															TO CONSTRUCT DRIVE AND GRADING	
7-T	WILLIAM R. SKEGGE, JR. AND DONALD A. SKEGGE TRUSTEES UNDER AGREEMENT DATED FEBRUARY 22, 1986	16-19	OR 836 161805	709 713 721	34-087200	0.4425 (1.0834)	0.0051 (0.125)	0.0032 (0.075)	0.0032 (0.075)	0.0032 (0.075)					TO CONSTRUCT DRIVE AND GRADING	

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR, UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY. NOTE: ALL TEMPORARY PARCELS TO BE OF 18 MONTHS DURATION.

NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (ACRES). 1 HECTARE = 2.471044 ACRES

* DENOTES E/W ENCROACHMENT TO BE REMOVED IN CASE OF DISCREPANCY BETWEEN ENGLISH AND METRIC EQUIVALENTS, THE ENGLISH VALUES SHALL TAKE PRECEDENCE.

REV. BY	DATE	REV. BY	DATE



SUMMARY OF ADDITIONAL RIGHT OF WAY

NET RESIDUE = RECORD AREA - TOTAL PWD - NET TAKE

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD BOOK	RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALITY	AS ACQUIRED BOOK PAGE
9-WD	NAYALE PISTOLOZZI	18-21	511	135	34-0688500	0.1174	0	0.0002	0	0.0002		0.1172	0.1172		GRADING	
9-T	GLADYS L. PISTOLOZZI					(0.2520)	0	(0.0001)	0	(0.0001)		(0.2519)	(0.2519)			
10-WD	RICHARD L. STAHL AND LINDA M. STAHL	20-21	OR 801	204	34-0733900	0.2023	0	0.0007	0	0.0007		0.2016	0.2016		GRADING	
10-T						(0.5000)	0	(0.0002)	0	(0.0002)		(0.4998)	(0.4998)			
11-T	STEVE SHROOK AND JOAN SHROOK	20-21	OR 1410	605	34-0802500	0.3683	0.0366	0.0187	0.0187	0.0187		0.3496	0.3496		TO CONSTRUCT DRIVE AND GRADING	
				549		(0.910)	(0.080)	(0.046)	(0.046)	(0.046)		(0.864)	(0.864)			
12-WD	PEGGY Z. MELLOTT AND RUSSELL R. MELLOTT JR.	20-23	800	281	34-0547000	0.3561	0.0390	0.0408	0.0380	0.0028		0.3153	0.3153		TO CONSTRUCT DRIVE AND GRADING	
12-T						(0.880)	(0.084)	(0.101)	(0.094)	(0.007)		(0.779)	(0.779)			
13-WD	WHISPERING STREAM REAL ESTATE COMPANY, LTD., AN OHIO LIMITED LIABILITY COMPANY	22-23	OR 985	420	34-0251340	0.2830	0.0198	0.0231	0.0198	0.0033		0.2398	0.2398		TO CONSTRUCT DRIVE AND GRADING	
13-T						(0.650)	(0.049)	(0.057)	(0.049)	(0.008)		(0.593)	(0.593)			
14-WD	LMO PROPERTIES LTD.	22-25	OR 1170	577	34-031810	0.4854	0.0384	0.0445	0.0384	0.0061	5	0.4470	0.4470		TO CONSTRUCT DRIVE AND GRADING	
14-T						(1.150)	(0.090)	(0.110)	(0.090)	(0.020)		(1.060)	(1.060)			
						0.1095	0.0176	0.0252	0.0176	0.0076		0.0919	0.0919			
						(0.270)	(0.044)	(0.062)	(0.044)	(0.018)		(0.252)	(0.252)			
						0.5747	0.0340	0.0387	0.0340	0.0047		0.5407	0.5407			
						(1.420)	(0.134)	(0.172)	(0.134)	(0.038)		(1.288)	(1.288)			
							0.0306	0.0306	0.0306	0.0000		0.0306	0.0306			
							(0.076)	(0.076)	(0.076)	(0.000)		(0.076)	(0.076)			

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION. THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (ACRES). 1 HECTARE = 2.471044 ACRES

IN CASE OF DISCREPANCY BETWEEN ENGLISH AND METRIC EQUIVALENTS, THE ENGLISH VALUES SHALL TAKE PRECEDENCE.

* DENOTES F/W ENCROACHMENT TO BE REMOVED

REV. BY DATE
FIELD REVIEW BY - S.S. DATE: 3/15/00
DATE COMPLETED: 3/23/00

SUMMARY OF ADDITIONAL RIGHT OF WAY

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

GRANTEE: ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF STATE OF OHIO UNLESS OTHERWISE SHOWN.



PARCEL NO.	OWNER	SHEET NO.	OWNER'S BOOK	RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE	TYPE FUND	REMARKS AND PERSONALITY	AS ACQUIRED BOOK	PAGE
15-T-1	LIEMELYN K. WOLLAM AKA L. R. WOLLAM AND GRACE L. WOLLAM	22-25	OR 341	194	34-097215	1,2827 (3,120)	0,0259 (0,064)	0,0195 (0,048) 0,0066 (0,016)	0,0195 (0,048) 0,0066 (0,016)	0,0195 (0,048) 0,0066 (0,016)			100% STATE OF OHIO	TO CONSTRUCT DRIVE AND GRADING (SAME OWNER AS NO. 3) * SIGN * LIGHT * TO CONSTRUCT DRIVE AND GRADING * STEEL POSTS (12) IN (UN-IMPROVED) FOURTH ST ** BUILDING ENCROACHES EXISTING R/W REVOCABLE PERMIT NO.		
			OR 285	892	34-097216											
			OR 305	431	34-097217											
					34-043700											
					34-097224											
					34-097222											
					34-097223											
					34-097221											
					34-097220											
					34-097219											
					34-097218											
					34-043800											
					34-043651											
					34-043900											

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION. THE EASEMENT SHALL BE VACATED IMMEDIATELY. ALL TEMPORARY PARCELS TO BE OF 18 MONTHS DURATION.

NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (ACRES). 1 HECTARE = 2.47104 ACRES

IN CASE OF DISCREPANCY BETWEEN ENGLISH AND METRIC EQUIVALENTS, THE ENGLISH VALUES SHALL TAKE PRECEDENCE.

* DENOTES R/W ENCROACHMENT TO BE REMOVED
** BUILDING ENCROACHMENT

REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY - S.S.	DATE: 3/15/00	
OWNERSHIP VERIFIED BY - S.S.	DATE: 3/1/00	
DATE COMPLETED: 3/29/00		

SUMMARY OF ADDITIONAL RIGHT OF WAY



NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE
GRANTEE: ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF STATE OF OHIO UNLESS OTHERWISE SHOWN.

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD BOOK	PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS AND PERSONALITY	AS ACQUIRED BOOK PAGE
												LEFT	RIGHT			
16-10	FIRST ROW REALTY, AN OHIO GENERAL PARTNERSHIP	24-27	OR 834	911	34-0196300	2,023.4 (5,000)	0.0337 (0.232)	0.0989 (0.245)	0.0937 (0.013)	0.0052 (0.013)		0	2,721.9 (6,725)		GRADING	
17-1	Charles Dutton, Frank Robinson, Emma Dutton Trustees of Beazette Town-Ship, and their Successors in office	24-25	OR 804	227	34-107651	0.8063 (1,880)	0.0079 (0.019)	0.0079 (0.019)	0.0079 (0.019)	0 (0.013)		0	0 (0.013)		GRADING	
18-1	HELEA SHAWFER	24-25	1054	820	34-079703	0.1821 (0.450)	0 (0.041)	0.0157 (0.041)	0 (0.041)	0.0167 (0.041)		0	0 (0.041)		TO CONSTRUCT DRIVE AND GRADING * SIGN (PORTABLE)	
19-1	WILLIAM J. HENKEL AND BERVALDINE E. HENKEL	24-27	OR 716	299	34-046530	0.2350 (0.630)	0 (0.066)	0.0266 (0.066)	0 (0.066)	0.0266 (0.066)		0	0 (0.066)		TO CONSTRUCT DRIVE AND GRADING	
20-1	FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF WARREN	26-27	1062	324	34-001255	0.8013 (1,980)	0.0842 (0.208)	0.0258 (0.064)	0.0258 (0.064)	0.0258 (0.064)		0	0 (0.064)		TO CONSTRUCT DRIVE AND GRADING	
21-1	NORMAN A. MARTIN AND DIANA H. MARTIN	26-27	OR 140	423	34-047610	0.0850 (0.210)	0 (0.022)	0.0089 (0.022)	0 (0.022)	0.0089 (0.022)		0	0 (0.022)		TO CONSTRUCT DRIVE AND GRADING	
22-1	CURTIS H. CUSTER AND CURTIS H. CUSTER	26-29	OR 1196	937	34-017500	0.2024 (0.500)	0 (0.055)	0.0221 (0.055)	0 (0.055)	0.0221 (0.055)		0	0 (0.055)		TO CONSTRUCT DRIVE AND GRADING	
23-1	UNITED STATES POSTAL SERVICE	26-29	OR 390	42	34-029580	1.0117 (2,500)	0.0704 (0.174)	0.0337 (0.081)	0.0337 (0.081)	0.0337 (0.081)		0	0 (0.081)		EASEMENT TO MARGARET PRICE FOR HOUSE ENROACHMENT IN DEED OR 380, PG. 41 TO CONSTRUCT DRIVE AND GRADING	

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECONSTRUCTION. THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NOTE: ALL TEMPORARY PARCELS TO BE OF 18 MONTHS DURATION.

NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (ACHES). 1 HECTARE = 2.47104 ACRES

* DENOTES R/W ENROACHMENT TO BE REMOVED

REV BY	DATE	DESCRIPTION
REV BY	DATE	DESCRIPTION
FIELD REVIEW BY - S.S.	DATE: 3/15/00	
MEMBERSHIP VERIFIED BY - S.S.	DATE: 3/1/00	
DATE COMPLETED: 3/23/00		

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

SUMMARY OF ADDITIONAL RIGHT OF WAY



GRANTEE: ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF STATE OF OHIO UNLESS OTHERWISE SHOWN.

PARCEL NO.	OWNER	SHEET NO.	OWNERS BOOK	RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED BOOK	AS ACQUIRED PAGE
30-T	CRAIG BONAR AND JOHN C. SIMOUDIS	32-33	OR 227	702	34-043450	0.2023 (0.553)	0.0307 (0.076)	0.0115 (0.028)		0.0115 (0.028)					TO CONSTRUCT DRIVE AND GRADING		
31-T	JOSEPH DIVESTE	32-33	OR 86	18	34-005611	0.2550 (0.630)	0 (0.022)	0.0089 (0.022)		0.0089 (0.022)					GRADING		
32-T	JEAN B. GREENWOOD	32-35	OR 1284 978	75 104	34-005501	0.2185 (0.540)	0.0303 (0.075)	0.0096 (0.024)		0.0096 (0.024)					GRADING		
33-S	DAVID A. PAYNE	32-35	OR 965	992	34-061400	0.4250 (1.050)	0.0613 (0.152)	0.0194 (0.048)		0.0194 (0.048)					STORM SEWER EASEMENT		
33-T					34-061460			0.0299 (0.074)		0.0299 (0.074)					TO CONSTRUCT DRIVE AND GRADING		
34-S	RICHARD L. BLANK AND JUNE L. BLANK	34-37	802 1045	477 659	34-006651 34-006670 34-006650	1.0684 (2.640)	0.0644 (0.159)	0.0194 (0.048)		0.0194 (0.048)	S				STORM SEWER EASEMENT SIGN		
34-T								0.0308 (0.076)		0.0308 (0.076)					TO CONSTRUCT DRIVE AND GRADING		
35-WD	CORTMEW VILLAGE, AN OHIO CORPORATION	34-35	1046 1006 1040	484 615 458	34-093625	3.5151 (8.686)	0.0433 (0.107)	0.0440 (0.109)	0.0433 (0.107)	0.0007 (0.002)		3.4711 (8.577)					
35-T			1040 1037	480 854				0.0135 (0.033)		0.0135 (0.033)					TO CONSTRUCT DRIVE AND GRADING		
35-T-1								0.0019 (0.005)		0.0019 (0.005)					GRADING		
36-WD	KATHY KARDASSILARIS AND PANAGIOTIS KARDASSILARIS AKA PETER KARDASSILARIS	34-37	OR 303	206	34-002601 34-002500 GRAND TOTAL	0.2792 (0.690) 0.2104 (0.520) 0.4896 (1.210)	0.0385 (0.095) 0.0276 (0.068) 0.0661 (0.165)	0.0401 (0.099) 0.0276 (0.068) 0.0677 (0.167)	0.0385 (0.095) 0.0276 (0.068) 0.0661 (0.165)	0.0016 (0.004) 0 (0.004) 0.0016 (0.004)	S			* SIGN			
36-T								0.0115 (0.028)		0.0115 (0.028)					TO CONSTRUCT DRIVE AND GRADING		
35-T-1								0.0081 (0.020)		0.0081 (0.020)					TO CONSTRUCT DRIVE AND GRADING		

100% STATE OF OHIO

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION, THE EASEMENT SHALL BE VACATED IMMEDIATELY.

NOTE: ALL TEMPORARY PARCELS TO BE OF 18 MONTHS DURATION.

NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (ACRES).
1 HECTARE = 2.471044 ACRES

IN CASE OF DISCREPANCY BETWEEN ENGLISH AND METRIC EQUIVALENTS, THE ENGLISH VALUES SHALL TAKE PRECEDENCE.

* DENOTES R/W ENCROACHMENT TO BE REMOVED

9-29-00	Rev. Acceasg. Plat. 30-T	
9-28-00	Rev. Acceasg. Plat. 30-T	
9-22-00	Rev. Record # 161 32	
REV. BY	DATE	DESCRIPTION
FIELD REVIEW BY - S.S.	DATE: 3/15/00	
OWNERSHIP VERIFIED BY - S.S.	DATE: 3/1/00	
DATE COMPLETED: 3/23/00		

FEDERAL PROJECT NO. 8TP-87 (7)
 PID NO. 12188
 STATE JOB NO. 042470
 SUMMARY OF ADDITIONAL RIGHT OF WAY
 TRU-5-29.611 (18.40)
 12/39
 148
 175

12" HORIZONTAL SCALE 1" = 100'
 12" VERTICAL SCALE 1" = 100'

SUMMARY OF ADDITIONAL RIGHT OF WAY



NET RESIDUE = RECORD AREA - TOTAL PROJ - NET TAKE
GRANTEE: ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF STATE OF OHIO UNLESS OTHERWISE SHOWN.

PARCEL NO.	OWNER	SHEET NO.	OWNER'S RECORD BOOK	PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALITY	AS ACQUIRED BOOK PAGE
37-T	HOWARD F. MEASE, TRUSTEE UNDER TRUST AGREEMENT DATED MAY 18, 1983	36-37	OR 799	928	34-053302	0.8013 (1.880)	0.0587 (0.145)	0.0172 (0.043)	0.0172 (0.043)	0.0172 (0.043)					TO CONSTRUCT DRIVE AND GRADING * CURB	
38-T	MICHAEL L. HILLMAN	36-37	OR 1197	722	34-026515	0.1619 (0.400)	0.0246 (0.061)	0.0084 (0.021)	0.0084 (0.021)	0.0084 (0.021)					TO CONSTRUCT DRIVE AND GRADING	
39-T	DOUGLAS L. RIDOLE AND DEBORAH A. RIDOLE	36-37	OR 1306	1072	34-039223	0.0283 (0.070)	0.0092 (0.023)	0.0031 (0.008)	0.0031 (0.008)	0.0031 (0.008)					TO CONSTRUCT DRIVE AND GRADING * WOODEN SIGN	
40-T	ELIZABETH M. HEYNER 246 S. Lincoln Highway	36-37	OR 689	777	34-033800	0.2717 (0.670)	0.0113 (0.028)	0.0040 (0.010)	0.0040 (0.010)	0.0040 (0.010)					TO CONSTRUCT DRIVE AND GRADING	
41-T	HEMALYA B. PATEL	36-37	OR 546	121	34-037400	0.1380 (0.340)	0.0180 (0.045)	0.0064 (0.016)	0.0064 (0.016)	0.0064 (0.016)					TO CONSTRUCT DRIVE AND GRADING	
42-WD	DAVID N. HANSON	36-39	OR 1034	332	34-053394	0.5423 (1.340)	0.0429 (0.108)	0.0517 (0.128)	0.0429 (0.108)	0.0088 (0.022)		0.4906 (1.212)	0		TO CONSTRUCT DRIVE AND GRADING	
42-T								0.0221 (0.055)	0.0221 (0.055)	0.0221 (0.055)					TO CONSTRUCT DRIVE AND GRADING	
43	NUMBER NOT USED															
44-T	E. LEE FOSTER AND SANDRA FOSTER	36-37	OR 774 OR 107	916 750	34-053373	0.1983 (0.480)	0.0061 (0.015)	0.0018 (0.004)	0.0018 (0.004)	0.0018 (0.004)					GRADING	
45-T	DAVID L. HOPKINS AND BERTL S. HOPKINS	36-39	OR 200	144	34-106937	0.3683 (0.910)	0.0425 (0.105)	0.0124 (0.031)	0.0124 (0.031)	0.0124 (0.031)					TO CONSTRUCT DRIVE AND GRADING	

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION. THE EASEMENT SHALL BE VACATED IMMEDIATELY. ALL TEMPORARY PARCELS TO BE OF 18 MONTHS DURATION.

NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (ACRES) 1 HECTARE = 2.47104 ACRES

IN CASE OF DISCREPANCY BETWEEN ENGLISH AND METRIC EQUIVALENTS, THE ENGLISH VALUES SHALL TAKE PRECEDENCE.

* DENOTES R/W ENCROACHMENT TO BE REMOVED

DATE: 03/23/00
REV BY: [blank]
DATE: 03/23/00
FIELD REVIEW BY: S.S.
DATE: 3/15/00
OWNERSHIP VERIFIED BY: S.S.
DATE: 3/1/00

13/39
149
175

SUMMARY OF ADDITIONAL RIGHT OF WAY

NET RESIDUE - RECORD AREA - TOTAL PROJ - NET TAKE
GRANTEE: ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF STATE OF OHIO UNLESS OTHERWISE SHOWN.



PARCEL NO.	OWNER	SHEET NO.	OWNER'S BOOK	RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND	REMARKS AND PERSONALITY	AS ACQUIRED BOOK	PAGE
46-T	MARY H. JOHNSON, SHARI HURL AND KATHY DAWN VANDORE Successor Trustee to Olga Dragovic Hurl	38-39	OR 18 OR 1262	71 627	34-0894700	0.3561 (0.882)	0.0246 (0.061)	0.0729 (0.032)	0.0729 (0.032)	0.0729 (0.032)					TO CONSTRUCT DRIVE AND GRADING		
47-T	ANGELO PIZZURRO DEANNA PIZZURRO	38-39	OR 913	824	34-012387	0.0971 (0.240)	0 0	0.0022 (0.009)	0.0022 (0.009)	0.0022 (0.009)					GRADING		
48-49	NUMBER NOT USED																
50	CTV OF CORTLAND	38-39			34-094300	0.0688 (0.170)	0 0								NO TAKE REQUIRED		
51	NUMBER NOT USED																
52-T	DARON N. WOLLAM AND ANDREA J. WOLLAM	38-39	OR 748	502	34-094512 34-096450	0.3521 (0.870)	0.0304 (0.078)	0.0152 (0.038)	0.0152 (0.038)	0.0152 (0.038)					TO CONSTRUCT DRIVE AND GRADING		

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR. UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT REDEMPTION, THE EASEMENT SHALL BE VACATED IMMEDIATELY. NOTE: ALL TEMPORARY PARCELS TO BE OF 18 MONTHS DURATION.

NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (PARENTS). 1 HECTARE = 2.471044 ACRES

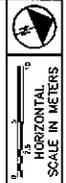
IN CASE OF DISCREPANCY BETWEEN ENGLISH AND METRIC EQUIVALENTS, THE ENGLISH VALUES SHALL TAKE PRECEDENCE * DENOTES R/W ENCROACHMENT TO BE REMOVED

REV. BY	DATE	DESCRIPTION
3/26/00	3/26/00	REV. TO CORRECT ERRORS
FIELD REVIEW BY - S.S.	DATE: 3/21/00	
OWNERSHIP VERIFIED BY - S.S.	DATE: 3/7/00	
DATE COMPLETED: 3/23/00		

STRUCTURES KEY:

- RESIDENTIAL BUILDING
- COMMERCIAL BUILDING
- OUT BUILDING

SECTION 32
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY



PROJECT NO. 12188

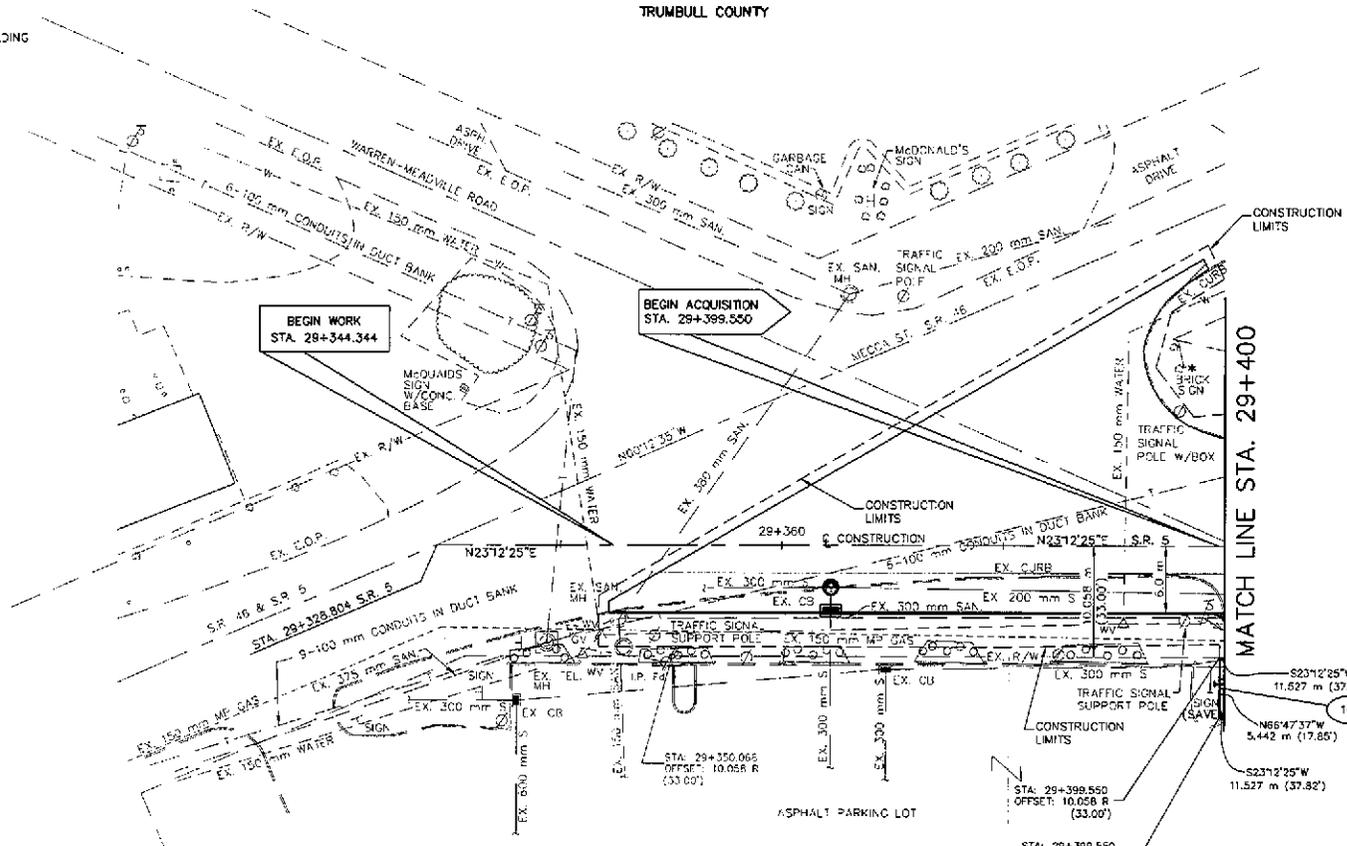
DATE 11/15/00

RIGHT OF WAY PLAN
STA. 29+343.740 TO STA. 29+400

TRU-5-29.611 (18.40)

15/39

151
175



MONUMENT LEGEND

- EXISTING IRON PIN FOUND
- ⊠ EXISTING MONUMENT BOX
- ⊡ PROPOSED MONUMENT BOX
- 19mm(3/4") x 760mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FGK S-4896"

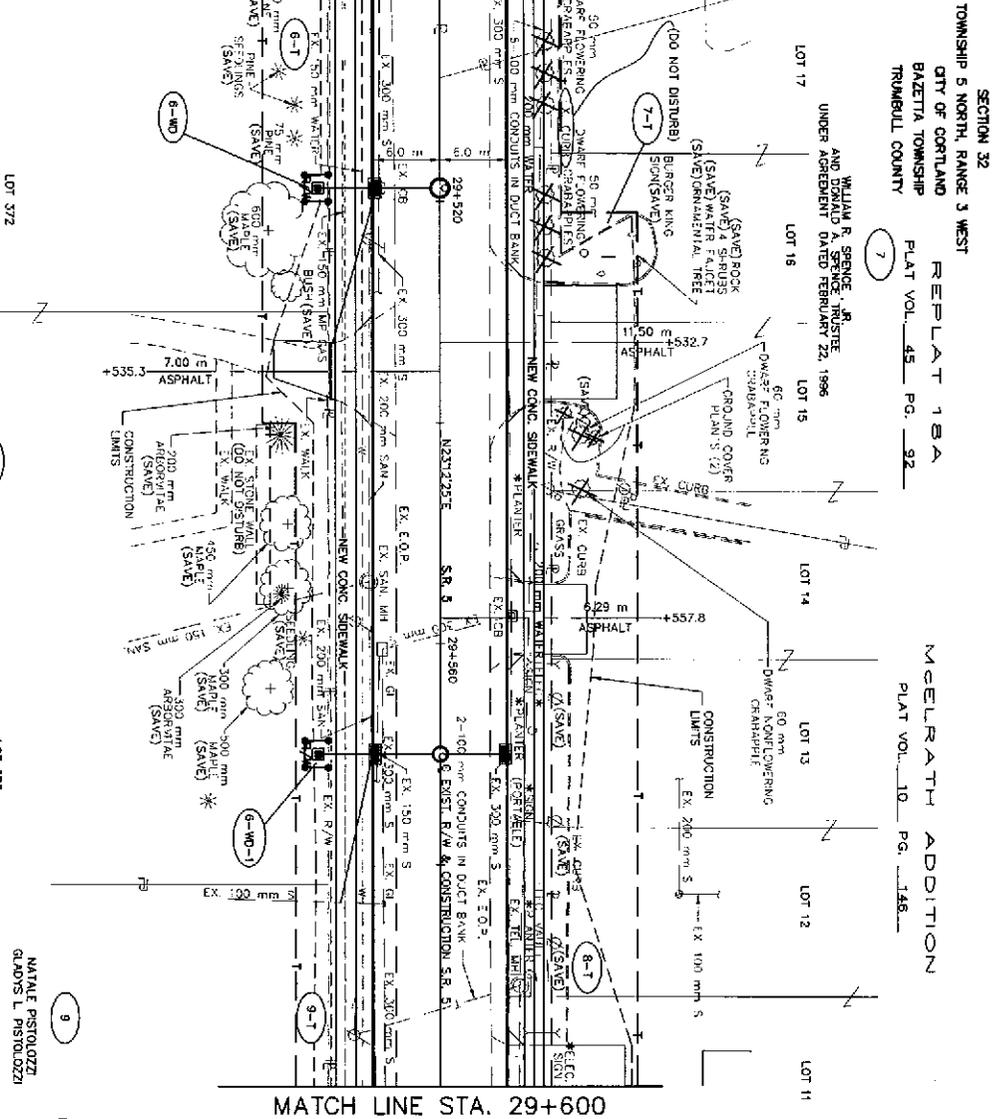
1
CORTLAND (HIGH STREET)
LIMITED PARTNERSHIP
a Georgia Limited Partnership

* DENOTES R/W ENCROACHMENT TO BE REMOVED

REV	DATE	DESCRIPTION
1	11/15/00	Rev Name Pj1
DATE COMPLETED: 3/23/00		

12/28/00 8:27 AM

- MONUMENT LEGEND**
- EXISTING IRON PIN FOUND
 - EXISTING MONUMENT BOX
 - ▣ PROPOSED MONUMENT BOX
 - 19mm(3/4") x 750mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOX S-4893"



- STRUCTURES KEY:**
- RESIDENTIAL BUILDING
 - ▣ COMMERCIAL BUILDING
 - OUT BUILDING

SECTION 32
 TOWNSHIP 5 NORTH, RANGE 3 WEST
 CITY OF CORTLAND
 BAZETTA TOWNSHIP
 TRUMBULL COUNTY

REPLAT 18A
 PLAT VOL. 45 PG. 92

McELRATH ADDITION
 PLAT VOL. 10 PG. 148

WILLIAM R. SPENCE, JR.
 AND DONALD A. SPENCE, JR.
 UNDER AGREEMENT DATED FEBRUARY 22, 1996

LEWELLYN R. WOLLAM
 AND GRACE L. WOLLAM

8
 GEORGE F. PHILLIPS AND
 GENEVIEVE J. PHILLIPS

9
 NATALE PISTOLOZZI
 GLADYS L. PISTOLOZZI

* DENOTES R/W ENCROACHMENT TO BE REMOVED

REV	DATE	DESCRIPTION
154	18/39	
175		

DATE COMPLETED: 3/23/00

NOTE: FOR PARCEL BEARINGS AND DISTANCES, SEE NEXT SHEET.

MATCH LINE STA. 29+500

MATCH LINE STA. 29+600

TRU-5-29.611 (18.40)

RIGHT OF WAY PLAN
 STA. 29+500 TO STA. 29+600

PID NO. 12188

HORIZONTAL SCALE IN METERS



SECTION 32
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY

REPLAT 18A
PLAT VOL. 45 PG. 92

McELRATH ADDITION
PLAT VOL. 10 PG. 146



PROJ. NO.
12188

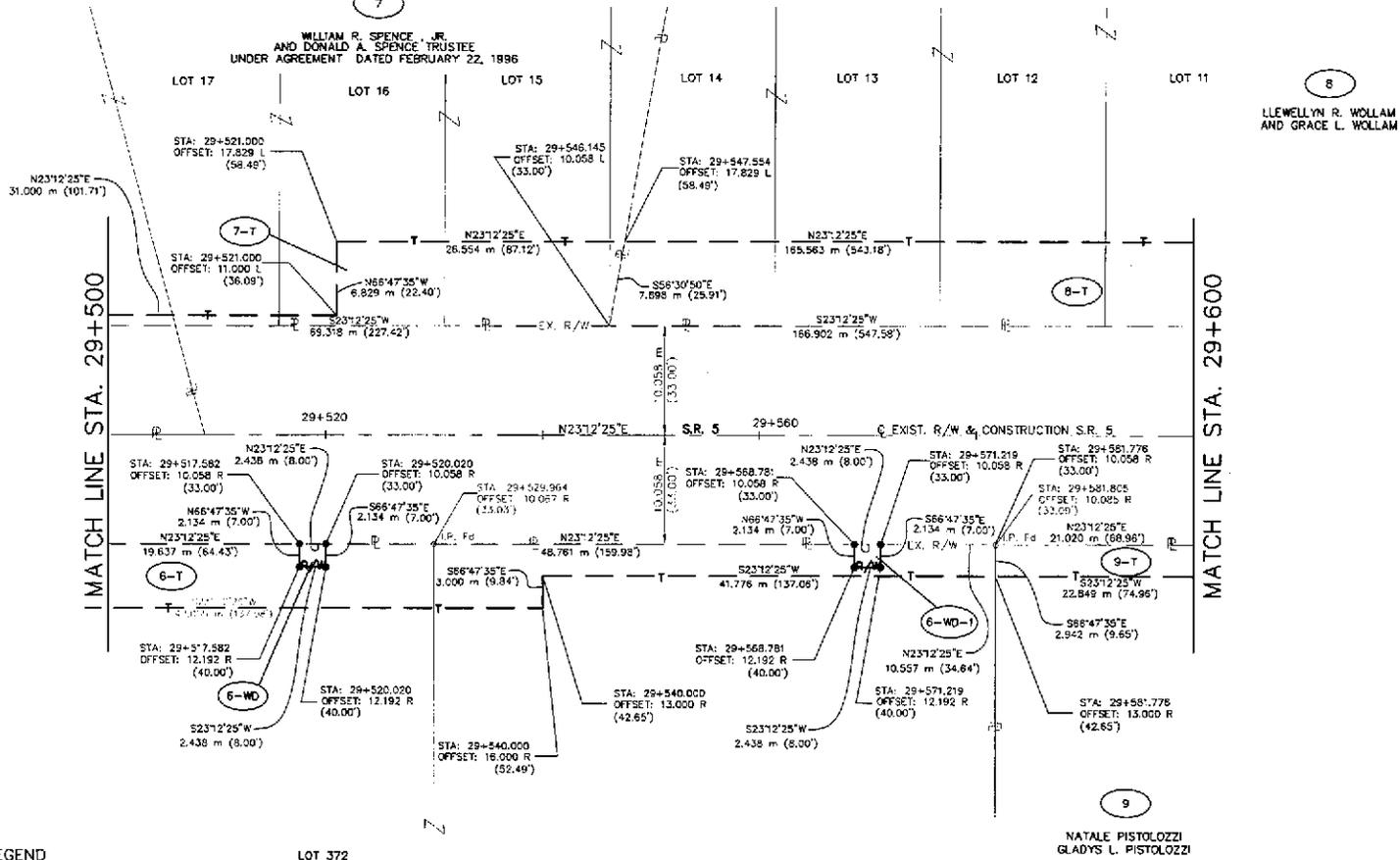
DATE
TUN
19/39

RIGHT OF WAY PLAN
STA. 29+500 TO STA. 29+600

TRU-5-29.611 (18.40)

19/39

155
175



MONUMENT LEGEND

- EXISTING IRON PIN FOUND
- EXISTING MONUMENT BOX
- ▣ PROPOSED MONUMENT BOX
- 19mm(3/4") x 760mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOK S-4896"

CORTLAND HOMES PLAT NO 3
PLAT VOL. 19 PG. 31

REV	DATE	DESCRIPTION

DATE COMPLETED: 3/23/00

7/16/00/PL/ME
 2-23-00/8.37 m
 2:00V

- STRUCTURES KEY:
- RESIDENTIAL BUILDING
 - COMMERCIAL BUILDING
 - OUT BUILDING

McELRATH ADDITION
PLAT VOL. 10 PG. 146

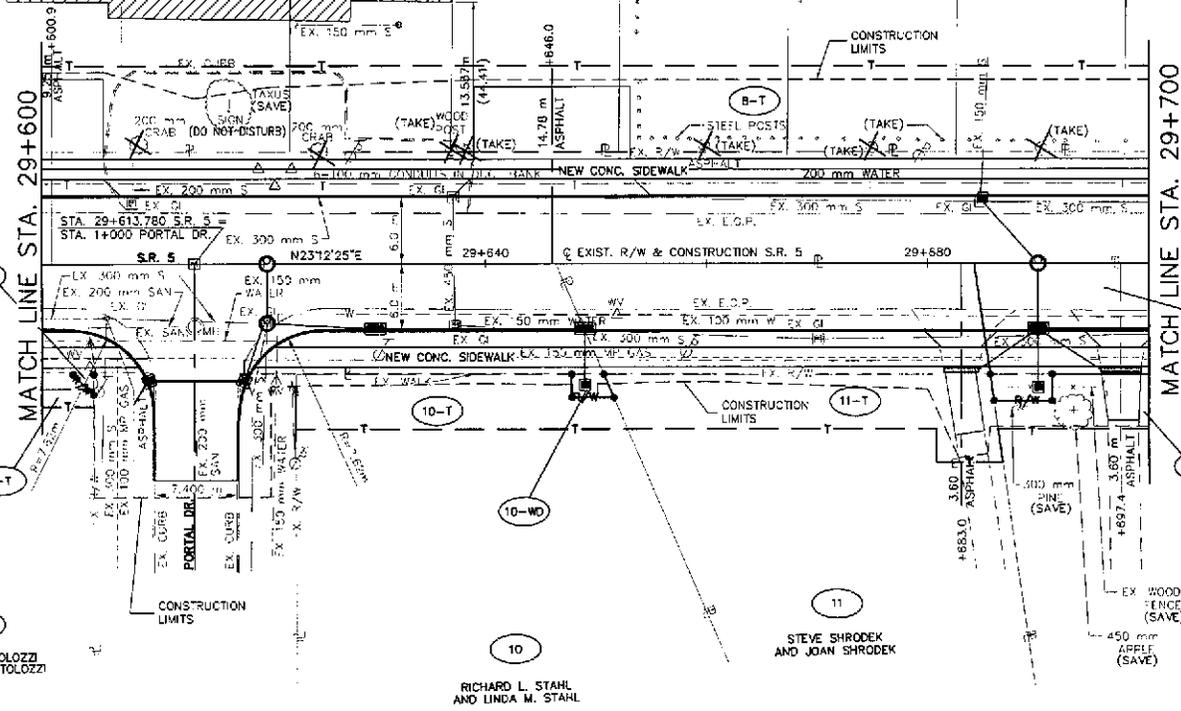


SECTION 32
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY

LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5



(8)
LLEWELLYN K. WOLLAM
AND GRACE L. WOLLAM



(9)
NATALE PISTOLOZZI
GLADYS L. PISTOLOZZI

(10)
RICHARD L. STAHL
AND LINCA M. STAHL

(11)
STEVE SHRODEK
AND JOAN SHRODEK

(12)
RUSSELL R. MELLOTT JR.
AND PEGGY Z. MELLOTT

- MONUMENT LEGEND**
- EXISTING IRON PIN FOUND
 - ⊠ EXISTING MONUMENT BOX
 - ⊡ PROPOSED MONUMENT BOX
 - 19mm(3/4") x 760mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOK S-4896"

NOTE: FOR PARCEL BEARINGS AND DISTANCES, SEE NEXT SHEET.

* DENOTES R/W ENCRoACHMENT TO BE REMOVED

REV	DATE	DESCRIPTION

DATE COMPLETED: 3/23/00

RIGHT OF WAY PLAN
STA. 29+600 TO STA. 29+700

TRU-5-29.611 (18.40)

PID NO. 12188

T.M. EXPRESS W.S.

20/39

(156/173)

1/28/00 JLD/DMG
3-23-00 9:58 AM
12:00AM

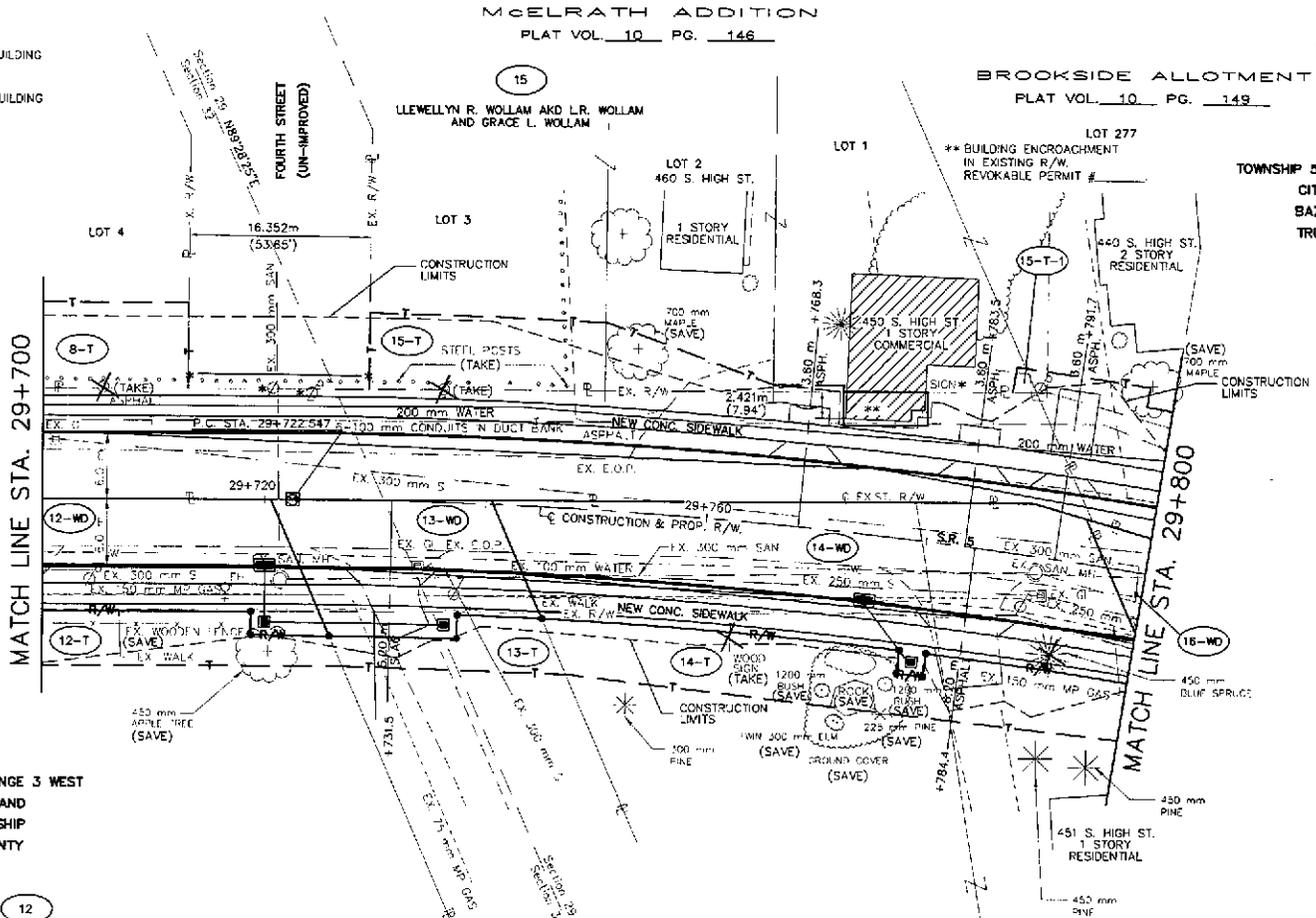
- STRUCTURES KEY:
- RESIDENTIAL BUILDING
 - COMMERCIAL BUILDING
 - OUT BUILDING

MCELRATH ADDITION
PLAT VOL. 10 PG. 146

BROOKSIDE ALLOTMENT
PLAT VOL. 10 PG. 149



SECTION 29
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY



SECTION 32
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY

RUSSELL R. MELLOTT JR.
AND PEGGY Z. MELLOTT

MONUMENT LEGEND

- EXISTING IRON PIN FOUND
- EXISTING MONUMENT BOX
- PROPOSED MONUMENT BOX
- 19mm(3/4") x 760mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOK S-4898"

WHISPERING STREAM REAL ESTATE
COMPANY, LTD AN OHIO LIMITED
LIABILITY COMPANY

PROPOSED CURVE DATA
PI STA. 29+789.466
Δ = 16-02-20" RT
R = 475.900 m (1559.40')
L = 132.967 m (436.24')
T = 86.921 m (285.56')
C = 132.524 m (434.82')
N31°13'35"E

NOTE: FOR PARCEL BEARINGS AND DISTANCES, SEE NEXT SHEET.

* DENOTES R/W ENCRDACHMENT TO BE REMOVED

REV	DATE	DESCRIPTION

DATE COMPLETED: 3/23/00

HORIZONTAL SCALE IN METERS

PID NO. 12188

RIGHT OF WAY PLAN STA. 29+700 TO STA. 29+800

TRU-5-29.611 (18.40)

22/39

158/175

SOURCE: DWG. 3-23-2000 P. 36 44 2-23-00

- LEAD IN DISTANCE
- ③ N23°12'25"E
106.760 (350.36')
 - ④ N23°12'25"E
126.710 (415.71')

MCELRATH ADDITION
PLAT VOL. 10 PG. 146

BROOKSIDE ALLOTMENT
PLAT VOL. 10 PG. 149



SECTION 29
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY

15
HORIZONTAL
SCALE IN METERS

PLAT NO.
12188

RIGHT OF WAY PLAN
STA. 29+700 TO STA. 29+800

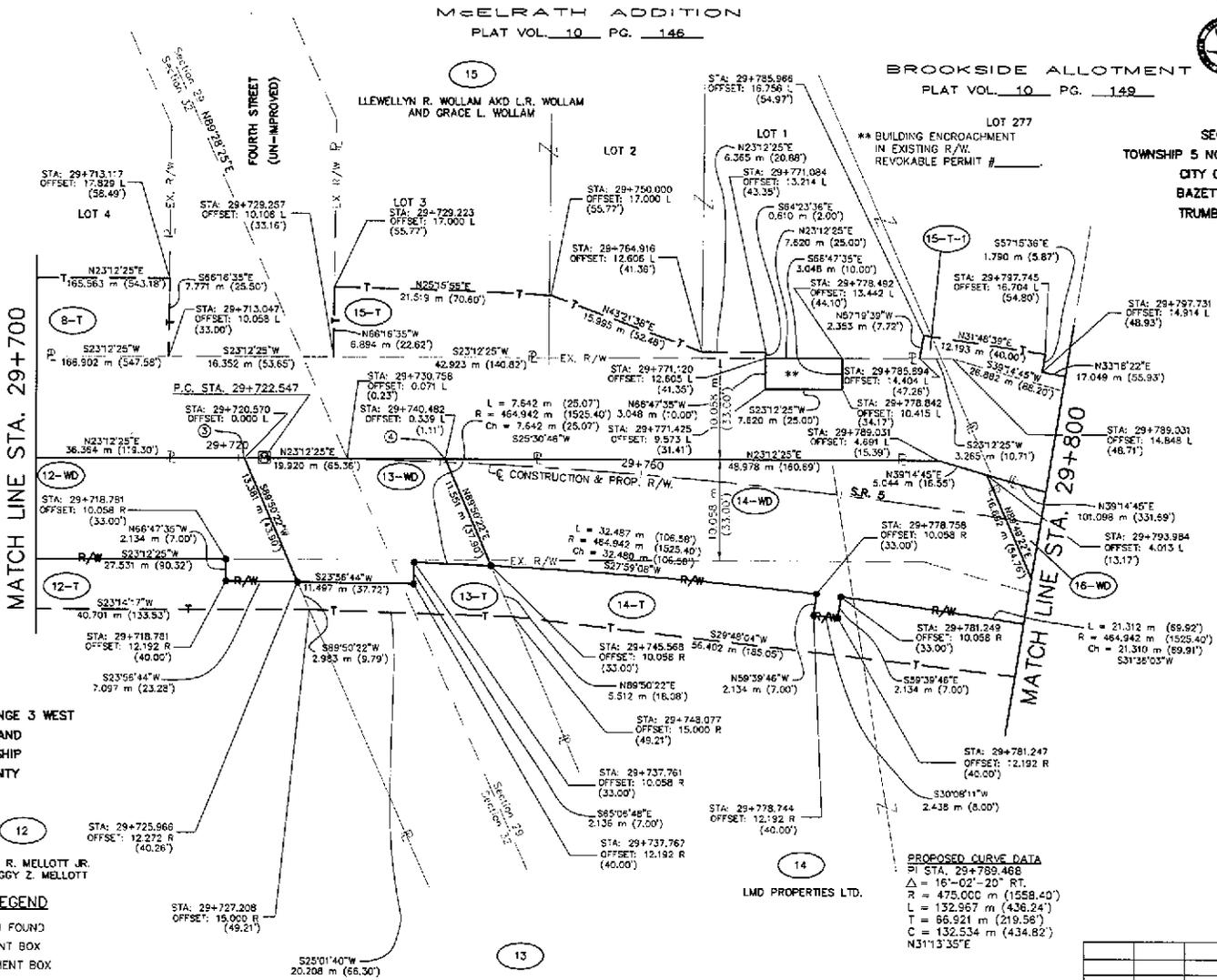
TRU-5-29.61 (18.40)

23/39

159
175

REV	DATE	DESCRIPTION

DATE COMPLETED: 3/23/00



SECTION 32
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY

- MONUMENT LEGEND**
- EXISTING IRON PIN FOUND
 - EXISTING MONUMENT BOX
 - PROPOSED MONUMENT BOX
 - 19mm(3/4") x 780mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOK S-4886"

WHISPERING STREAM REAL ESTATE COMPANY, LTD AN OHIO LIMITED LIABILITY COMPANY

159
175

STRUCTURES KEY:

- RESIDENTIAL BUILDING
- COMMERCIAL BUILDING
- OUT BUILDING

SECTION 29
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY

BROOKSIDE ALLOTMENT
PLAT VOL. 10 PG. 149



HORIZONTAL SCALE IN METERS

PLAT NO. 12188

BY ORDER OF THE ENGINEER

RIGHT OF WAY PLAN STA. 29+800

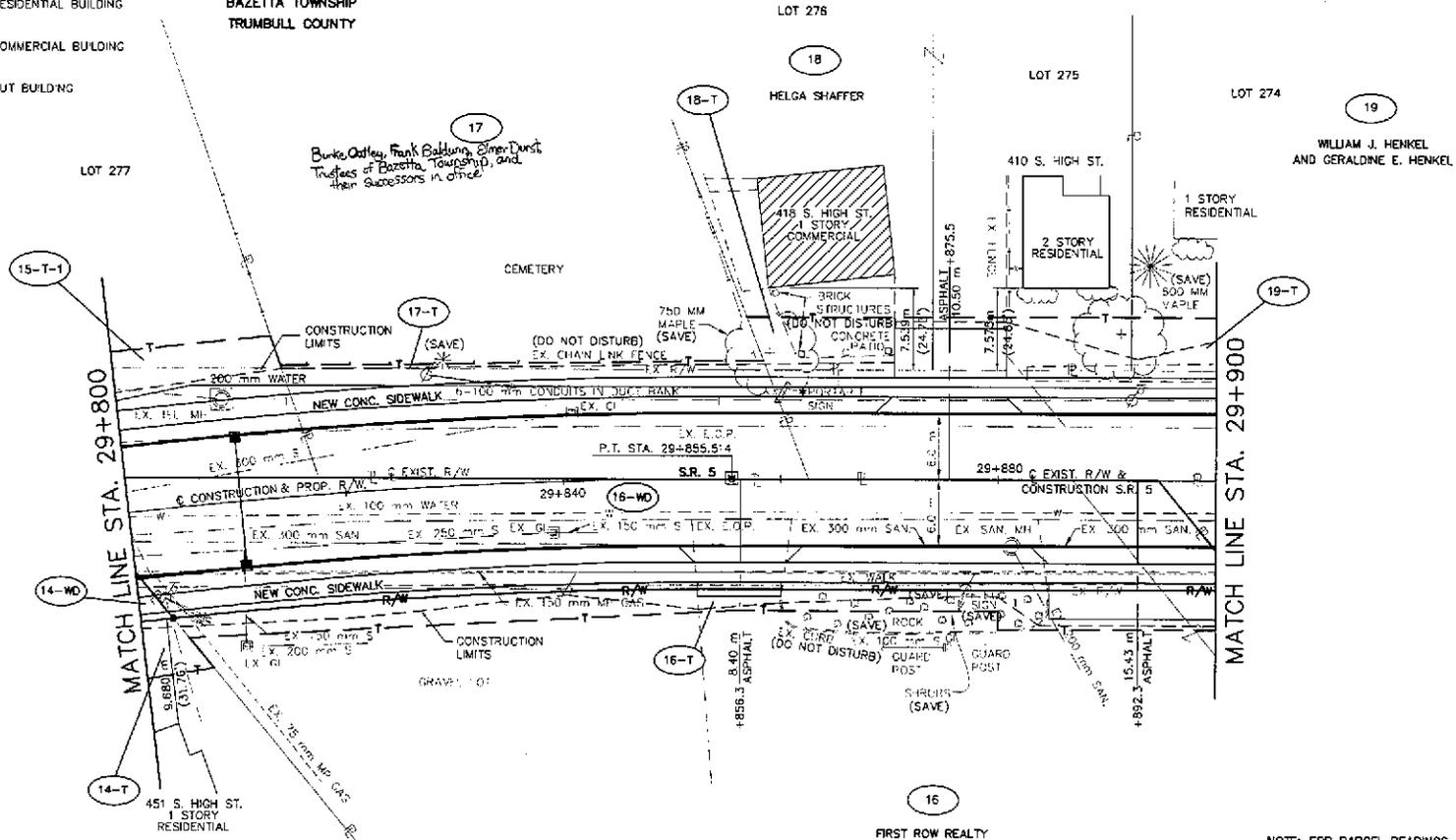
STA. 29+800 TO STA. 29+900

TRU-5-29.611 (18.40)

DATE COMPLETED: 3/23/00

REV 175

24/39



PROPOSED CURVE DATA
PI STA. 29+788.468
 $\Delta = 16-02-20'$ RT.
R = 475.000 m (1558.40')
L = 32.967 m (108.14')
T = 68.921 m (226.10')
C = 132.534 m (434.82')
N311°35'E

NOTE: FOR PARCEL BEARINGS AND DISTANCES, SEE NEXT SHEET.

* DENOTES R/W ENCRoACHMENT TO BE REMOVED

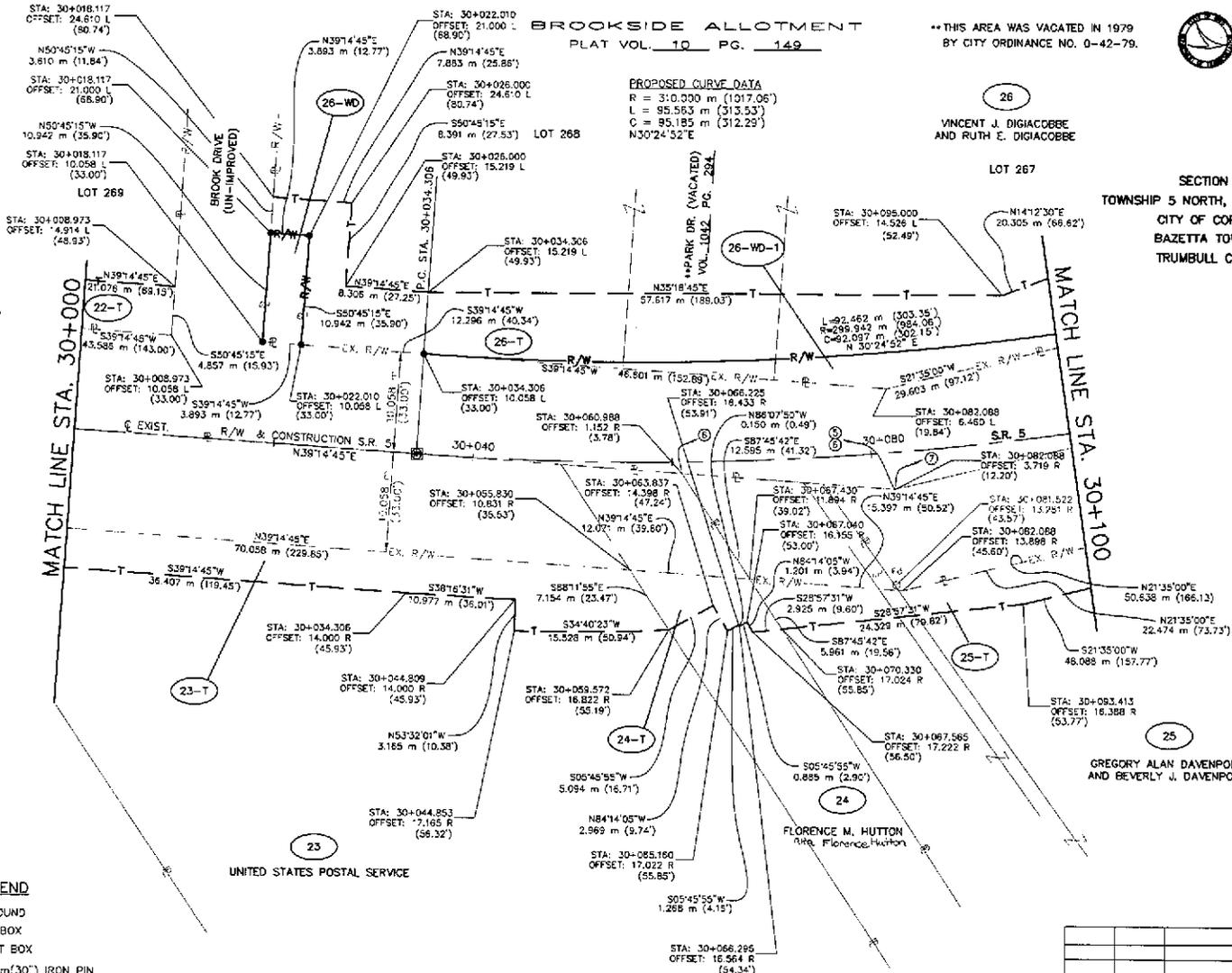
REV	DATE	DESCRIPTION
175	3/23/00	Rev Name.pdf

MONUMENT LEGEND

- EXISTING IRON PIN FOUND
- EXISTING MONUMENT BOX
- PROPOSED MONUMENT BOX
- 19mm(3/4") x 760mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOK S-4896"

L:\WORK\2000\3-21-2000\3-21-2000.dwg

- LEAD IN DISTANCE**
- ③ S39°14'45"W
187.735 (615.93')
 - ⑥ S39°14'45"W
21.416 (70.26')
 - ⑦ N21°35'00"E
60.345 (197.98')



BROOKSIDE ALLOTMENT
PLAT VOL. 10 PG. 149

THIS AREA WAS VACATED IN 1979
BY CITY ORDINANCE NO. 0-42-79.



PROPOSED CURVE DATA
R = 310.000 m (1017.06')
L = 95.563 m (313.53')
C = 95.185 m (312.29')
N30°24'52"E

VINCENT J. DIGIACOBBE
AND RUTH E. DIGIACOBBE

SECTION 29
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY

CURTIS H. CUSTER
aka Curtis R. Custer

GREGORY ALAN DAVENPORT
AND BEVERLY J. DAVENPORT

- MONUMENT LEGEND**
- EXISTING IRON PIN FOUND
 - EXISTING MONUMENT BOX
 - ▣ PROPOSED MONUMENT BOX
 - 19mm(3/4") x 760mm(30") IRON PIN
SET WITH I.D. CAP STAMPED
"FOK S-4596"

HORIZONTAL SCALE IN METERS
 PLAN NO. 12188
 STA. 30+000 TO STA. 30+100
 TRU-5-29.611 (18.40)
 29/39
 165
 175

REV	DATE	DESCRIPTION
9	26.00	Rev Name, Pl 22, Pl 24
DATE COMPLETED: 3/23/00		

BROOKSIDE ALLOTMENT

PLAT VOL. 10 PG. 149



HORIZONTAL SCALE IN METERS

PD. NO. 12188

DATE 1/15/00

BY ENGINEER

RIGHT OF WAY PLAN

STA. 30+100 TO STA. 30+200

DATE 1/15/00

BY ENGINEER

RIGHT OF WAY PLAN

STA. 30+100 TO STA. 30+200

DATE 1/15/00

BY ENGINEER

RIGHT OF WAY PLAN

STA. 30+100 TO STA. 30+200

DATE 1/15/00

BY ENGINEER

RIGHT OF WAY PLAN

STA. 30+100 TO STA. 30+200

DATE 1/15/00

- STRUCTURES KEY:
- RESIDENTIAL BUILDING
 - COMMERCIAL BUILDING
 - OUT BUILDING

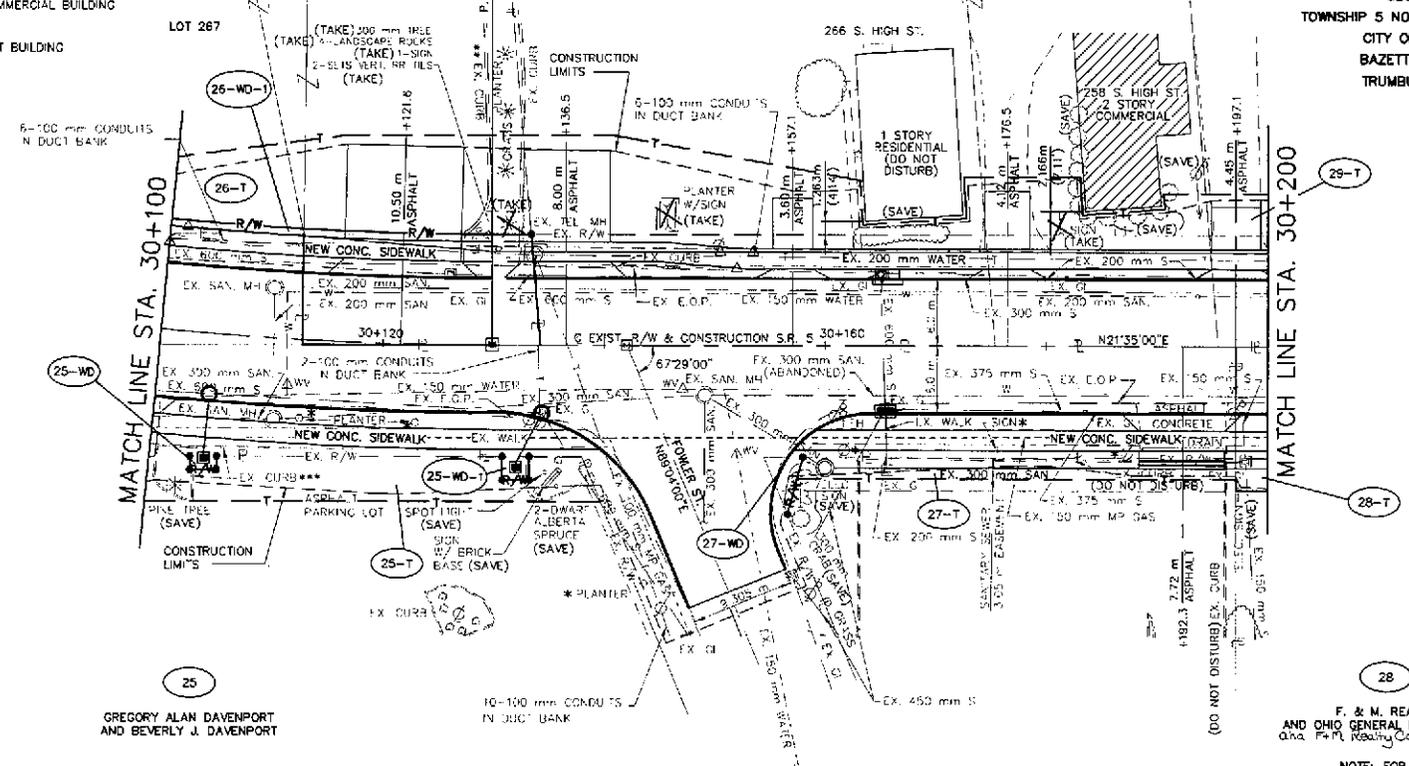
VINCENT J. DIGIACOBBE
AND RUTH E. DIGIACOBBE

PROPOSED CURVE DATA
 R = 310.000 m (1017.06')
 L = 95.563 m (313.53')
 C = 95.185 m (312.29')
 N30°24'52"E

** 10.2 LIN. METERS (33.0') OF CONC. CURB TO BE REMOVED, OF WHICH 1.5 LIN. METERS (4.9') IS ENCRoACHING.

FLORENCE M. HUTTON
388 Florence Hutton

SECTION 29
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY



GREGORY ALAN DAVENPORT
AND BEVERLY J. DAVENPORT

F. & M. REALTY
AND OHIO GENERAL PARTNERSHIP
d/b/a F & M Realty Co., a Partnership

NOTE: FOR PARCEL BEARINGS AND DISTANCES, SEE NEXT SHEET.

MONUMENT LEGEND

- EXISTING IRON PIN FOUND
- ⊠ EXISTING MONUMENT BOX
- ⊡ PROPOSED MONUMENT BOX
- 19mm(3/4") x 750mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOK S-4896"

*** 35.0 LIN. METERS (114.83') OF CONC. CURB TO BE REMOVED, OF WHICH 2.0 LIN. METERS (6.56') IS ENCRoACHING

THE TRUMBULL SAVINGS
AND LOAN COMPANY

PARCEL NO.	EASEMENT	AREA OF OVERLAP
27-WO	SANITARY SEWER	0.0008 HA. (0.002 AC.)

* DENOTES R/W ENCRoACHMENT TO BE REMOVED

REV	DATE	DESCRIPTION
01	01/15/00	Rev. Name, File #, P.L. 29
166		
175		

DATE COMPLETED: 3/23/00

12/18/99 JWC
 1-23-2000 16:39 AM
 T-2000

LEAD IN DISTANCE

- ⑦ N21°35'00"E
60.345 (197.98')
- ⑧ S21°35'00"W
7.826 (25.68')
- ⑨ N21°35'00"E
55.046 (180.60')
- ⑩ N21°35'00"E
168.643 (553.29')
- ⑪ N21°35'00"E
211.562 (694.10')

BROOKSIDE ALLOTMENT
PLAT VOL. 10 PG. 149

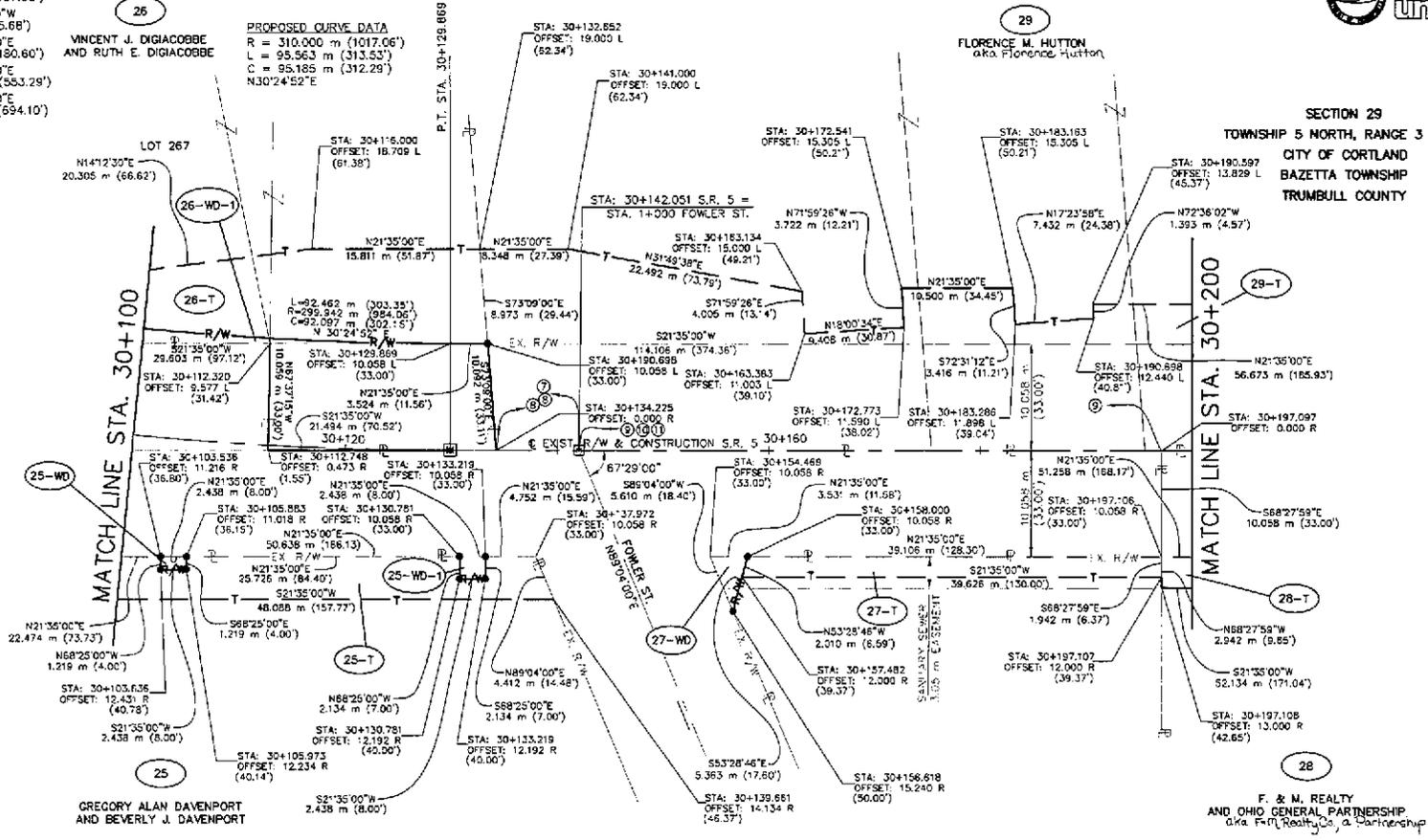
VINCENT J. DIGIACOBBE
AND RUTH E. DIGIACOBBE

PROPOSED CURVE DATA
R = 310.000 m (1017.06')
L = 95.563 m (313.53')
C = 95.185 m (312.29')
N30°24'52"E



SECTION 29
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY

1:50 HORIZONTAL SCALE IN METERS
 PID NO. 12188
 DATE OF PLAN 03/23/00
 RIGHT OF WAY PLAN STA. 30+100 TO STA. 30+200
 TRU-5-29.611 (18.40)
 31/39
 167/175



MONUMENT LEGEND

- EXISTING IRON PIN FOUND
- ⊠ EXISTING MONUMENT BOX
- ⊡ PROPOSED MONUMENT BOX
- 19mm(3/4") x 760mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOK S-4896"

PARCEL NO.	EASEMENT	AREA OF OVERLAP
27-WD	SANITARY SEWER	0.0008 H.A. (0.002 AC.)

THE TRUMBULL SAVINGS AND LOAN COMPANY

REV	DATE	DESCRIPTION
1	3/23/00	New Name Plate Put In

DATE COMPLETED: 3/23/00

12/28/00 DMC
 3-21-2000 16:29 AM
 12:00PM



SECTION 29
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY



PLAN NO.
12188

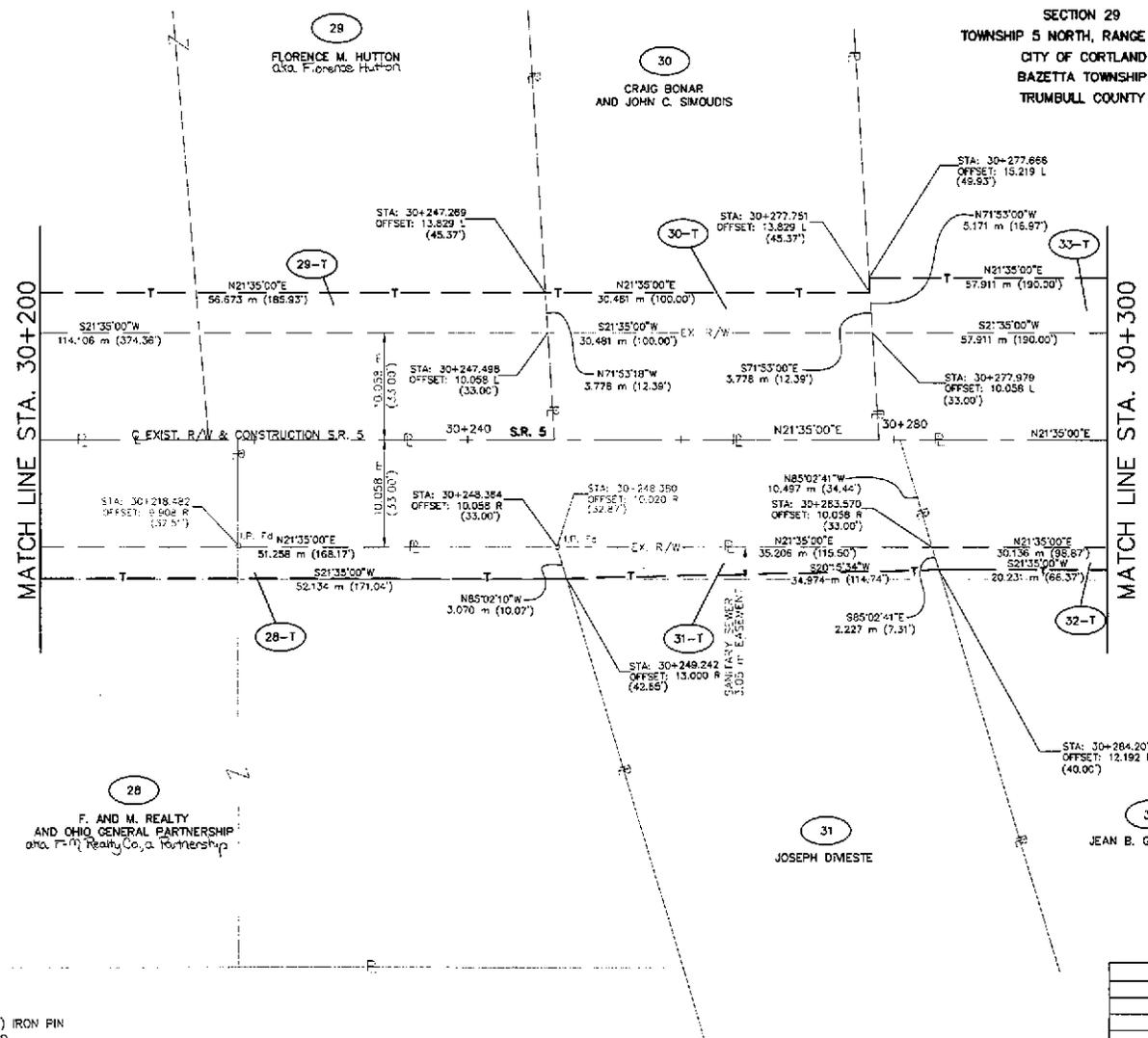
DATE
TUN
WAS

RIGHT OF WAY PLAN
STA. 30+200 TO STA. 30+300

T RU-5-29.611 (18.40)

33/39

169
75



MONUMENT LEGEND

- EXISTING IRON PIN FOUND
- ◻ EXISTING MONUMENT BOX
- ◻ PROPOSED MONUMENT BOX
- 19mm(3/4") x 750mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOK S-4596"

REV	DATE	DESCRIPTION
1	3/23/00	Rev (Date, 12/28/99)

DATE COMPLETED: 3/23/00

3/23/00 10:17 AM
 3/23/00 10:17 AM
 3/23/00

28
F. AND M. REALTY
AND OHIO GENERAL PARTNERSHIP
and F.M. Realty Co., a Partnership

29
FLORENCE M. HUTTON
d/b/a Florence Hutton

30
CRAIG BONAR
AND JOHN C. SIMOUDIS

31
JOSEPH DMESTE

32
JEAN B. GREENWOOD

33
DAVID A. PAYNE

LEAD IN DISTANCE
 (C) N21°35'00"E
 168.643 (553.29')
 (H) N21°35'00"E
 211.562 (694.10')

SECTION 29
 TOWNSHIP 5 NORTH, RANGE 3 WEST
 CITY OF CORTLAND
 BAZETTA TOWNSHIP
 TRUMBULL COUNTY



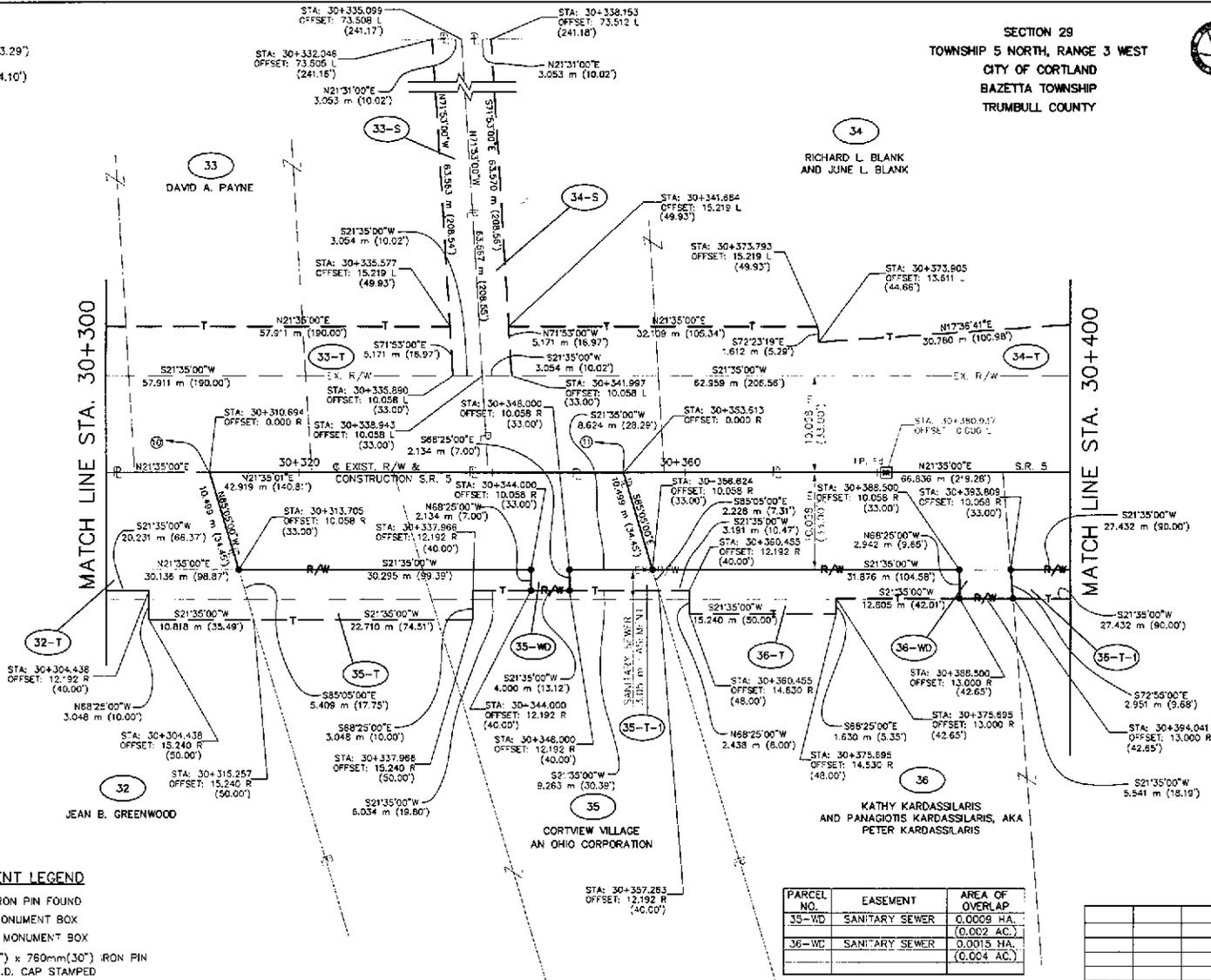
P10 NO.
12188

DATE
 11/15/11

PROJECT
 STA. 30+300 TO STA. 30+400

MATCH LINE STA. 30+300

MATCH LINE STA. 30+400



MONUMENT LEGEND

- EXISTING IRON PIN FOUND
- EXISTING MONUMENT BOX
- PROPOSED MONUMENT BOX
- 19mm(3/4") x 760mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOK S-4896"

PARCEL NO.	EASEMENT	AREA OF OVERLAP
35-WD	SANITARY SEWER	0.0009 HA. (0.002 AC.)
36-WD	SANITARY SEWER	0.0015 HA. (0.004 AC.)

REV	DATE	DESCRIPTION

DATE COMPLETED: 3/23/00

11/15/11 09:45
 J. S. J. 11/15/11 15:27:24
 1:00/4

35/39

171
 175



SECTION 29
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY

PROPOSED CURVE DATA
PI STA. 30+533.341
 $\Delta = 40^\circ 49' 10''$ LT.
R = 124.743 m (408.26')
L = 88.871 m (291.57')
T = 46.416 m (152.28')
C = 87.004 m (285.48')
N01°10'25"E

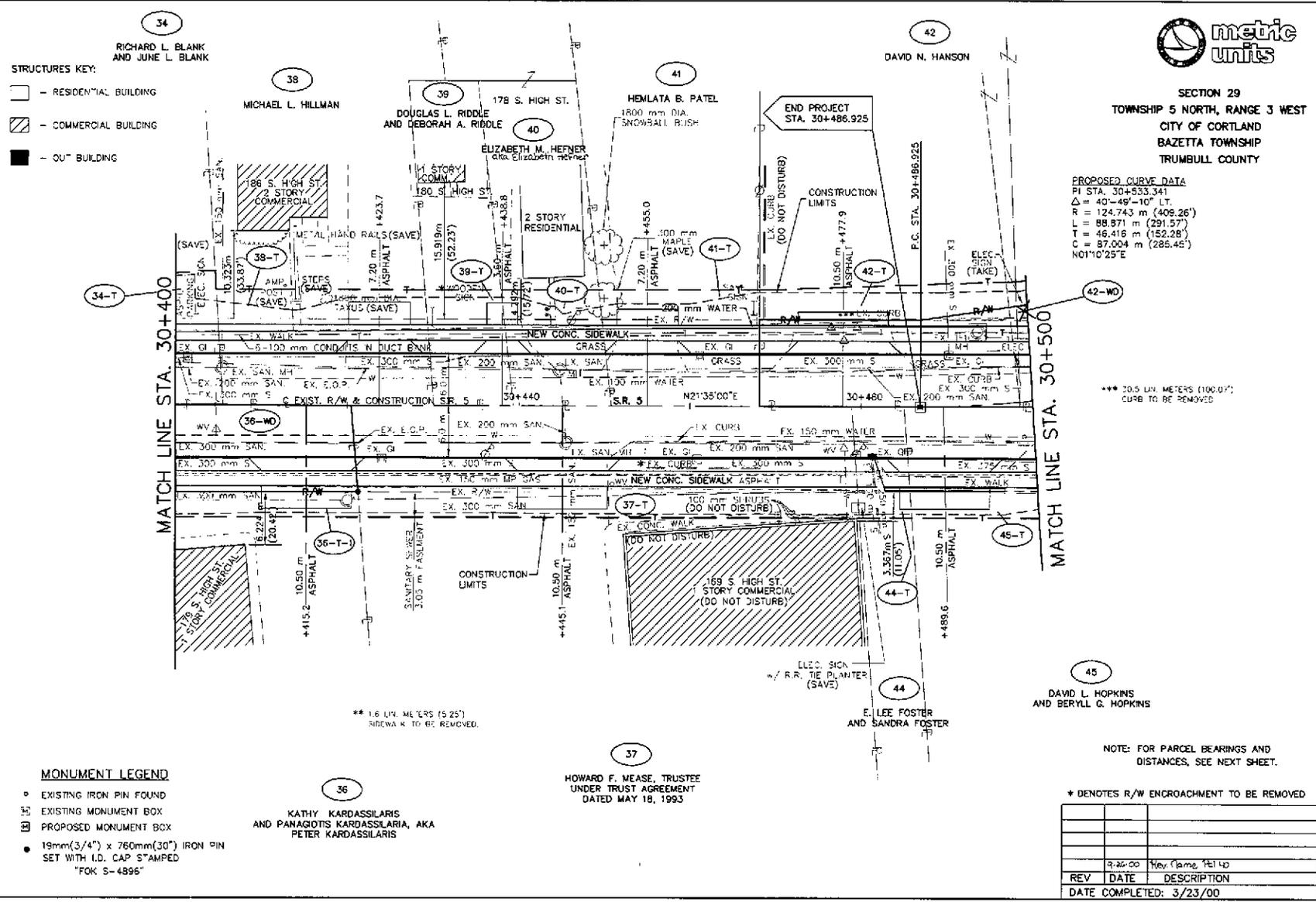
*** 20.5 LIN. METERS (100.00')
CURB TO BE REMOVED

NOTE: FOR PARCEL BEARINGS AND DISTANCES, SEE NEXT SHEET.

* DENOTES R/W ENCROACHMENT TO BE REMOVED

REV	DATE	DESCRIPTION
172	9-20-00	New Name Set Up
175		

DATE COMPLETED: 3/23/00



STRUCTURES KEY:
 [] - RESIDENTIAL BUILDING
 [/] - COMMERCIAL BUILDING
 [■] - OUT-BUILDING

MONUMENT LEGEND
 ○ EXISTING IRON PIN FOUND
 □ EXISTING MONUMENT BOX
 ▣ PROPOSED MONUMENT BOX
 ● 19mm(3/4") x 760mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOK S-4896"

HORIZONTAL SCALE IN METERS
 PROJECT NO. 12188
 DATE 3/23/00
 RIGHT OF WAY PLAN STA. 30+400 TO STA. 30+500
 TRU-5-29.611 (18.40)
 SHEET NO. 36/39
 DRAWING NO. 172/175

11/28/00 D.G.C.
 3-23-2000 10:27 AM
 1:250W

34
RICHARD L. BLANK
AND JUNE L. BLANK

38
MICHAEL L. HILLMAN

39
DOUGLAS L. RIDDLE
AND DEBORAH A. RIDDLE

40
ELIZABETH M. HEFNER
aka Elizabeth Turner

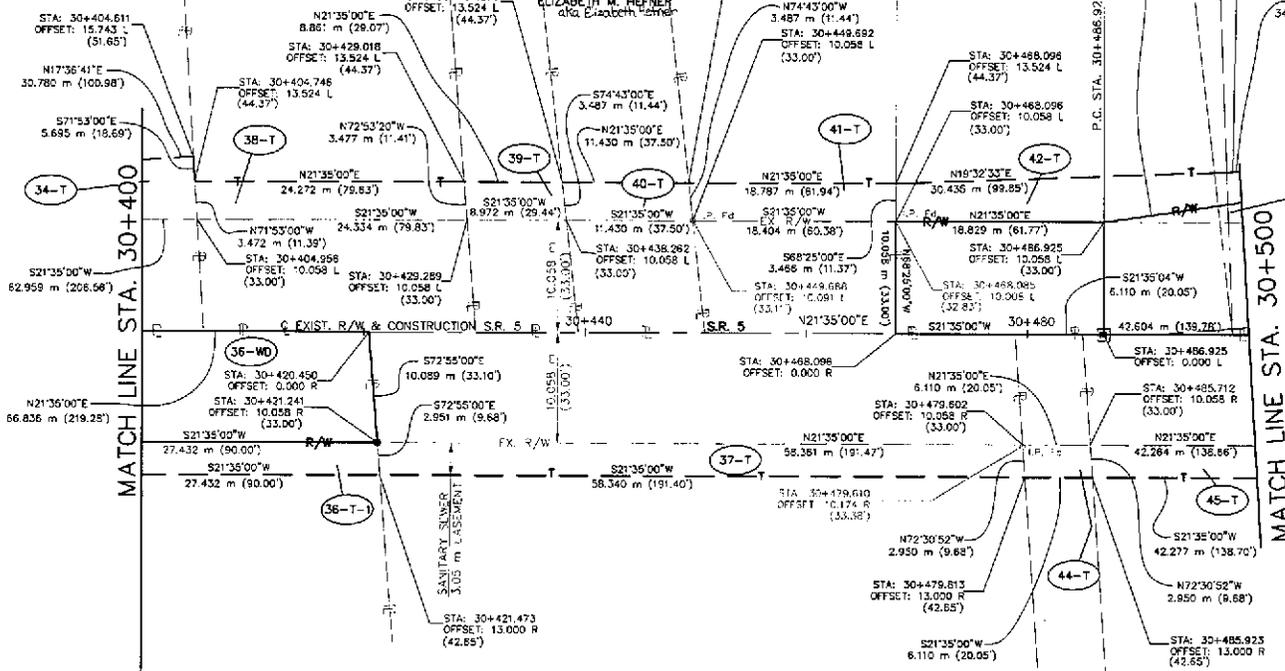
41
HEMLATA B. PATEL

42
DAVID N. HANSON



SECTION 29
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY

PROPOSED CURVE DATA
PI STA. 30+533.341
 $\Delta = 40^\circ-49'-10''$ LT.
R = 124.743 m (409.26')
L = 88.871 m (291.57')
T = 46.416 m (152.26')
C = 87.004 m (285.45')
N01°10'25"E



- MONUMENT LEGEND**
- EXISTING IRON PIN FOUND
 - EXISTING MONUMENT BOX
 - ▣ PROPOSED MONUMENT BOX
 - 19mm(3/4") x 780mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOK S-4896"

36
KATHY KARDASSILARIS
AND PANAGIOTIS KARDASSILARIA, AKA
PETER KARDASSILARIS

37
HOWARD F. MEASE, TRUSTEE
UNDER TRUST AGREEMENT
DATED MAY 18, 1993

44
E. LEE FOSTER
AND SANDRA FOSTER

45
DAVID L. HOPKINS
AND BERYLL G. HOPKINS

HORIZONTAL SCALE IN METERS

PROJ. NO. 12188

DATE COMPLETED: 3/23/00

RIGHT OF WAY PLAN STA. 30+400 TO STA. 30+500

TRU-5-29.611 (18.40)

37/39

175

REV	DATE	DESCRIPTION
1	3/23/00	Rev Name Del 40

DATE COMPLETED: 3/23/00

DATE PLOTTED: 11-21-00 11:27 AM
 L: 2500



HORIZONTAL SCALE IN METERS

PIB NO. 12188

TOWN 5 NORTH, RANGE 3 WEST

RIGHT OF WAY PLAN
STA. 30+500 TO STA. 30+585.433

TRU-5-29.611 (18.40)

38/39

174/175

SECTION 29
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY

CURVE DATA
 $\Delta = 12^{\circ}31' - 55" \text{ L.L.}$
 $R = 1103.638 \text{ m (3620.53')}$
 $L = 58.295 \text{ m (191.26')}$
 $T = 29.154 \text{ m (95.65')}$
 $C = 58.287 \text{ m (191.23')}$
 $N20^{\circ}44'58"$

NOTE: FOR PARCEL BEARINGS AND DISTANCES, SEE NEXT SHEET.

* DENOTES R/W ENCROACHMENT TO BE REMOVED

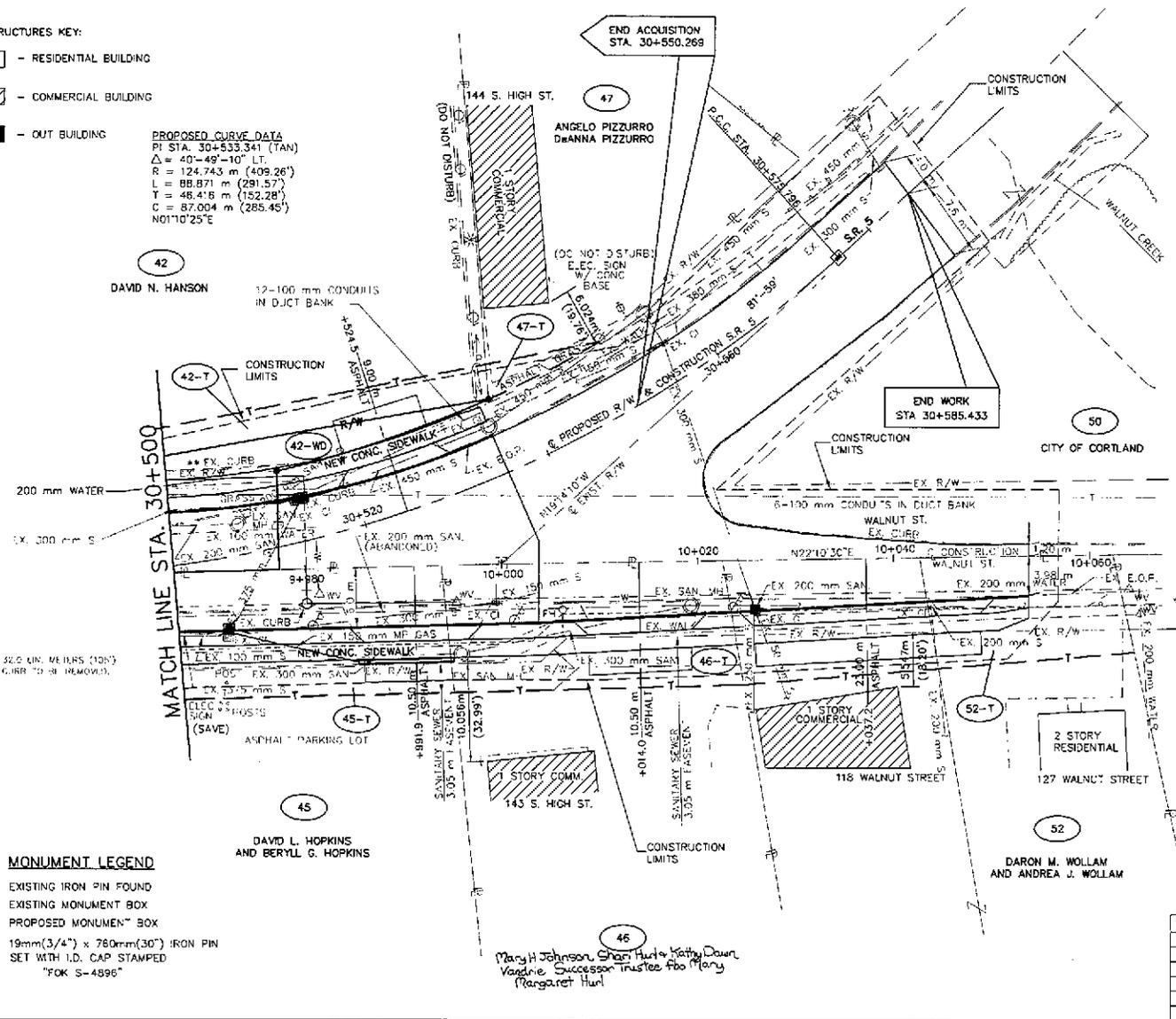
REV	DATE	DESCRIPTION
DATE COMPLETED: 3/23/00		

STRUCTURES KEY:

- RESIDENTIAL BUILDING
- COMMERCIAL BUILDING
- OUT BUILDING

PROPOSED CURVE DATA
 PI STA. 30+533.341 (TAN)
 $\Delta = 40^{\circ}49' - 10" \text{ L.L.}$
 $R = 124.743 \text{ m (409.26')}$
 $L = 88.871 \text{ m (291.57')}$
 $T = 48.416 \text{ m (152.28')}$
 $C = 87.004 \text{ m (285.45')}$
 $N011^{\circ}0'25" \text{ E}$

** 3/2.5 IN. MEAS. (10%)
 CURB TO BE REMOVED.



MONUMENT LEGEND

- EXISTING IRON PIN FOUND
- EXISTING MONUMENT BOX
- PROPOSED MONUMENT BOX
- 19mm(3/4") x 780mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOK S-4596"

Mary H. Johnson, Shari Hult, Kathy Dawn, Vardine Successor trustee for Mary Margaret Hult

1748949.DWG
 3/23/00 10:32 AM
 1:20 PM



SECTION 29
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY

RIGHT OF WAY PLAN
STA. 30+500 TO STA. 30+585.433

TRU-5-29-611 (18.40)

39/39
175/175

PROPOSED CURVE DATA
PI STA. 30+533.341 (TAN)
 $\Delta = 40^\circ - 48' - 10''$ LT.
 $R = 124.743$ m (409.26')
 $L = 88.971$ m (291.57')
 $T = 45.415$ m (152.28')
 $C = 87.004$ m (285.45')
 $N01^\circ 0' 25'' E$

CURVE DATA
 $\Delta = 3^\circ - 01' - 35''$ LT.
 $R = 1103.538$ m (3620.53')
 $L = 58.296$ m (191.26')
 $T = 29.154$ m (95.65')
 $C = 58.287$ m (191.23')
 $N20^\circ 44' 58''$

- MONUMENT LEGEND**
- EXISTING IRON PIN FOUND
 - EXISTING MONUMENT BOX
 - ▣ PROPOSED MONUMENT BOX
 - 19mm(3/4") x 750mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOK S-4896"

Mary H Johnson, Stan, Hilda, Kathy, Dawn Vandeire, Successor Trustee for Mary Margaret Hurl

REV	DATE	DESCRIPTION
	9.26.00	Rev Name, Add 46
DATE COMPLETED: 3/23/00		

17:48:00.000
17:48:00.000
17:48:00.000

MARGARET H. O'BRIEN
CLERK OF COURTS
TRUMBULL COUNTY
Dec 3 10 02 AM '01
FILED
RECORDED
VOL. PAGE

IN THE COMMON PLEAS COURT OF TRUMBULL COUNTY, OHIO

Gordon Proctor, Director
Ohio Department of Transportation
1980 West Broad Street
P.O. Box 899
Columbus, Ohio 43216-0899

Plaintiff,

v.

Richard L. Blank
192 S. High Street
Cortland, Ohio 44410-1702

June L. Blank
192 S. High Street
Cortland, Ohio 44410-1702

David A. Hines, or successor
Trumbull County Auditor
160 High Street, NW, 2nd Floor
Warren, Ohio 44481

and

Christ Michelakis, or successor
Trumbull County Treasurer
160 High Street, NW, 2nd Floor
Warren, Ohio 44481

Defendants.

CASE NO. 01-CV-2422

JUDGE MCKAY

PETITION TO
APPROPRIATE
PROPERTY AND TO
FIX COMPENSATION

**STATE'S
EXHIBIT**

PETITION TO APPROPRIATE PROPERTY AND TO FIX COMPENSATION

1. Plaintiff states that he is the Director of the Ohio Department of Transportation; that this action to appropriate property is brought in Plaintiff's official capacity; that Plaintiff is authorized and empowered by Section 19, Article I, Ohio Constitution, R.C. Title 55, and R.C. Chapter 163 to bring this cause of action to appropriate property for a public use; and, that Plaintiff has complied with the requirements of R.C. 163.04.

2. Plaintiff intends to obtain and take possession of and enter upon the property being appropriated for the purposes of making, constructing, or improving a state highway or interstate highway which shall be open to the public, without charge.

3. Plaintiff has been unable to agree with all the owners concerning the property to be appropriated.

4. Attached hereto, as a part of "Exhibit A," is a copy of the *Findings, Declarations and Resolutions* entered in the Journal of the Director of Transportation, Real Estate Administration Section, wherein the following are disclosed:

- (a) A statement of the purpose of the appropriation.
- (b) The identity of the road to be made, constructed or improved.
- (c) The names and addresses, so far as can be ascertained, of those persons or entities that are the owners, as defined in R.C. 163.01, of the property to be appropriated.
- (d) The description of the property, and the rights, titles, interests, and estates therein, to be appropriated.
- (e) The amount Plaintiff has determined to be the fair market value of the property, and the rights, titles, interests, and estates therein, to be appropriated, together with any damages to the residue thereof.

- (f) The identity of the entities other than the State of Ohio, if any, in the name of which all or a part of the property is being appropriated, all with the prior consent of the legislative or corporate authority of any such entities.

Plaintiff hereby incorporates "Exhibit A" into this Petition.

5. Prior to or at the time of filing this Petition, Plaintiff has deposited with the Clerk of this Court a sum of money equal to the amount he determined to be the fair market value of the property, and the rights, titles, interests and estates therein, to be appropriated, and any damages to the residue thereof.

6. Plaintiff has filed with the Trumbull County Engineer a copy of the highway plans for the purpose of making available a description of the nature of the improvement or use which requires the appropriation, including any specifications, elevations, and grade changes already determined at the time of the filing of this petition, in sufficient detail to permit a determination of the nature, extent, and effect of the taking and improvement.

WHEREFORE, Plaintiff prays the Court will:

[A] Find that Plaintiff has complied with R.C. 163.01, *et seq.*, and is entitled to appropriate the subject property.

[B] Enter a judgment ordering the conveyance of the title to such property to the State of Ohio and/or to the entities other than the State of Ohio, if any, identified in "Exhibit A," upon the consideration of the sum of money deposited by Plaintiff with the Clerk of this Court.

[C] Grant Plaintiff all such other relief to which he might be shown to be entitled.

All in accordance with law.

Very truly yours,

BETTY D. MONTGOMERY
Attorney General of Ohio

JOHN C. THORNE, JR. (0020280)
Assistant Attorney General
State Office Building - 11th Floor
615 West Superior Avenue
Cleveland, Ohio 44113-1899
E-mail: jthorne@ag.state.oh.us
(216) 787-3030 - FAX (216) 787-3480
Attorney for Plaintiff

FINDINGS, DECLARATIONS & RESOLUTIONS

WHEREAS, I find it necessary to make, construct or improve **State Route 5, Section 29.611 (18.40), Trumbull County, Ohio;**

WHEREAS, it is necessary for the public convenience and welfare to acquire certain property for highway purposes, namely **Parcel(s) 34-S, and 34-T**, which property is more particularly described below; and, the names and addresses of the owners of said of property are:

Richard L. Blank
192 S. High Street
Cortland, Ohio 44410-1702

June L. Blank
192 S. High Street
Cortland, Ohio 44410-1702

David A. Hines, or successor
Trumbull County Auditor
160 High Street, NW, 2nd Floor
Warren, Ohio 44481

and

Christ Michelakis, or successor
Trumbull County Treasurer
160 High Street, NW, 2nd Floor
Warren, Ohio 44481

WHEREAS, I have been unable to purchase all such property because I have not been able to agree with all the owners thereof; and, it is necessary to acquire such property by appropriation; and,

WHEREAS, I have determined that **\$4,650** is the fair market value of the property, and the rights, titles, interests and estates therein, and the structures, if any, situated thereon, to be appropriated, together with any damages to the residue thereof.

BE IT DECLARED AND RESOLVED THAT:

1. I find it necessary to appropriate the hereinafter specifically described property, and rights, titles, interests and estates therein, and the structures, if any, situated thereon, for the purpose of making, constructing or improving the hereinabove mentioned highway which shall be open to the public, without charge.

2. Prior to or at the time of filing an action to appropriate the subject property, and the rights, titles, interests, and estates therein, and the structures, if any, situated thereon, the hereinabove mentioned sum of money shall be deposited with the Clerk of the court in which the action is brought.

3. In accordance with R.C. 163.06(B), it is necessary to forthwith enter upon and occupy said property and/or the structures situated thereon.

4. The legal description of the property, and rights, titles, interests and estates therein to be appropriated are:

**PARCEL 34-S
TRU-5-29.611 (18.40)
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the lands hereinafter described. Owner herein retains the right to use said lands for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted.

Beginning at a point in the south line of the lands of the Owners and the existing west right of way line of S.R. 5 (High Street), 10.058 meters (33.00 feet) left of centerline of existing right of way and construction S.R. 5 Sta. 30+338.943 and being the TRUE POINT OF BEGINNING of the parcel herein described;

thence N 71°53'00" W along the south line of the lands of the Owners a distance of 63.567 meters (208.55 feet) to a point, 73.508 meters (241.17 feet) left of centerline at Sta. 30+335.099;

thence N 21°35'00" E along the west line of the lands of the Owners a distance of 3.053 meters (10.02 feet) to a point, 73.512 meters (241.18 feet) left of centerline at Sta. 30+338.153;

thence S 71°53'00" E a distance of 63.570 meters (208.56 feet) to a point in the existing west right of way line of S.R. 5 (High Street), 10.058 meters (33.00 feet) left of centerline at Sta. 30+341.997;

thence S 21°31'00" W along the east line of the lands of the Owners a distance of 3.054 meters (10.02 feet) to the TRUE POINT OF BEGINNING and containing 0.0194 hectares (0.048 acres) of land, more or less.

This description was prepared and reviewed on February 11, 2000 by Thomas D. Y. Fok, Registered Surveyor No. S-4896.

This description is based on a survey made under the direction and supervision of Thomas D. Y. Fok, Registered Surveyor No. S-4896 in December, 1999 for the City of Cortland.

The basis of bearings in this description are based on the Ohio Department of Transportation Project Tru-5-18.92.

Prior Instrument Reference: Deed Volume 802, Page 477 in the Records of Trumbull County, Ohio.

The above described area is located in Auditor's Parcel 34-006651.

**PARCEL 34-T
TRU-5-29.611 (18.40)
TEMPORARY EASEMENT FOR THE PURPOSE OF PERFORMING THE WORK
NECESSARY TO CONSTRUCT A DRIVE AND TO GRADE**

Being a parcel of land situated in Trumbull County, Ohio, Bazetta Township, Section 29 Town 5N, Range 3W and lying on the Left side of the centerline of a survey, made for the Department of Transportation and recorded in Image #200007070025022, of the records of Trumbull County and within the following described points in the boundary thereof:

Known as being part of the original Bazetta Township Section 29 and being more particularly described as follows:

Beginning at a point in the north line of the lands of the Owners and the existing west right of way line of S.R. 5 (High Street), 10.058 meters (33.00 feet) left of centerline of existing right of way and construction S.R. 5 Sta. 30+404.956 and being the TRUE POINT OF BEGINNING of the parcel herein described;

thence S 21°35'00" W along the existing west right of way line of S.R. 5 (High Street) a distance of 62.959 meters (206.56 feet) to a point, 10.058 meters (33.00 feet) left of centerline at Sta. 30+341.997;

thence N 71°53'00" W a distance of 5.171 meters (16.97 feet) to a point, 15.219 meters (49.93 feet) left of centerline at Sta. 30+341.684;

thence N 21°35'00" E a distance of 32.109 meters (105.34 feet) to a point, 15.219 meters (49.93 feet) left of centerline at Sta. 30+373.793;

thence S 72°23'19" E a distance of 1.612 meters (5.29 feet) to a point, 13.611 meters (44.66 feet) left of centerline at Sta. 30+373.905;

thence N 17°36'41" E a distance of 30.780 meters (100.98 feet) to a point in the north line of the lands of the Owners, 15.743 meters (51.65 feet) left of centerline at Sta. 30+404.611;

thence S 71°53'00" E along the north line of the lands of the Owners a distance of 5.695 meters (18.69 feet) to the TRUE POINT OF BEGINNING.

It is understood the area of land above described contains 0.0308 hectares (0.076 acres), more or less.

This description was prepared and reviewed on February 3, 2000 by Thomas D. Y. Fok, Registered Surveyor No. S-4896.

This description is based on a survey made under the direction and supervision of Thomas D. Y. Fok, Registered Surveyor No. S-4896 in December, 1999 for the City of Cortland.

The basis of bearings in this description are based on the Ohio Department of Transportation Project Tru-5-18.92.

Prior Instrument Reference: Deed Volume 802, Page 477 in the Records of Trumbull County, Ohio.

The above described area is located in Auditor's Parcel 34-006651.

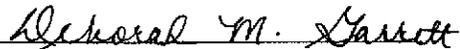
WITNESS my hand and seal given this 26th day of November, 2001,
at Columbus, Franklin County, Ohio.



GORDON PROCTOR
Director,
Ohio Department of Transportation

CERTIFICATE OF AUTHENTICITY

This is to certify that the foregoing constitutes an authentic copy of an entry made on this the
26th day of November, 2001, in Volume 30, Page 331 of the
Real Estate Administration Section of the Journal of the Ohio Director of Transportation; in
attestation of which the Seal of the Ohio Department of Transportation has been affixed hereto.



Deborah M. Garrett, Recorder

Margaret R. O'Brien Clerk of Courts
Trumbull County Common Pleas Court
Warren, Ohio
Judge
HON. W. WYATT MCKAY

Date
12/03/01

Receipt
No. 46097

Case # 2001 CV 02422

GORDON PROCTOR DIRECTOR
VS
RICHARD L BLANK

Received of: STATE OF OHIO

Total Received	4,650.00 CHECK
Change	
Net Received	4,650.00

Deposits Rec'd	4,650.00
----------------	----------

Costs

Fines

Bonds Rec'd

Check

Notary

Copies

Deposits Applied

Bonds Applied

Deputy Clerk NJW

Comment: DEPOSIT

In the
Supreme Court of Ohio

State ex rel. June L. Blank, et al. :
 : Case No. 2007-2217
Relators, :
 :
v. :
 :
James G. Beasley, Director :
Ohio Department of Transportation, :
 :
Respondent. :
 :

**AFFIDAVIT OF JOAN SHORT ON BEHALF OF
RESPONDENT OHIO DEPARTMENT OF TRANSPORTATION**

FRANK R. BODOR* (0005387)
**Counsel of Record*
Attorney at Law
157 Porter Street, NE
Warren, Ohio 44483
330-399-2233
330-399-5165 (fax)

Counsel for Relators Blank

NANCY H. ROBERTS (0002375)
Attorney General of Ohio

L. MARTIN CORDERO* (0065509)
**Counsel of Record*
Associate Assistant Attorney General
RICHARD J. MAKOWSKI (0006892)
Assistant Attorney General
Chief, Transportation Section
150 East Gay Street, 17th Floor
Columbus, Ohio 43215-3130
614-466-3036
614-466-1756 (fax)
lcordero@ag.state.oh.us

Counsel for Respondent,
Director, Ohio Department of Transportation

**STATE'S
EXHIBIT**

AFFIDAVIT OF JOAN SHORT

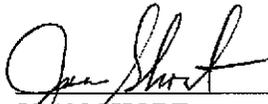
Now comes Joan Short, having first been duly sworn and cautioned, states as follows the following facts are made on her personal knowledge:

1. I am employed with the State of Ohio, Department of Transportation and my work address is ODOT District 4, 2088 South Arlington Street, Akron, Ohio 44306.
2. For the past several years, I have been in the Real Estate Section which involves the negotiation, when possible, and acquisition, when necessary, of needed right of way for highway improvement projects.
3. My current title is ODOT Northeast Real Estate Region Projects Manager, and I am responsible for facilitating highway and maintenance projects for ODOT District 4, 11, and 12, which includes 16 northeastern Ohio counties.
4. My duties include assisting Districts in completing highway projects. If a project will require property which ODOT does not have title or legal authority to utilize, then I coordinate the appraisal and negotiation process according to ODOT Policies and Procedures.
5. I was, and am, responsible for the appraisal process for right of way acquisition of ODOT Project TRU-5-29.611(18.40) (hereinafter, "Project").
6. Based on a request for valuation services for Parcel 34-S and 34-T of that Project, ODOT retained the services of Continental Valuations, Inc.
7. A true and accurate copy of the Valuation Analysis prepared by Continental Valuations, Inc. is found at Exhibit 7.
8. In accordance with ODOT Policy and Procedure, ODOT sent an initial contact to Richard and June Blank in September, 2000, regarding the need to acquire part of their property.
9. A true and accurate copy of the letter is found at Exhibit 8.
10. In order to facilitate negotiations with numerous property owners, ODOT retained the

services of ms consultants, inc. to negotiate voluntary acquisition of Parcel 34-S and 34-T.

11. ODOT's negotiation agent reported back that it was unsuccessful in their good faith negotiations with the Blanks.
12. True and accurate copies of the correspondence between ODOT's agent and the Blanks are found in Exhibit 9, 10, 11, 12, 13, and 14.
13. At no time during the pre-appropriation negotiations did Blanks raise any concerns that the area sought within Parcel 34-S and 34-T would be insufficient to construct the Project.
14. Unable to reach a satisfactory resolution, I requested that the Attorney General's Office initiated appropriation of Parcel 34-S and 34-T, and provided funds in the amount of \$4,650; the amount determined to be the fair market value of Parcel 34-S and 34-T.
15. During the pendency of the appropriation action, I requested an updated appraisal from Keystone Valuation Group, LP, to provide a valuation opinion as of the date of the taking.
16. A true and accurate copy of the Summary Appraisal Report prepared by Keystone Valuation Group, LP is found at Exhibit 15.
17. Not until the end of February, 2004, was I made aware of any claims of damage by the contractor to the areas outside of Parcel 34-S and 34-T.

FURTHER AFFIANT SAYETH NAUGHT.



JOAN SHORT

Sworn to, or affirmed, and subscribed in my presence this 9 day of June, 2008.



STEVE CONLEY
Notary Public, State of Ohio
My Commission Expires 4/9/12



Notary Public

VALUE ANALYSIS (\$5,000 OR LESS)

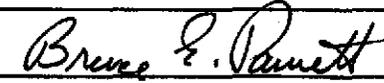
Trumbull
ROUTE: TRU-5-29-611 (18.40)

STATE JOB NO : 042470
PROJ ID NO. : 12188
FED PROJ NO. :

Based on comparable sales, which can be found in the project file, the following value range has been established.

Parcel #	Net Take Area	Land	Improvement	Remarks	Total
34 S	2,091 SF (0.0480 Acres)	@ \$3.00/SF x 50% (Rounded)		Property Owner: Richard L. Blank And June L. Blank	\$3,150
34 T	3,311 SF (0.0760 Acres)	@ \$3.00/SF x 10% x 1.5 Yrs. (Rounded)		To construct drive and grade.	\$1,500
				Total	\$4,650

Temporary taking(s) have been based on a 1.5 year period

SIGNATURE _____ DATE 9/27/00 CONCURRENCE _____ DATE 10-17-00

ADMINISTRATIVE REVIEW:

PARCEL #34

AMOUNT:

\$ 4,650

SIGNATURE _____

DATE _____

(SEE REVERSE SIDE FOR ADDITIONAL DOCUMENTATION)

Identify Larger Parcel/Subject:

The subject is owned by Richard L. Blank and June L. Blank, per Trumbull County Recorder's public records. The site has a size of 2.6400 gross acres/114,998 gross SF(2.48 net acres/108,072 net SF), per R/W plans, and has commercial improvements. The site consists of three contiguous parcels. Thus the larger parcel is identified as a 2.6400 gross acres/114,998 gross SF (2.48 net acres/108,072 net SF) irregular-shaped site with commercial improvements.

Zoning/Highest and Best Use:

The subject's frontage is zoned S-1, Services District, the rear is zone multi-family. The site has an irregular shape, frontage along S. High Street of approximately 216 feet and a maximum depth of approximately 630 feet and a size of 2.6400 gross acres/114,998 gross SF(2.48 net acres/108,072 net SF) , sizes per R/W plans. The rear portion of the subject property, consisting of approximately 68,650, SF is zoned multi-family and is considered to be excess land. The front portion, consisting of approximately 46,348 SF, is zoned S-1 Service District and is considered to be the primary portion of the subject. As vacant, the site has a highest and best use for some form of commercial development. As improved, the subject's highest and best use is its present use.

Effect of the Take:

There is no adverse affect to the residue property. The takes are minor and consist of a small portion of the subject parcel's south property line and South High Street frontage.

Valuation/Analysis of Sales:

Sale No.	Date of Sale	Location	Sale Price	Acres/SF	\$/SF
1	01/27/99	Elm Street	\$360,000	2.08/90,605	\$3.97
3	01/27/97	2057 SR 46	\$330,000	1.6671/72,619	\$3.90/\$4.54
6	04/08/98	Niles Cortland Road	\$117,000	1.2540/54,624	\$2.14

Reconciliation:

The sales have a range of \$2.14 to \$4.54 per square foot. All sales are considered to be good indicators of the subject's value. Placing equal emphasis on all three sales, a unit value of \$3.00/SF is estimated for the subject.

Analysis of Site Improvements (support for contributory value):

N/A

Other comments:

The temporary construction period per R/W plans provided by ODOT is eighteen months. *Please note, the R/W plans indicate that a wooden sign and several bushes located in the S take are part of the subject property. However, per a site inspection, these items are actually part of Parcel #33. Therefore, no compensation is estimated in this report for the sign and bushes in the S take area.

APPENDIX

1. Property rights appraised are fee simple.
2. The appraisal is for the exclusive use of the Ohio Department of Transportation.
3. The purpose of the appraisal is to estimate market value which is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby the buyer and seller are typically motivated, both parties are well informed and well advised and acting in what they consider their own best interests, a reasonable time is allowed for exposure to the open market, payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto, and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
4. The subject is located in Trumbull County, Ohio. The neighborhood consists primarily of commercial improvements.
5. The flood map (Panel Number 390823 0001 A dated October 6, 1978) shows that the subject is not in a flood zone.

Assumptions and Limiting Conditions

1. As agreed upon with the client prior to the preparation of this appraisal, this is a limited appraisal and it invokes the Departure Provision of the Uniform Standards of Professional Appraisal Practice. As such, all known information pertinent to the valuation has not been considered and the full valuation process has not been applied. Therefore, the reliability of the value conclusion provided has been reduced.
2. This is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers files. The purposes of this appraisal is to estimate value to determine a price for sale. It is our understanding that this appraisal will not be used for any other purpose. It is not written to conform to bank-financing requirements or for use in court or disputes with the government. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraisers are not responsible for any unauthorized uses of this report.
3. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
4. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
5. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.

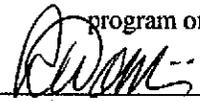
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
11. It is assumed that all required licenses, certificates of occupancy, or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
13. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
14. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

16. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
17. This appraisal covers only the real property described herein. Unless specifically stated to the contrary, it does not include consideration of mineral rights or related right of entry, nor personal property or the removal thereof. Values reported herein are not intended to be valid for any other context, nor are any conclusions (as to unit values) applicable to any other property or utilization not specifically identified herein.
18. The conclusions stated herein, including values which are expressed in terms of the U.S. Dollar, apply only as of the date of value and are based on prevailing physical and economic conditions and available information at that time. No representation is made as to the effect of subsequent events.
19. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony or be in attendance in court with reference to the property in question unless arrangements have been previously made and a fee of \$150.00 per hour is paid for such appearances and the preparation necessitated thereby.
20. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
21. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with properly written qualification and only in its entirety.
22. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

CERTIFICATION OF THE APPRAISER

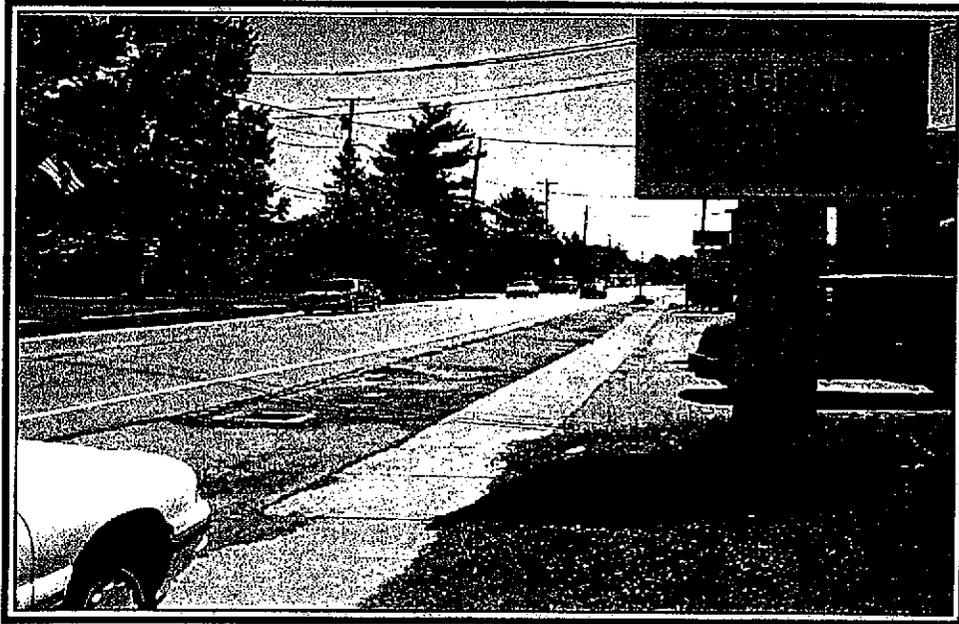
I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
- my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- this appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- my analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- Greg A. Walter provided significant professional assistance to the person signing this report.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- as of the date of this report, Robert Domini has completed the requirements of the continuing education program of the Appraisal Institute.

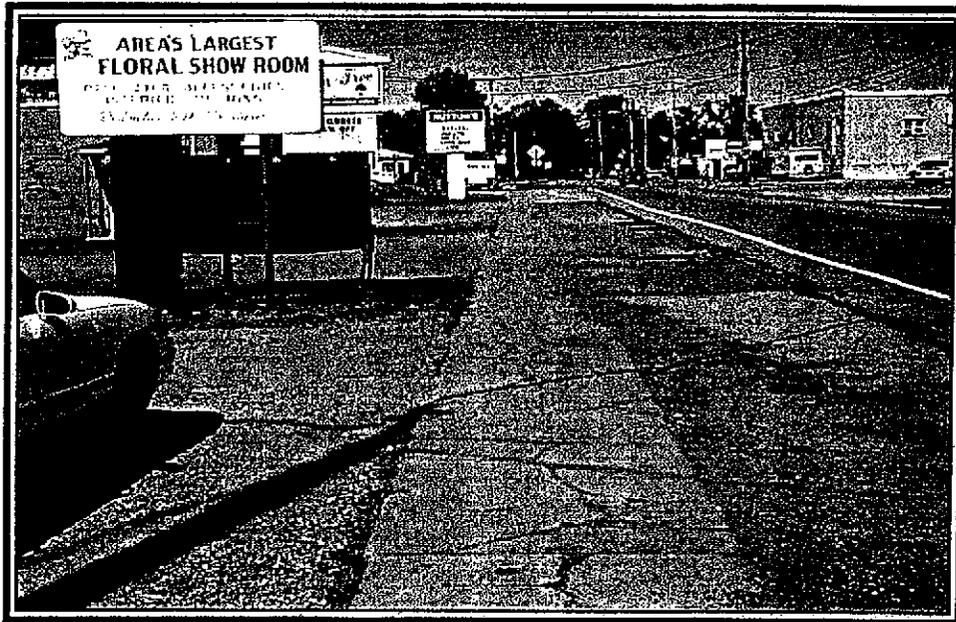


Robert D. Domini, MAI
President
State of Ohio Certification No. 380770
ODOT Appraiser No. 021058

SUBJECT PHOTOGRAPHS

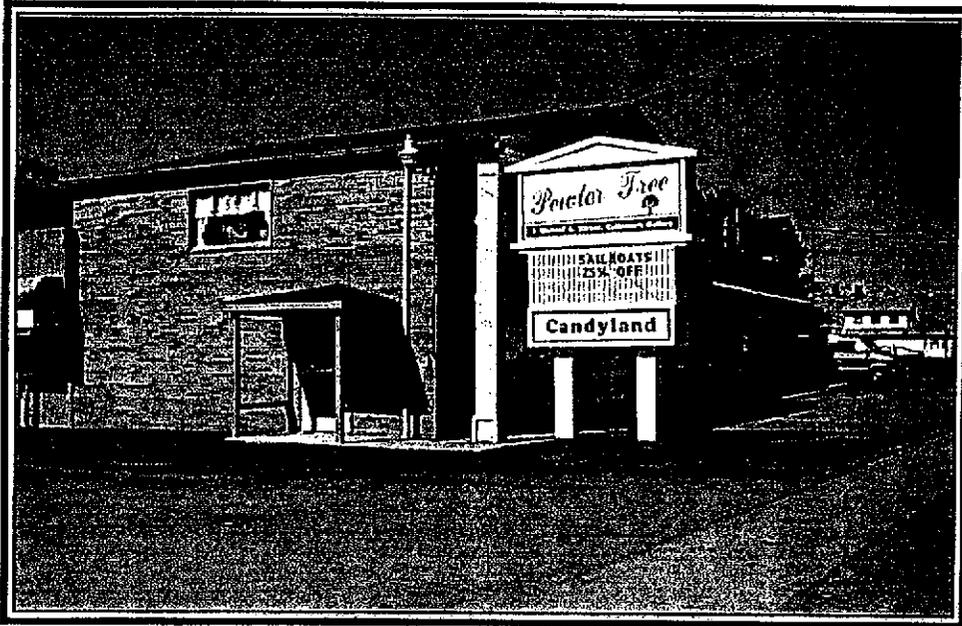


**Take Area
Camera Facing Southeast**

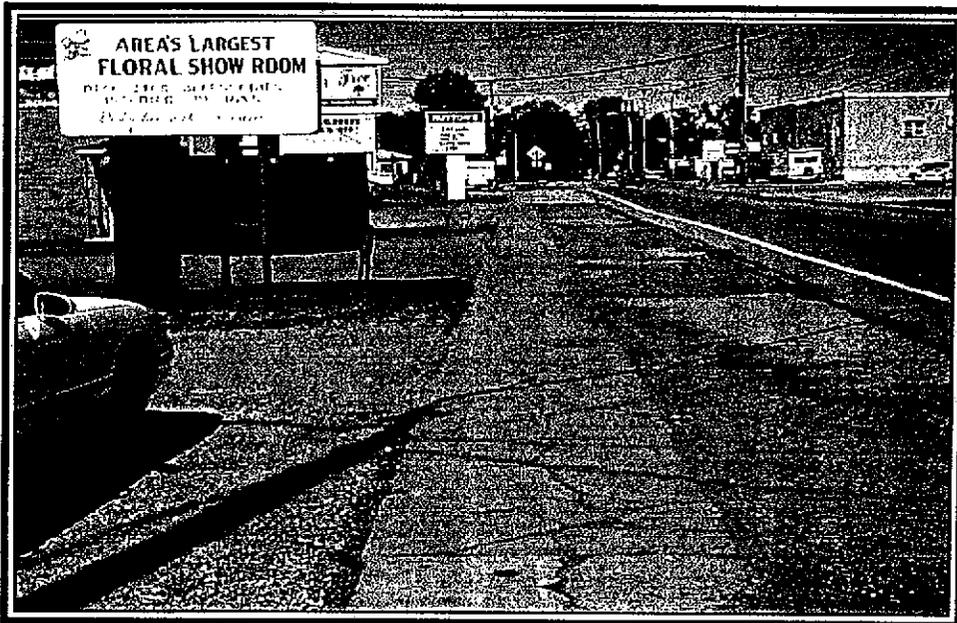


**Take Area
Camera Facing Northwest**

SUBJECT PHOTOGRAPHS

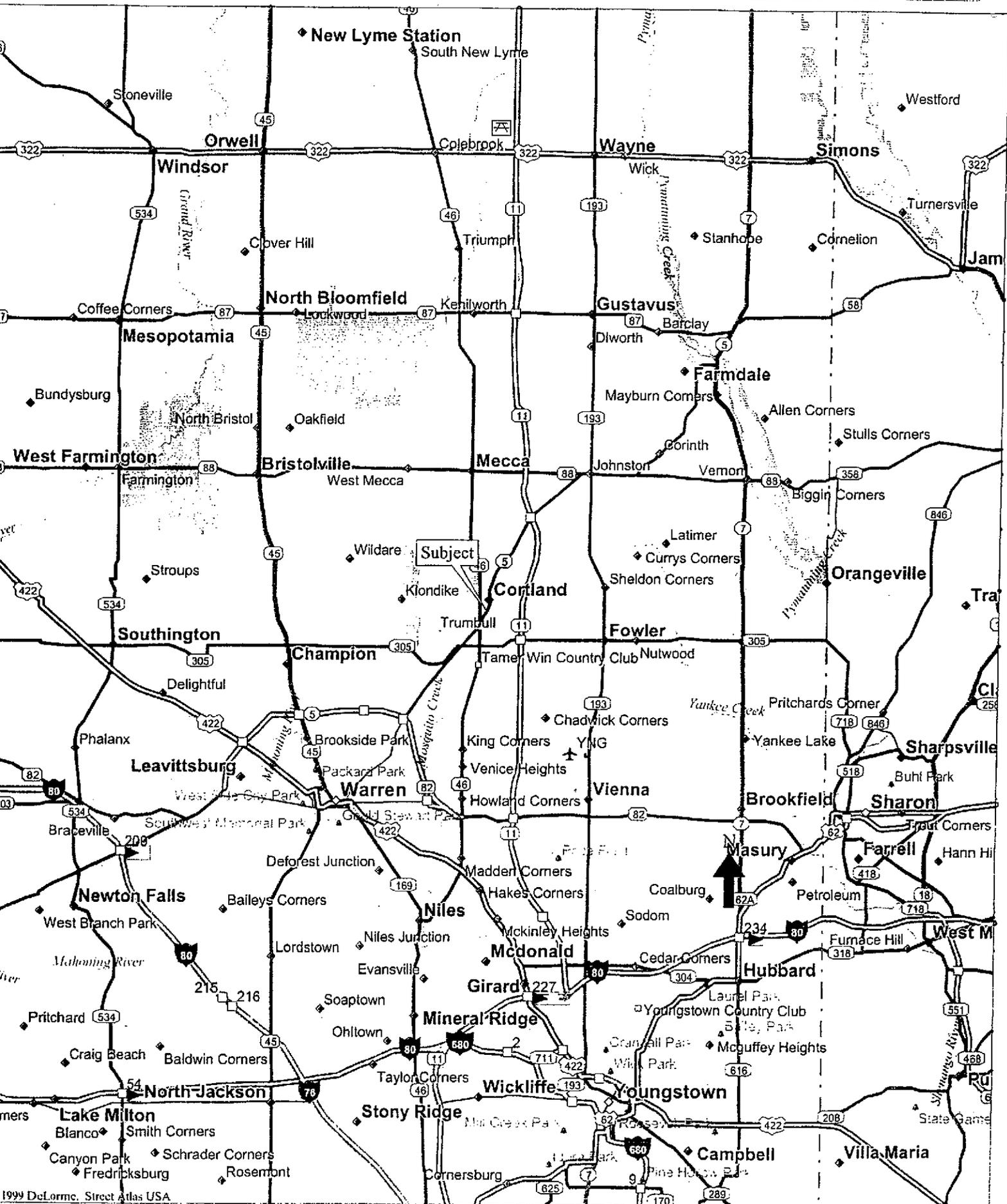


**Subject Site
Camera Facing West**

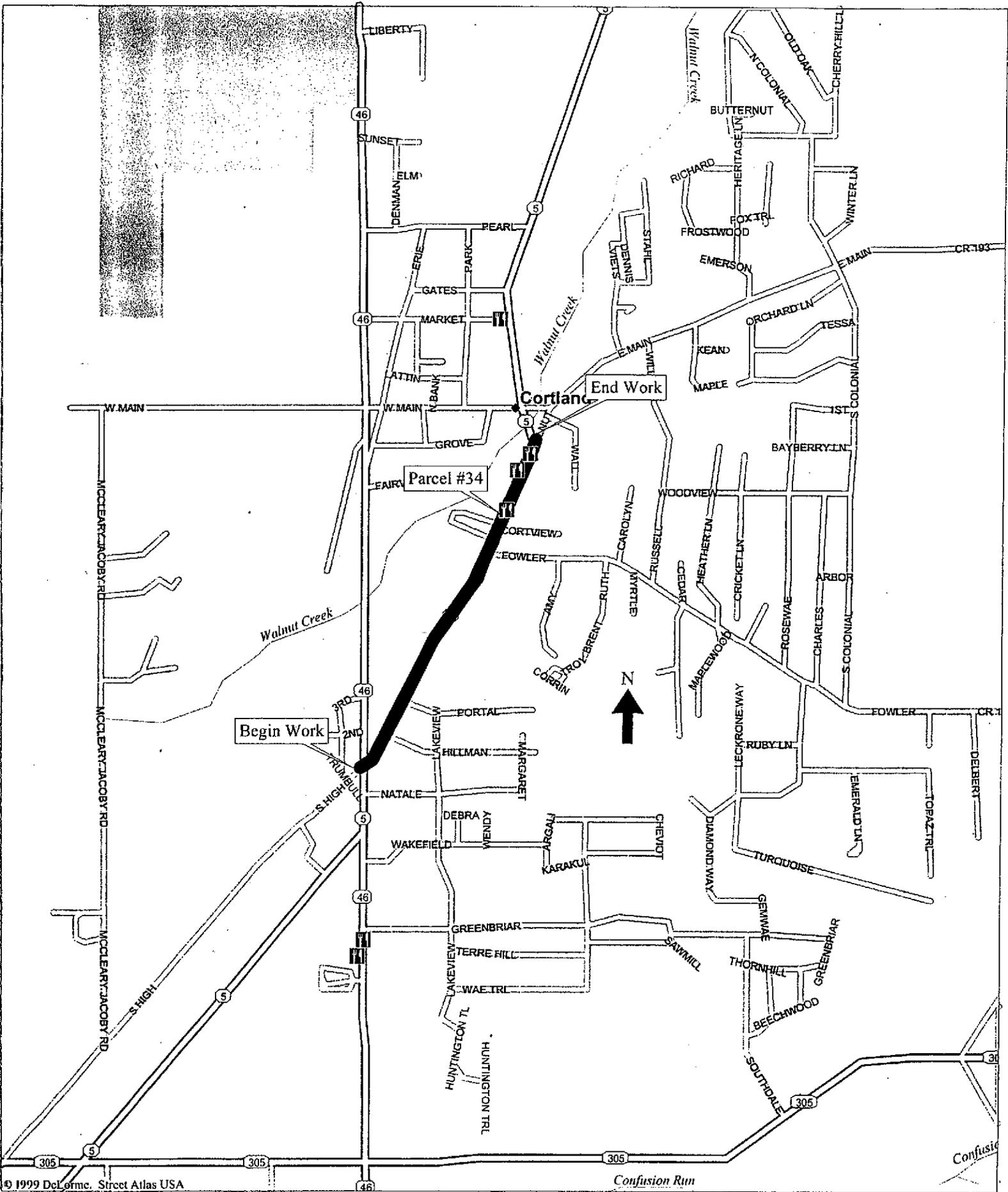


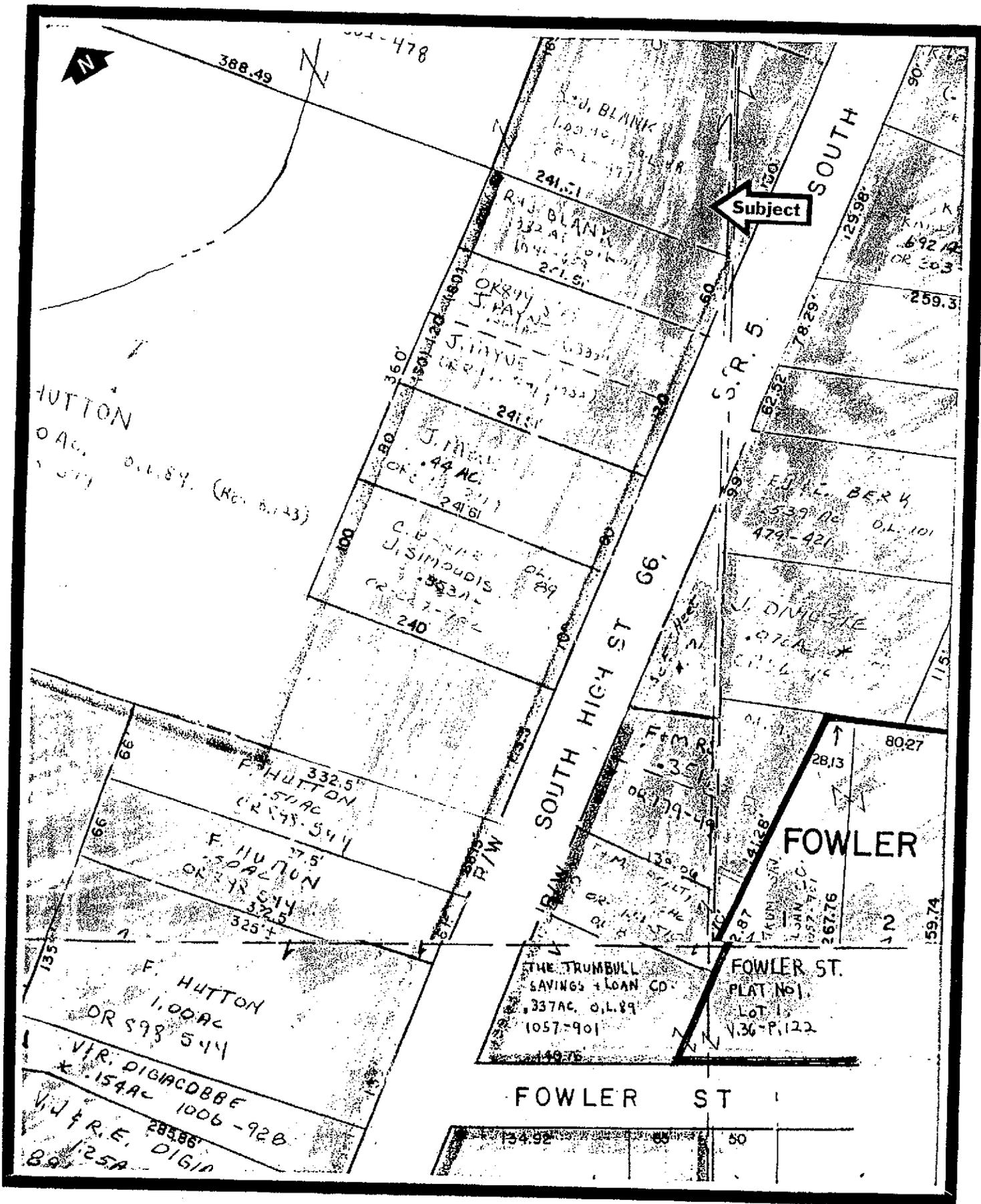
**Take Area
Camera Facing Northwest**

AREA MAP

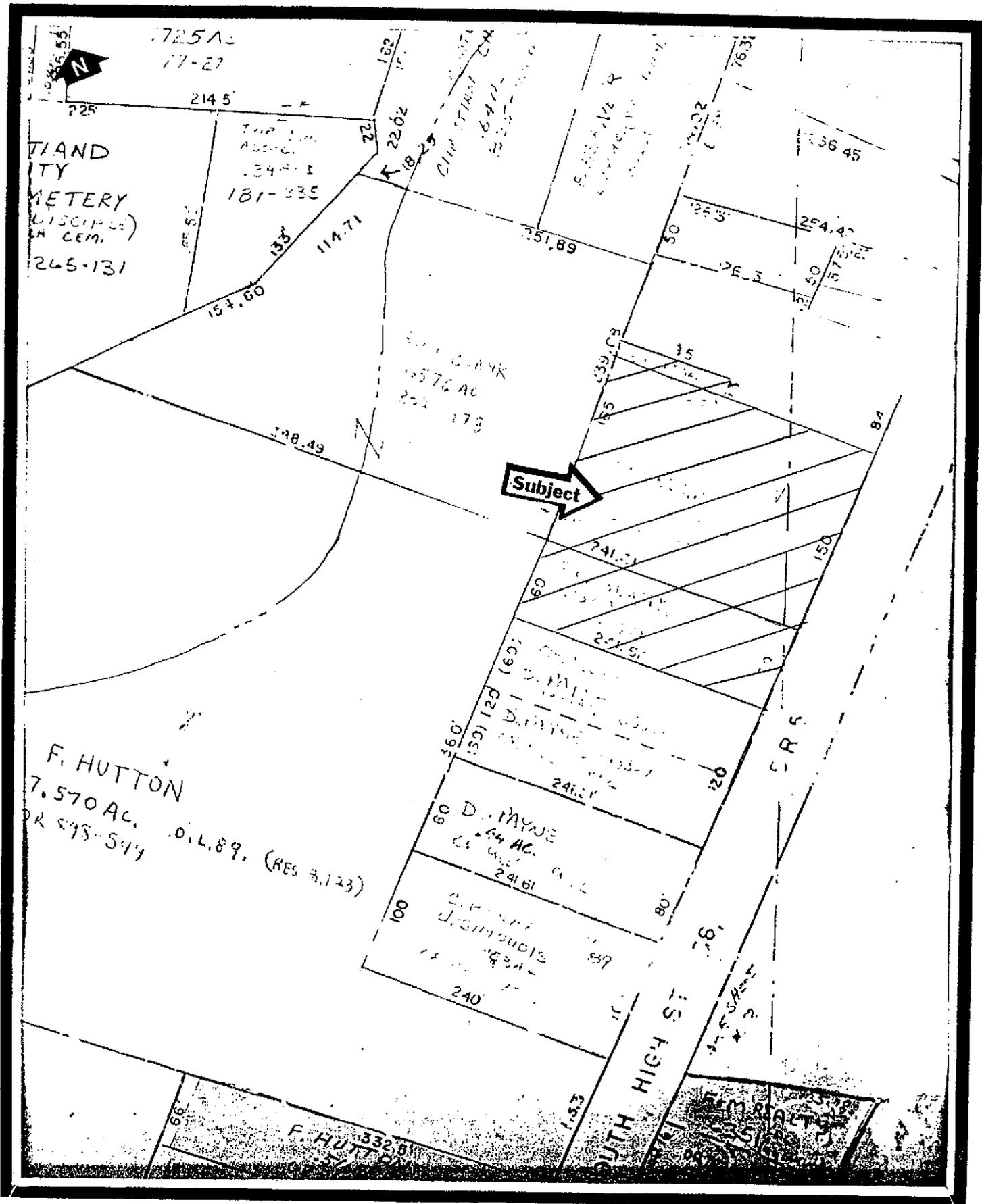


NEIGHBORHOOD MAP

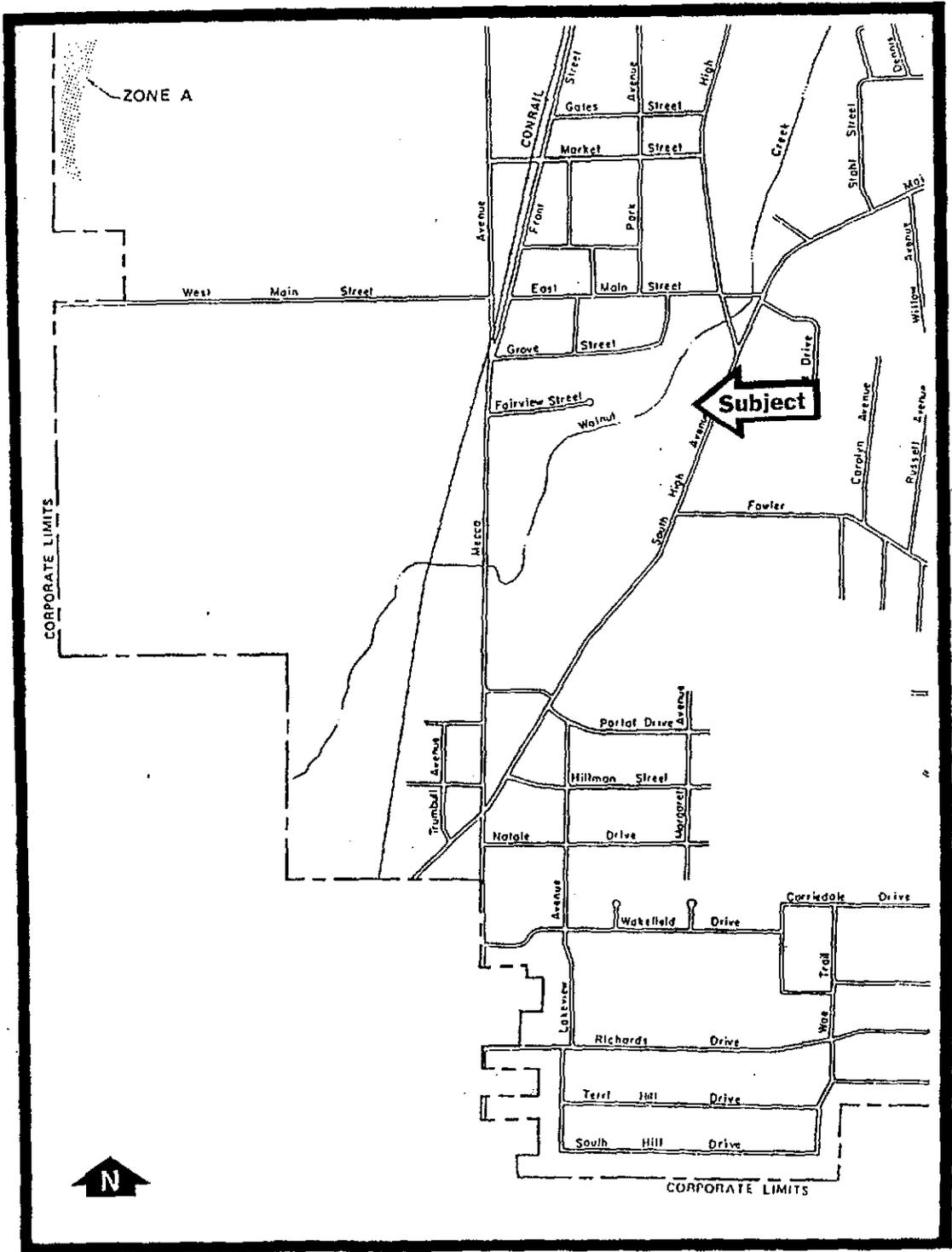




Zoning Map



Plat Map



Flood Plain Map

FLOOD HAZARD BOUNDARY MAP

**VILLAGE OF
CORTLAND,
OHIO
TRUMBULL COUNTY**
PAGE 1 OF 1

**EFFECTIVE DATE:
OCTOBER 6, 1978**

**COMMUNITY-PANEL NUMB
390823 0001 A**



**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

LAND SALE ONE

LOCATION: Elm St., Bazetta Twp., Trumbull County, Ohio
SALE PRICE: \$360,000
DATE OF SALE: 01/27/99 (date signed)
DATE OF INSPECTION: 08/16/2000
VOLUME / PAGE: 1335 / 1017
PRESENT USE: Retail Shop
HIGHEST / BEST USE: High/Medium Density Commercial
GRANTOR: Bojac Corp.
GRANTEE: William G. & Doris Metzenroth
PROPERTY RIGHTS CONVEYED: Fee Simple
FINANCING: Cash to Seller
CONDITIONS OF SALE: Arm's Length
PARCEL NUMBER: 31024-05603
TOTAL AREA: 2.0800 acres/90,605 SF
ZONING: Commercial
UTILITIES: Access to public water and sewer
TOPOGRAPHY: Level
PRICE / FRONT FOOT: \$3.97 a square foot
ASSESSED VALUES/TAXES(1999):
Land: \$113,400
Improvements: \$ 0
Total Value: \$113,400
Taxes: \$1,863.80/yr

LEGAL DESCRIPTION: 96 & 1-2 2.082A 97PT Elm Grove N Woods Comm
Ind Park Pl 1 Bazett

IMPROVEMENT DESCRIPTION: One building and asphalt parking
ENCUMBRANCES: None noted
VERIFICATION DATE: 08/18/2000
NAME OF PARTY: Doris Metzenroth
RELATIONSHIP TO TRANSACTION: Owner
PERSON VERIFYING INFO: Greg A. Walter
PHONE NUMBER: 330-395-4700
MOTIVATION OF GRANTEE: Property was acquired for development purposes.
REMARKS/COMMENTS: Sale is located approximately six miles south of
Cortland City. The sale sits on the northeast corner
of S. R. 46 & I-82 interchange.

LAND SALE THREE

LOCATION: 2057 State Route 46, Howland Twp., Trumbull County, Ohio

SALE PRICE: *\$283,000/\$330,000

DATE OF SALE: 01/27/97 (date signed)

DATE OF INSPECTION: 08/16/2000

VOLUME / PAGE: 1086 / 762

PRESENT USE: Vacant Land

HIGHEST / BEST USE: Medium/High Density Commercial

GRANTOR: Andrew N Toriello, Sr.

GRANTEE: TLD LTD

PROPERTY RIGHTS CONVEYED: Fee Simple

FINANCING: Cash to Seller

CONDITIONS OF SALE: Arm's Length

PARCEL NUMBER: 28023 04800

TOTAL AREA: 1.6671 acres/72,619 SF

ZONING: Commercial

UTILITIES: Access to public water and sewer

TOPOGRAPHY: Sloping

PRICE / SQUARE FOOT: *\$3.90/SF / \$4.54/SF

ASSESSED VALUES/TAXES(1999):

Land:	\$278,800
Improvements:	\$ 0
Total Value:	\$278,800
Taxes:	\$5,202.52/yr

LEGAL DESCRIPTION: 42 4 1.6669865A PT By Survey Niles Cort

IMPROVEMENT DESCRIPTION: None

ENCUMBRANCES: None noted

VERIFICATION DATE: 08/18/00

NAME OF PARTY: Dan Danielle

RELATIONSHIP TO TRANSACTION: Owner

PERSON VERIFYING INFO: Greg A. Walter

PHONE NUMBER: 330-609-9992

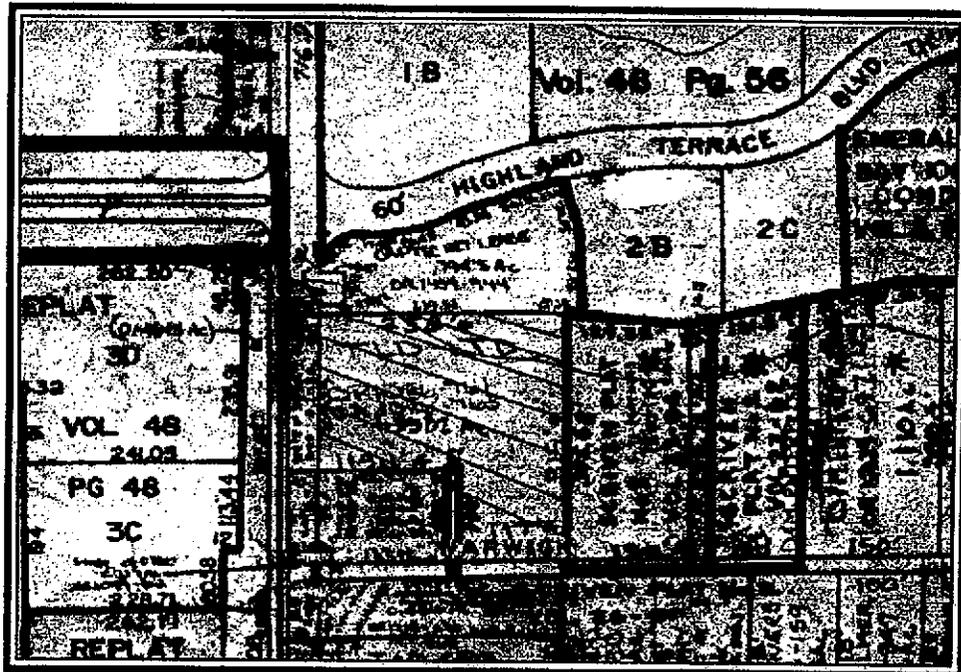
MOTIVATION OF GRANTEE: Property was acquired for future development purposes.

REMARKS/COMMENTS: Sale price adjusted \$47,000 for a drainage system located on the north side of the property, assessments and the razing of an existing building. Per Dan Danielle the property is currently listed for \$575,000. The sale sits south of Courtland approximately six miles within the Township of Howland.

COMPARABLE LAND SALES



Sale Number Three



LAND SALE SIX

LOCATION: Niles Cortland Rd, Bazetta Twp., Trumbull County, Ohio

SALE PRICE: \$117,000

DATE OF SALE: 04/08/98 (date signed)

DATE OF INSPECTION: 08/16/2000

VOLUME / PAGE: 1221 / 338

PRESENT USE: Vacant land

HIGHEST / BEST USE: Low Density Commercial

GRANTOR: Irene B. Roby

GRANTEE: R.B.I. Properties Inc.

PROPERTY RIGHTS CONVEYED: Fee Simple

FINANCING: Cash to Seller

CONDITIONS OF SALE: Arm's Length

PARCEL NUMBER: 33034 04200

TOTAL AREA: 1.2540 acres/54,624 SF

ZONING: Commercial

UTILITIES: Access to public water and sewer

TOPOGRAPHY: Level

PRICE / SQUARE FOOT: \$2.14 a square foot

ASSESSED VALUES/TAXES(1999):

Land:	\$110,200
Improvements:	\$ 0
Total Value:	\$110,200
Taxes:	\$2,322.14/yr

LEGAL DESCRIPTION: 33 3 130.30F Pt 1.254A

IMPROVEMENT DESCRIPTION: None

ENCUMBRANCES: None noted

VERIFICATION DATE: 08/18/2000

NAME OF PARTY: Irene Roby

RELATIONSHIP TO TRANSACTION: Grantor

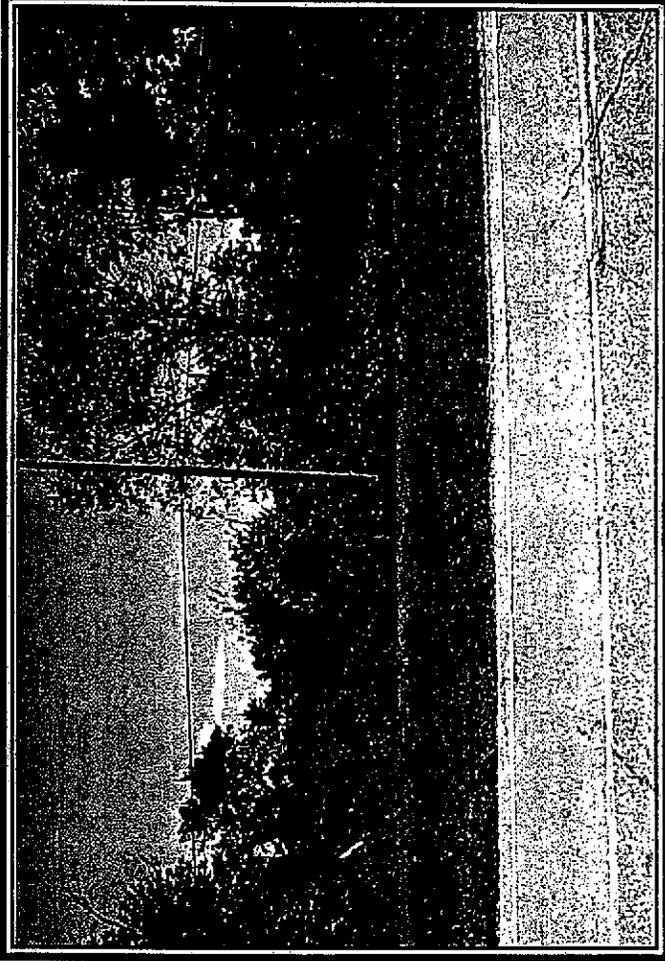
PERSON VERIFYING INFO: Greg A. Walter

PHONE NUMBER: 330-856-2560

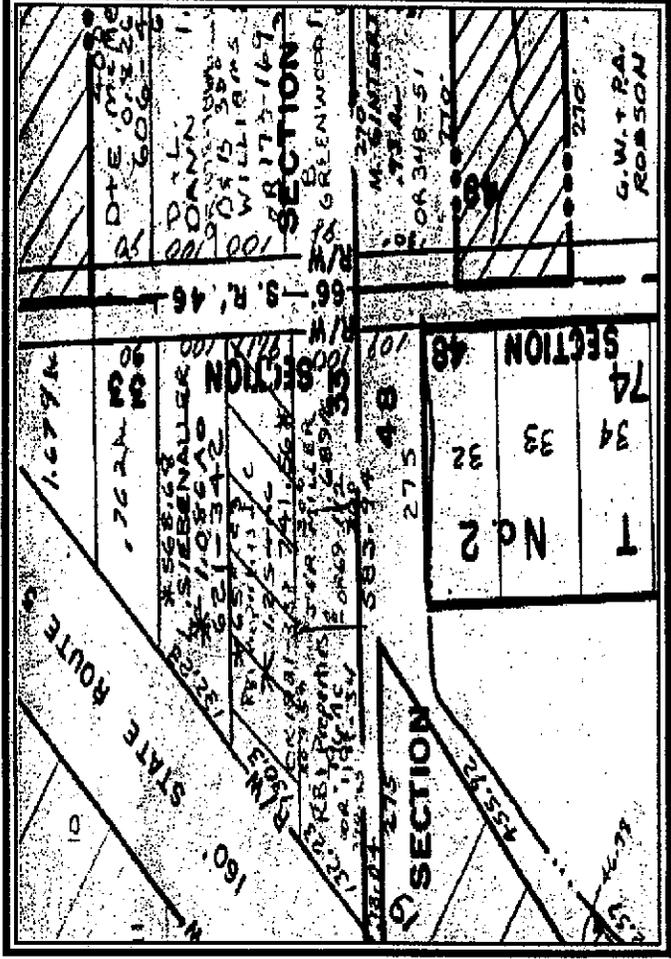
MOTIVATION OF GRANTEE: Property was acquired for development purposes.

REMARKS/COMMENTS: Site was sold for the development of a future shopping plaza. The sale sits approximately a half a mile south of the Courtland City Limits between S.R. 46 and S.R. 5.

COMPARABLE LAND SALES



Sale Number Six



Area Data

The subject property and road widening project are located in Cortland Township, Trumbull County, Ohio. Cortland Township is located just north of the Youngstown-Warren Metropolitan Area (MEA) in the northeastern portion of the state of Ohio. This area is approximately 70 miles northwest of Pittsburgh and 75 miles southeast of Cleveland. The region is bounded by Ashtabula County and Lake Erie to the north, Geauga and Portage Counties to the west, Mahoning County to the south and Mercer and Lawrence Counties in western Pennsylvania.

Trumbull county enjoys the benefit of excellent limited-access highways which include State Route 11 (north-south) and Interstates 76 and 80 (east-west). The county is a 25 mile by 25 mile square consisting of five cities, six villages and 24 townships. As a general rule, each township is five miles by five miles square. Mosquito Reservoir runs north-south at about the middle of the county, from Green Township to Bazetta Township.

Population

The following chart details the population of Trumbull and Mahoning Counties and the major cities of Youngstown and Warren:

	1980	1990
MSA	531,350	492,619
Trumbull County	241,863	227,813
Mahoning County	289,487	264,806
Youngstown	115,510	95,732
Warren	56,629	50,793
Cortland Township	5,011	5,666
Fowler	3,041	2,868
Vienn	4,344	4,180
Mecca	2,695	2,602

Population figures indicate a significant trend toward population out-migration. Most of this out-migration can be attributed to the decline in the steel industry, which was once the major source of employment in this area. Since the late 1800's the steel industry has played an important role in the area's economy and growth. With the decline in the steel industry in the 1970's and 1980's, the area has experienced numerous steel mill closings and high unemployment. The general decline in the steel and related automotive industry not only affected the Youngstown and Warren area, but all of northeast Ohio. Thus, the northeast Ohio area was dubbed the "Rust Belt". The loss of employment led to out-migration of workers and their families to other areas of the country. However, with diversification of employment into the service related industries, the area has been recovering somewhat in the last ten years. The automotive industry continues to remain the major source of employment in this area.

Employment

Expansion in the service oriented industries has been adding to the area's work force during the 1990's. According to the Ohio Bureau of Employment Services, the estimated labor force in Trumbull and Mahoning Counties is currently 231,300 people. As shown in the population table, Trumbull County lost 5.81% of its population from 1980 to 1990. According to the Trumbull County Planning Commission, Trumbull County had a 1998 population estimate of 225,066; indicating a decrease of 1.2% in population from 1990 to 1998. This indicates a slowing of the population decline in the area. No current 2000 population statistics are yet available.

The unemployment rate for Trumbull County as of May 2000 was 4.4%. The unemployment rate for the State of Ohio was 3.6% for that same time period. The unemployment rate for Trumbull and Mahoning Counties has been fairly stable in recent years, between 5% and 7%, but is typically higher than the State of Ohio and National averages. The current unemployment rate for the city of Youngstown is 8.6%. The largest employment category in the Youngstown-Warren MSA is manufacturing jobs with 27.3% of the employed persons. Wholesale and retail jobs are next with 25.1%, followed by the services industry at 22.7%. The major employers in the area include General Motors, Packard Electric, St. Elizabeth Medical Center, Western Reserve Care System, Warren Consolidated Industries, US Postal Service, Youngstown City Schools, Trumbull Memorial Hospital and Youngstown State University. The General Motors Lordstown Plant is the largest employer in the area.

Highways

Trumbull and Mahoning Counties are served by an efficient network of state and interstate highways including Interstate 76, Interstate 77 and Interstate 80. The Ohio-Pennsylvania Turnpike, also known as I-80 connects the Youngstown and Warren area with metropolitan areas of Akron, Canton and Cleveland to the west and Pittsburgh, Pennsylvania to the east. Other important arteries in the area include I-680, Youngstown's outerbelt, as well as State Routes 11, 46, 422, 5, 82 and 224. State Route 11 is the only north-south limited access highway in the area which provides connections to many of the interstate highways mentioned above. State Routes 422 and 46 provide direct links between Trumbull and Mahoning counties.

Transportation

Air transportation to the area is provided by Youngstown Municipal Airport located in the southern portion of Trumbull County approximately 15 miles north of Youngstown. Cleveland Hopkins International Airport is located approximately 75 miles to the northwest and Greater Pittsburgh International Airport is located approximately 70 miles to the southeast.

Mahoning and Trumbull Counties are largely served by Conrail, including the Erie Lackawanna routes. Rail service is also available via the CSX, or Chessie System, and the Pittsburgh and Lake Erie line.

The National Economy

The most recent economic reports show solid growth continuing along with slightly increasing inflation. Prices are now rising only moderately while retail sales are strong, especially home sales. Car sales are up. Job growth is strong and incomes are rising. This is why the stock market continues to rise, although so far this year the stock market has had a bumpy ride recently.

Real Gross Domestic Product (GDP) for the fourth quarter grew at a 7.3% rate after turning in 2.3% in the third quarter. Full year growth was a strong 4.2%. The 30-year T-bill is at about 6.15%, while prime rate is 9.5%. The Fed has raised interest rates a quarter point now five times in the past year, and raised them again by 1/2%. The Internet is creating a worldwide market which increases competition and keeps prices down. Consumer price inflation is now rising at between 2% and 5%, following last year's 2.4%. Technology investment is growing at 40% bringing worker productivity to a 5% growth rate. This more than compensates for a growth in wages of 3.5%. Corporate profits are up sharply. The Dow was up 22% in 1999 while the NASDAQ rose 80%. So far this year, NASDAQ is down about 21% while the Dow is down about 10%. Good news is that NASDAQ has recovered 27% from May 23 to June 20.

As wages and unemployment put some pressure on the economy, the Fed may continue increasing rates. It appears that even though labor markets are tight, and even though oil prices are up sharply, the economy is still not causing inflation to increase very rapidly. As far as real estate is concerned, rates will probably stay in a range which should not have a serious negative impact. As soon as we see inflation, CPI, PPI and other cost indexes begin to creep up to 5% and 6%, we can expect rates to escalate to a point where they could extinguish the real estate markets. Until then, the market should continue to perform well. In fact, the most recent Fed survey of business conditions is positive. Oil prices are now above \$30.00 a barrel. Unfortunately, the Fed smells inflation. While the market is keeping the 30-year T-bill down to around 6%, and long term rates are still relatively low, the Fed is still on the side of tight money. The credit markets are taking a breather as of the first official day of summer on the basis of a slowdown in housing, job growth, and consumer spending. The Fed will take a wait-and-see approach now to allow the rate hikes to take effect. The rest of the summer should be without incident, at least until mid August.

T I T L E R E P O R T

COUNTY	ROUTE	SECTION	PARCEL
TRU	5	29.611	34 S, T

(1) PRESENT RECORD OWNER(S)	Interest	(Marital Status) Spouse's Name	Address
Richard L. Blank & Jane L. Blank	Fee		192 S. High St. Cortland, Ohio 44410

(2) DESCRIPTION OF SUBJECT PREMISES

(From deed to present owner or from other instrument containing a valid description. - Give record preference.)

VOL 802 PG 477

(3) LIENS AND ENCUMBANCES

Mortgages (Uncanceled of Record)

None of Record

owned by Helen Hutton and described in a deed from Fred and Juliana Bettiker dated August 11, 1931 and recorded in Deed Volume 371 Page 220, said iron pin being the southwesterly corner of Out Lot No. 88, and being also N. 71 deg. 53' W. a distance of 241.61 feet from a railroad spike in the center line of the Warren-Meadville Road, so called; THENCE from said place of beginning N. 71 deg. 53' W. along a continuation of said southerly line of said Out Lot No. 88 and severing the lands herein described from other lands now or formerly owned by said Frank M. Biser a distance of 388.49 feet to an iron pin in the southerly line of a one-half acre parcel of land conveyed by R. D. Larnard et al. to the Trustees of the Cemetery Association of Cortland and recorded in Deed Volume 189 Page 235, said iron pin being also N. 62 deg. 43' E. a distance of 35.40 feet from an iron pin at an angle in said line; THENCE N. 62 deg. 43' E. along the southerly line of the lands now or formerly owned by said Cemetery Association a distance of 154.60 feet to an iron

(Continued on Page 4)

To have and to hold *said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee s, Richard L. Blank and June L. Blank*
their *heirs and assigns forever.*

And the said Grantor, Helen M. Hutton

for herself and her heirs,
do hereby covenant with the said Grantee s, Richard L. Blank and June L. Blank

their heirs and assigns, that she is lawfully seized of the premises
aforsaid; that the said premises are Free and Clear from all Incumbrances whatsoever
Save and except for real estate taxes and special assessments, if any, which taxes and special assessments are to be prorated between the within grantor and the within grantees as of the date of transfer; and save and except for easements and restrictions of record, if any.



(3) LEASES

None of Record

(EASEMENTS)

None of Record

(4) DEFECTS IN TITLE-IRREGULARITIES-COMMENTS (Record or Off-Record)

(5) TAXES AND SPECIAL ASSESSMENTS (List by Auditor's Tax Parcel No.-description, amount, etc.)

PPN 34-006651
TWP: Village of Cortland
LOT: 88
AC: 2.64 ac.
LAND: \$ 7,490.
BLDG: \$26,670.
TOTAL: \$34,160.
1/2 YR.
TAXES: \$864.58

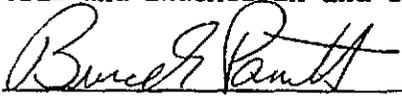
CERTIFICATE

(6) I hereby certify that the foregoing Abstract of Real Estate Records and the chronological listing of the items shown, covering the time period from 5-1-63 5-12-00

are a correct and true reflection of all currently relevant instruments and proceedings of record, pertaining to Parcel No. 34 S, T

standing in the name of Richard L. & June L. Blank

as such are entered upon the several public records and indexes in and for Trumbull County, Ohio.

Date: 5-12-00 AT 4:00 O'Clock p m Signed: 

Telephone No.: (614) 793-5070

Address: 2829 W. DUBLIN-GRANVILLE ROAD
COLUMBUS, OHIO 43235

I have examined the records relating to the above described property and

from Frank M. Biser and Martha E. Biser, husband and wife, dated January 18, 1947, and recorded as Instrument Number 320359 in Volume 506 at Page 47 of the Trumbull County Records of Deeds.

592202

Marriage License

HELEN M. HUTTON, also known as
HELEN HUTTON

TO

RICHARD L. BLANK
and
JUNE L. BLANK

105
Issued May 16, 1963
W. C. Gant
COUNTY AUDITOR

STATE OF OHIO
COUNTY OF TRUMBULL SS

RECEIVED FOR RECORD ON THE

day of MAY 16 1963
at 147 o'clock P.M.
and RECORDED MAY 17 1963 in

Book 105 Page 111
Mary Ann Mc Graw
COUNTY RECORDER

RECORDERS FEE \$ 4.00

GOLDEN'S BLANK BOOK CO., COLE, O.

1
GESSNER & FLATT
ATTORNEYS AT LAW

WARRANTY DEED

COLUMBUS BLANK BOOK CO., COL., O.
FORM L 12 - 2

592203
Know all Men by these Presents

That HELEN M. HUTTON, also known as HELEN HUTTON, a widow and not remarried

of the Village of Cortland, County of Trumbull
and State of Ohio Grantor, in consideration of the sum of
One Dollar (\$1.00) and other good and valuable considerations

to me paid by RICHARD L. BLANK and JUNE L. BLANK

of the Township of Howland, County of Trumbull
and State of Ohio Grantee s, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said
Grantee s,
RICHARD L. BLANK and JUNE L. BLANK

(Whose Tax Mailing Address will be 192 South High Street, Cortland, Ohio)

their heirs and assigns forever, the
following Real Estate situated in the County of Trumbull
in the State of Ohio, and in the Village of
~~Ohio~~ Cortland and bounded and described as follows:

PARCEL NO. 1:

And known as being a part of Out Lot Number Eighty Eight (88) according to the present numbering of Lots and Out Lots in said Village of Cortland; and is bounded and further described as follows:

Beginning at a point in the center line of South High Street, formerly known as Elm Street, and also known as the Warren-Meadville Road, said point being the southeasterly corner of .84 acre parcel now or formerly owned by Lamar C. Miller and Phyllis G. Miller; THENCE westerly and along the southerly line of said Miller parcel, but to an angle in said Miller's line, said angle occurring at the southeast corner of a .027 acre parcel of land conveyed to Helen Hutton by Julina Bettiker, a widow, by deed dated August 28, 1945, and recorded in Volume 492 at Page 13 of the Trumbull County Records of Deeds; THENCE northerly, along the east line of said .027 acre parcel, and parallel to the westerly line of said Out Lot No. 88, a distance of 15.00 feet, to a point; THENCE westerly and along the southerly line of said Miller parcel, parallel with the southerly line of said Out Lot No. 88, a distance of 85.00 feet, but to a point in the westerly line of said Out Lot No. 88, said point being the southwest corner of the .84 acre parcel now or formerly owned by Lamar C. Miller and Phyllis G. Miller; THENCE southwesterly and along the westerly line of said Out Lot No. 88, a distance of 165.00 feet, but to

and that she will forever **Warrant and Defend** the same, with the appurtenances, unto the said Grantee s, Richard L. Blank and June L. Blank their heirs and assigns against the lawful claims of all persons whomsoever

In Witness Whereof the said Grantor, Helen M. Hutton

who ~~has~~ her hand this 1st day of MAY in the year of our Lord one thousand nine hundred and Sixty Three (1963)

Signed and acknowledged in presence of

John F. Jessum
Donald S. Schaefer

Helen M. Hutton
HELEN M. HUTTON
Helen Hutton
HELEN HUTTON

The State of OHIO
TRUMBULL County } ss.

Be it Remembered That on this 1st day of MAY A. D. 19 63 before me, the subscriber, a Notary Public in and for said county, personally came the above named HELEN M. HUTTON, also known as HELEN HUTTON

the Grantor,

in the foregoing Deed and acknowledged the signing of the same to be her

RE 18
Rev. 11-74

TEMPORARY RIGHT OF WAY AGREEMENT

PARCEL 34-T

5 S.R. SECTION 29.611 (18.40), Trumbull COUNTY, OHIO

ARTICLES OF AGREEMENT

These articles of agreement, entered into this _____ day of _____ two thousand and _____ by _____ and the Department of Transportation, State of Ohio, Witnesseth:

That _____ for and in consideration of the sum of _____ Dollars (\$ _____) to _____ paid by the State of Ohio, Department of Transportation, the receipt of which is _____ hereby authorize the Director of Transportation of the State of Ohio or his duly authorized agents or contractors to enter upon and use _____ land hereinafter described as Parcel No. _____ during the period beginning with the breaking of ground for the construction of the above highway improvement, and terminating when the completed work has been fully accepted by the Director of Transportation, for the purpose of performing the work necessary to

_____ construct a drive and grading _____

_____ in accordance with plans and specifications prepared by the Ohio Department of Transportation.

Parcel No. 34-T

Being a parcel of land situated in Trumbull County, Ohio, Bazetta Township, Section 29 Town 5N, Range 3W and lying on the Left side of the centerline of a survey, made for the Department of Transportation and recorded in Plat Book , Page of the records of Trumbull County and within the following described points in the boundary thereof:

See Attachment "A"

Attachment "A"

Known as being part of the original Bazetta Township Section 29 and being more particularly described as follows:

Beginning at a point in the north line of the lands of the grantors and the existing west right of way line of S.R. 5 (High Street), 10.058 meters (33.00 feet) left of centerline of existing right of way and construction S.R. 5 Sta. 30+404.956 and being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence S 21°35'00" W along the existing west right of way line of S.R. 5 (High Street) a distance of 62.959 meters (206.56 feet) to a point, 10.058 meters (33.00 feet) left of centerline at Sta. 30+341.997;

Thence N 71°53'00" W a distance of 5.171 meters (16.97 feet) to a point, 15.219 meters (49.93 feet) left of centerline at Sta. 30+341.684;

Thence N 21°35'00" E a distance of 32.109 meters (105.34 feet) to a point, 15.219 meters (49.93 feet) left of centerline at Sta. 30+373.793;

Thence S 72°23'19" E a distance of 1.612 meters (5.29 feet) to a point, 13.611 meters (44.66 feet) left of centerline at Sta. 30+373.905;

Thence N 17°36'41" E a distance of 30.780 meters (100.98 feet) to a point in the north line of the lands of the grantors, 15.743 meters (51.65 feet) left of centerline at Sta. 30+404.611;

Thence S 71°53'00" E along the north line of the lands of the grantors a distance of 5.695 meters (18.69 feet) to the TRUE POINT OF BEGINNING.

This description was prepared and reviewed on February 3, 2000 by Thomas D. Y. Fok, Registered Surveyor No. S-4896.

This description is based on a survey made under the direction and supervision of Thomas D. Y. Fok, Registered Surveyor No. S-4896 in December, 1999 for the City of Cortland.

Grantor claims title by instrument(s) recorded in Deed Volume 802, Page 477 and Deed Volume 1045, Page 659 in the Records of Trumbull County, Ohio.

The basis of bearings in this description are based on the Ohio Department of Transportation Project Tru-5-18.92.

**EASEMENT FOR SEWER PURPOSES
(METES AND BOUNDS)**

KNOW ALL MEN BY THESE PRESENTS:

_____, the _____
for and in consideration of the sum _____ Dollars _____) and for
other good and valuable considerations _____ paid by the _____, the Grantee, the
the receipt whereof is hereby acknowledged, _____, hereby grant, bargain, sell, convey and release to the said
Grantee, its successors and assigns, forever, the following rights, privileges and easements in, upon and over
estate owned by the Grantor _____ Trumbull _____ County, Ohio, _____ Bazetta _____ Township, Section
_____ 29 _____ Town _____ 5N _____ Range _____ 3W _____

The right to construct, use, maintain and keep in repair a single _____ sewer, together with
the necessary manholes and underdrains, and to be constructed and maintained upon a strip of _____ feet in
width, same _____ feet in width on each side of the following described center line of sewer
hereinafter mentioned.

Parcel 34-S

See Attachment "A"

Attachment "A"

**PARCEL 34-S
TRU-5-29.611 (18.40)
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER**

Beginning at a point in the south line of the lands of the grantors and the existing west right of way line of S.R. 5 (High Street), 10.058 meters (33.00 feet) left of centerline of existing right of way and construction S.R. 5 Sta. 30+338.943 and being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence N 71°53'00" W along the south line of the lands of the grantors a distance of 63.567 meters (208.55 feet) to a point, 73.508 meters (241.17 feet) left of centerline at Sta. 30+335.099;

Thence N 21°35'00" E along the west line of the lands of the grantors a distance of 3.053 meters (10.02 feet) to a point, 73.512 meters (241.18 feet) left of centerline at Sta. 30+338.153;

Thence S 71°53'00" E a distance of 63.570 meters (208.56 feet) to a point in the existing west right of way line of S.R. 5 (High Street), 10.058 meters (33.00 feet) left of centerline at Sta. 30+341.997;

Thence S 21°31'00" W along the east line of the lands of the grantors a distance of 3.054 meters (10.02 feet) to the TRUE POINT OF BEGINNING and containing 0.0194 hectares (0.048 acres) of land, more or less.

This description was prepared and reviewed on February 11, 2000 by Thomas D. Y. Fok, Registered Surveyor No. S-4896.

This description is based on a survey made under the direction and supervision of Thomas D. Y. Fok, Registered Surveyor No. S-4896 in December, 1999 for the City of Cortland.

Grantor claims title by instrument(s) recorded in Deed Volume 802, Page 477 and Deed Volume 1045, Page 659 in the Records of Trumbull County, Ohio.

The basis of bearings in this description are based on the Ohio Department of Transportation Project Tru-5-18.92.

This Perpetual easement is for the purpose of performing the work necessary to construct and maintain a sewer.

Parcel ID
34016 27700

Address
204 S HIGH

Index Order
Account #

Card
1 of 1

Property Location 204 S HIGH
Tax Dist 34 CORTLAND CITY-LAKEVIEW LSD
Sch Dist 0014 LAKEVIEW B.O.E.
Land Use 430 RESTAURANT OR BAR

Sqft 0
Yr Blt
Account # 34006651

Rooms
Bdrms
Full Baths
Half Baths

Owner Information
 RICHARD L BLANK &
 JUNE L BLANK

Mailing Information
 RICHARD L BLANK
 JUNE L BLANK
 192 S HIGH
 CORTLAND OH 44410

Property Information
 89 60F.332A
 PT S HIGH ST CORTLAND
 CITY

Board of Revision No
Homestead No
2.5%/Reduction No
Divided Property No
New Construction No
Foreclosure No
Other Assessments No
Front Ft. 0.00

Valid Sale No
of Parcels
Deed Type
Sale Amount \$0
Date
Conveyance #
Deed Number
Acres 0.300

Mkt Land Value \$21,400
Cauv Value \$0
Mkt Impr Value \$76,200
Mkt Total Value \$97,600
Annual Taxes \$1,729.16
Taxes Paid \$864.58



Parcel
1 of 1



Legal Disclaimer

This page of data is dated as of : 07/27/2000

Parcel ID
34016 27700

Address
204 S. HIGH

Index Order
Account #

Card
1 of 1

Improvements History

Type	Use Code	Improvement	Measurement	Year Built
Addition	430	1 Story	244 Square Feet	
Outbuild	430	13 B.T. PAVING	3600 Square Feet	1979



Parcel
1 of 1



Legal Disclaimer

Parcel ID
34016 27700

Address
204 S HIGH

Index Order
Account #

Card
1 of 1

Use Code 430 RESTAURANT OR BAR
Net Leasable
No. of Units

Year Built 1979
Gross Area 2,135.00

Commercial History

Section	Occupancy	Sq. Ft.	Wall Height	No. of Stories
1	018 FFFO GEN RETAIL	1,495.00	12.00	0
1	019 FFFO GEN RETAIL	641.00	12.00	0



Parcel
1 of 1



Legal Disclaimer

Parcel ID
34016 27700

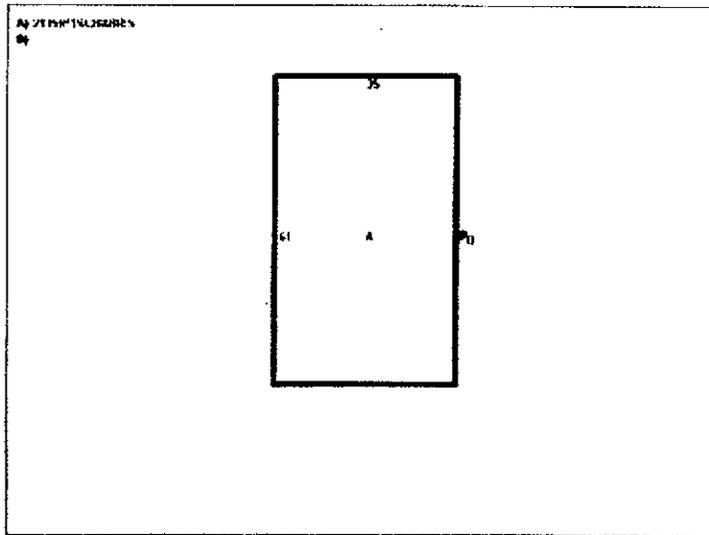
Address
204 S HIGH

Index Order
Account #

Card
1 of 1

Available Image(s): Sketch... Full Size

Rotate(d) To: 0° 90° 180°



**No image
found for
this record**

ID	Code	Description	Sqft
B		1 Story	244
O2	13	B.T. PAVING	3600



Parcel
1 of 1



Legal Disclaimer

Parcel ID
34016 27700

Address
204 S HIGH

Index Order
Account #

Card
1 of 1

Trumbull County, Ohio
REAL ESTATE TAX AND PAYMENT INFORMATION

Parcel 34006651
Current Owner(s) RICHARD L BLANK & JUNE L BLANK
Billing Address RICHARD L BLANK
JUNE L BLANK
192 S HIGH
CORTLAND OH 44410
Billing Address
Last Update

Full Rate 76.550000
Effective Rate 56.244372
Tax District 34
Certified Delinquent Year
Delinquent Payment Plan? No

TAXABLE VALUE	
Land	7490
Improvements	26670
Total	34160

Top Payments Made 0.00
(Treasurer's Optional Payment)
(Note: May represent multiple parcels)

CURRENT YEAR TAX DETAIL						
Prior Delq	Adj-Del	December	Adj-Dec	June	Adj-Jun	
0.00	0.00	1307.47	0.00	1307.47	0.00	ReCharge
		346.82	0.00	346.82	0.00	Credit
0.00		960.65		960.65		Subtot
		96.07	0.00	96.07	0.00	Rollback
		0.00	0.00	0.00	0.00	Reduct
		0.00	0.00	0.00	0.00	Homestd
	0.00	0.00	0.00	0.00	0.00	SalesCR
0.00		864.58		864.58		Subtot
0.00	0.00	0.00	0.00	0.00	0.00	Int/Pen
0.00		864.58		0.00		Re Paid
0.00		0.00		864.58		Re Owed
0.00		0.00		0.00		Sa Paid
0.00		0.00		0.00		Sa Owed
0.00		0.00		864.58		Tot Owed
0.00		864.58		0.00	864.58	Tot Paid
0.00<-Delq		0.00<-First		864.58<-Full yr.		Tot Owed
						0.00 Surplus

Paid Dates: 03/10

DETAIL OF SPECIAL ASSESSMENT

Prior Delq	Adj-Del	December	Adj-Dec	June	Adj-Jun
No Special Assessments Found					

PAYMENT INFORMATION FOR CURRENT AND PRIOR YEAR

Date	Half	Mach	Seq	TR	Proj	Prior	A-Charge	B-Charge	Surplus
3/10/00	1-99	333	35	2		0.00	864.58	0.00	0.00

Information believed accurate but not guaranteed. County disclaims liability for any errors or omissions.



Legal Disclaimer

Parcel ID
34016 27800

Address
192 S HIGH

Index Order
Account #

Card
1 of 1

Property Location 192 S HIGH
Tax Dist 34 CORTLAND CITY-LAKEVIEW LSD
Sch Dist 0014 LAKEVIEW B.O.E.
Land Use 429 RETAIL STRUCTURE

Sqft 0
Yr Blt
Account # 34006670

Rooms
Bdrms
Full Baths
Half Baths

Owner Information
RICHARD L & JUNE L
BLANK

Mailing Information
RICHARD L BLANK
JUNE L BLANK
192 S HIGH ST
CORTLAND OH 44410

Property Information
88 150F1A
S PR S HIGH ST CORTLAND
CITY

Board of Revision No
Homestead No
2.5%/Reduction No
Divided Property No
New Construction No
Foreclosure No
Other Assessments No
Front Ft. 0.00

Valid Sale No
of Parcels
Deed Type
Sale Amount \$0
Date
Conveyance #
Deed Number
Acres 0.760

Mkt Land Value \$53,600
Cauv Value \$0
Mkt Impr Value \$82,000
Mkt Total Value \$135,600
Annual Taxes \$2,402.42
Taxes Paid \$1,201.21



Parcel
1 of 1



Legal Disclaimer

This page of data is dated as of : 07/27/2000

Parcel ID
34016 27800

Address
192 S HIGH

Index Order
Account #

Card
1 of 1

Use Code 429 RETAIL STRUCTURE
Net Leasable
No. of Units

Year Built 1920
Gross Area 2,707.00

Commercial History

Section	Occupancy	Sq. Ft.	Wall Height	No. of Stories
1	018 FFFO GEN RETAIL	1,769.00	10.00	0
2	051 UFSF GEN RETAIL	938.00	10.00	0



Parcel
1 of 1



Legal Disclaimer

Parcel ID
34016.27800

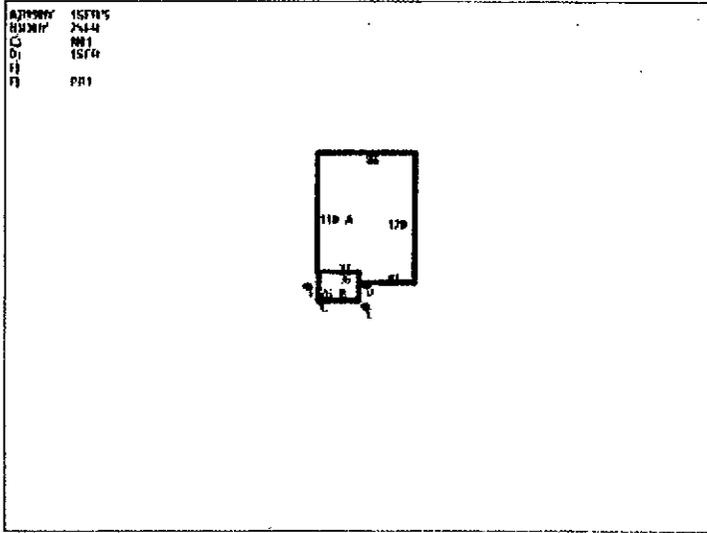
Address
192 S HIGH

Index Order
Account #

Card
1 of 1

Available Image(s): Sketch... Full Size

Rotate(d) To: 0°



**No image
found for
this record**

ID	Code	Description	Sqft
C	M01	Miscellaneous Portico	108
E		1 Story	245
F	PR1	Porch Frame - Open	35
O2	98	COM/EXEMPT	9950
O3	13	B.T. PAVING	5000



Parcel
1 of 1

Legal Disclaimer

Parcel ID
34016 27800

Address
192 S HIGH

Index Order
Account #

Card
1 of 1

Trumbull County, Ohio

REAL ESTATE TAX AND PAYMENT INFORMATION

Parcel 34006670
Current Owner(s) RICHARD L & JUNE L BLANK
Billing Address RICHARD L BLANK
 JUNE L BLANK
 192 S HIGH ST
 CORTLAND OH 44410

Full Rate 76.550000
Effective Rate 56.244372
Tax District 34
Certified Delinquent Year
Delinquent Payment Plan? No

Billing Address
Last Update

TAXABLE VALUE	
Land	18760
Improvements	28700
Total	47460

Top Payments Made 0.00
(Treasurer's Optional Payment)
 (Note: May represent multiple parcels)

CURRENT YEAR TAX DETAIL

Prior Delq	Adj-Del	December	Adj-Dec	June	Adj-Jun
0.00	0.00	1816.53	0.00	1816.53	0.00 ReCharge
		481.85	0.00	481.85	0.00 Credit
0.00		1334.68		1334.68	Subtot
		133.47	0.00	133.47	0.00 Rollback
		0.00	0.00	0.00	0.00 Reduct
		0.00	0.00	0.00	0.00 Homestd
	0.00	0.00	0.00	0.00	0.00 SalesCR
0.00		1201.21		1201.21	Subtot
0.00	0.00	0.00	0.00	0.00	0.00 Int/Pen
0.00		1201.21		0.00	Re Paid
0.00		0.00		1201.21	Re Owed
0.00		0.00		0.00	Sa Paid
0.00		0.00		0.00	Sa Owed
0.00		0.00		1201.21	Tot Owed
0.00		1201.21		0.00	1201.21 Tot Paid
0.00<-Delq		0.00<-First		1201.21<-Full yr.	Tot Owed
					0.00 Surplus

Paid Dates: 03/09

DETAIL OF SPECIAL ASSESSMENT

Prior Delq	Adj-Del	December	Adj-Dec	June	Adj-Jun
No Special Assessments Found					

PAYMENT INFORMATION FOR CURRENT AND PRIOR YEAR

Date	Half	Mach	Seq	TR	Proj	Prior	A-Charge	B-Charge	Surplus
3/09/00	1-99	344	36	2		0.00	1201.21	0.00	0.00

Information believed accurate but not guaranteed. County disclaims liability for any errors or omissions.



Parcel
1 of 1

Legal Disclaimer



Parcel ID
34016 28000

Address
0 S HIGH

Index Order
Account #

Card
1 of 1

Property Location 0 S HIGH
Tax Dist 34 CORTLAND CITY-LAKEVIEW LSD
Sch Dist 0014 LAKEVIEW B.O.E.
Land Use 429 RETAIL STRUCTURE

Sqft 0
Yr Blt
Account # 34006650

Rooms
Bdrms
Full Baths
Half Baths

Owner Information
RICHARD L & JUNE L
BLANK

Mailing Information
RICHARD L BLANK
JUNE L BLANK
192 S HIGH ST
CORTLAND OH 44410

Property Information
89 239.8F
REAR PT S 1.576A HIGH ST

Board of Revision No
Homestead No
2.5%/Reduction No
Divided Property No
New Construction No
Foreclosure No
Other Assessments No
Front Ft. 0.00

Valid Sale No
of Parcels
Deed Type
Sale Amount \$0
Date
Conveyance #
Deed Number
Acres 1.580

Mkt Land Value \$1,000
Cauv Value \$0
Mkt Impr Value \$0
Mkt Total Value \$1,000
Annual Taxes \$17.72
Taxes Paid \$8.86



Parcel
1 of 1



Legal Disclaimer

This page of data is dated as of : 07/27/2000

Parcel ID
34016 28000

Address
0 S HIGH

Index Order
Account #

Card
1 of 1

Use Code 429 RETAIL STRUCTURE
Net Leasable
No. of Units

Year Built 0
Gross Area 0.00

Commercial History

Section	Occupancy	Sq. Ft.	Wall Height	No. of Stories
		0.00		



Parcel
1 of 1



Legal Disclaimer

Parcel ID
34016 28000

Address
0 S HIGH

Index Order
Account #

Card
1 of 1

**Trumbull County, Ohio
REAL ESTATE TAX AND PAYMENT INFORMATION**

Parcel 34006650
Current Owner(s) RICHARD L & JUNE L BLANK
Billing Address RICHARD L BLANK
 JUNE L BLANK
 192 S HIGH ST
 CORTLAND OH 44410
Billing Address
Last Update

Full Rate 76.550000
Effective Rate 56.244372
Tax District 34
Certified Delinquent Year
Delinquent Payment Plan? No

TAXABLE VALUE

Land	350
Improvements	0
Total	350

Top Payments Made 0.00
(Treasurer's Optional Payment)
 (Note: May represent multiple parcels)

CURRENT YEAR TAX DETAIL

Prior Delq	Adj-Del	December	Adj-Dec	June	Adj-Jun	
0.00	0.00	13.40	0.00	13.40	0.00	ReCharge
		3.56	0.00	3.56	0.00	Credit
0.00		9.84		9.84		Subtot
		0.98	0.00	0.98	0.00	Rollback
		0.00	0.00	0.00	0.00	Reduct
		0.00	0.00	0.00	0.00	Homestd
	0.00	0.00	0.00	0.00	0.00	SalesCR
0.00		8.86		8.86		Subtot
0.00	0.00	0.00	0.00	0.00	0.00	Int/Pen
0.00		8.86		0.00		Re Paid
0.00		0.00		8.86		Re Owed
0.00		0.00		0.00		Sa Paid
0.00		0.00		0.00		Sa Owed
0.00		0.00		8.86		Tot Owed
0.00		8.86		0.00	8.86	Tot Paid
0.00<-Delq		0.00<-First		8.86<-Full yr.		Tot Owed
					0.00	Surplus

Paid Dates: 03/10

DETAIL OF SPECIAL ASSESSMENT

Prior Delq	Adj-Del	December	Adj-Dec	June	Adj-Jun
No Special Assessments Found					

PAYMENT INFORMATION FOR CURRENT AND PRIOR YEAR

Date	Half	Mach	Seq	TR	Proj	Prior	A-Charge	B-Charge	Surplus
3/10/00	1-99	333	38	2		0.00	8.86	0.00	0.00

Information believed accurate but not guaranteed. County disclaims liability for any errors or omissions.



Parcel
1 of 1

Legal Disclaimer

SUMMARY OF ADDITIONAL RIGHT OF WAY



GRANTEE: ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF STATE OF OHIO UNLESS OTHERWISE SHOWN.

PARCEL AND NO.	OWNER	SHEET NO.	OWNER'S BOOK	RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED	
												LEFT	RIGHT			BOOK	PAGE
32-7	CRAIG BONAR AND JOHN C. SIMOUDIS	32-33	OR 227	702	34-043450	0.2023 (0.500)	0.0307 (0.076)	0.0115 (0.028)		0.0115 (0.028)					TO CONSTRUCT DRIVE AND GRADING		
32-7	JOSEPH DIVESTE	32-33	OR 86	18	34-005611	0.2550 (0.630)	0 (0)	0.0089 (0.022)		0.0089 (0.022)					GRADING		
32-7	JEAN B. GREENWOOD	32-35	OR 1284	75	34-005501	0.2185 (0.540)	0.0303 (0.075)	0.0096 (0.024)		0.0096 (0.024)					GRADING		
33-5	DAVID A. PAYNE	32-35	OR 965	992	34-061400	0.4250 (1.050)	0.0613 (0.152)	0.0194 (0.048)		0.0194 (0.048)					STORM SEWER EASEMENT		
33-7					34-061460			0.0299 (0.074)		0.0299 (0.074)					TO CONSTRUCT DRIVE AND GRADING		
34-5	RICHARD L. BLANK AND JUNE L. BLANK	34-37	802	477	34-006651	1.0684 (2.640)	0.0644 (0.159)	0.0194 (0.048)		0.0194 (0.048)	S				STORM SEWER EASEMENT SIGN		
			1045	659	34-006870												
					34-006650												
34-7								0.0308 (0.076)		0.0308 (0.076)					TO CONSTRUCT DRIVE AND GRADING		
35-NO	CORTMEW VILLAGE, AN OHIO CORPORATION	34-35	1046	484	34-093625	3.5151 (8.686)	0.0433 (0.107)	0.0440 (0.109)	0.0433 (0.107)	0.0007 (0.002)			3.4711 (8.577)				
35-7			1040	458				0.0135 (0.033)		0.0135 (0.033)					TO CONSTRUCT DRIVE AND GRADING		
35-7-1			1037	854				0.0019 (0.005)		0.0019 (0.005)					GRADING		
36-NO	KATHY KARDASSILARIS AND PANAGIOTIS KARDASSILARIS AKA PETER KARDASSILARIS	34-37	OR 303	206	34-002601	0.2792 (0.690)	0.0396 (0.098)	0.0401 (0.099)	0.0396 (0.098)	0.0005 (0.001)	S				* SIGN		
					34-002500	0.2104 (0.520)	0.0276 (0.068)	0.0276 (0.068)	0.0276 (0.068)	0 (0)							
					GRAND TOTAL	0.4896 (1.210)	0.0672 (0.166)	0.0677 (0.167)	0.0672 (0.166)	0.0005 (0.001)				0.4219 (1.043)			
36-7								0.0115 (0.028)		0.0115 (0.028)					TO CONSTRUCT DRIVE AND GRADING		
36-7-1								0.0081 (0.020)		0.0081 (0.020)					TO CONSTRUCT DRIVE AND GRADING		

BOOK STATE OF OHIO

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS ACQUIRED FOR THE PURPOSE OF STRUCTURE REMOVAL TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION. THE EASEMENT SHALL BE VACATED IMMEDIATELY UPON COMPLETION OF THE WORK REQUIRED FOR SUCH REMOVAL AND SUBSEQUENT RECLAMATION.

NOTE: UNLESS SPECIFIED OTHERWISE, AREAS ARE STATED IN HECTARES WITH ENGLISH EQUIVALENTS IN (ACRES)
1 HECTARE = 2.471044 ACRES

IN CASE OF DISCREPANCY BETWEEN ENGLISH AND METRIC EQUIVALENTS, THE ENGLISH VALUES SHALL TAKE PRECEDENCE

REV BY: DATE: DESCRIPTION: FIELD REVIEW BY: DATE: 3/12/04

FEDERAL PROJECT NO. STP-87 (7)
 PD NO. 12188
 STATE JOB NO. 042470
 SUMMARY OF ADDITIONAL RIGHT OF WAY
 TRU--5-29.611 (18.40)

34
RICHARD L. BLANK
AND JUNE L. BLANK

38
MICHAEL L. HILLMAN

39
DOUGLAS L. RIDDLE
AND DEBORAH A. RIDDLE

40
ELIZABETH M. HEFNER

41
HEMLATA B. PATEL

42
DAVID N. HANSON



SECTION 29
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY

PROPOSED CURVE DATA
PI STA. 30+533.341
 $\Delta = 40^\circ-49'-10''$ LT.
R = 124.743 m (409.26')
L = 88.871 m (291.57')
T = 46.416 m (152.28')
C = 87.004 m (285.45')
NOI $10^\circ 25' E$

HORIZONTAL
SCALE IN METERS

PO NO.
12188

DATE
11/11/11

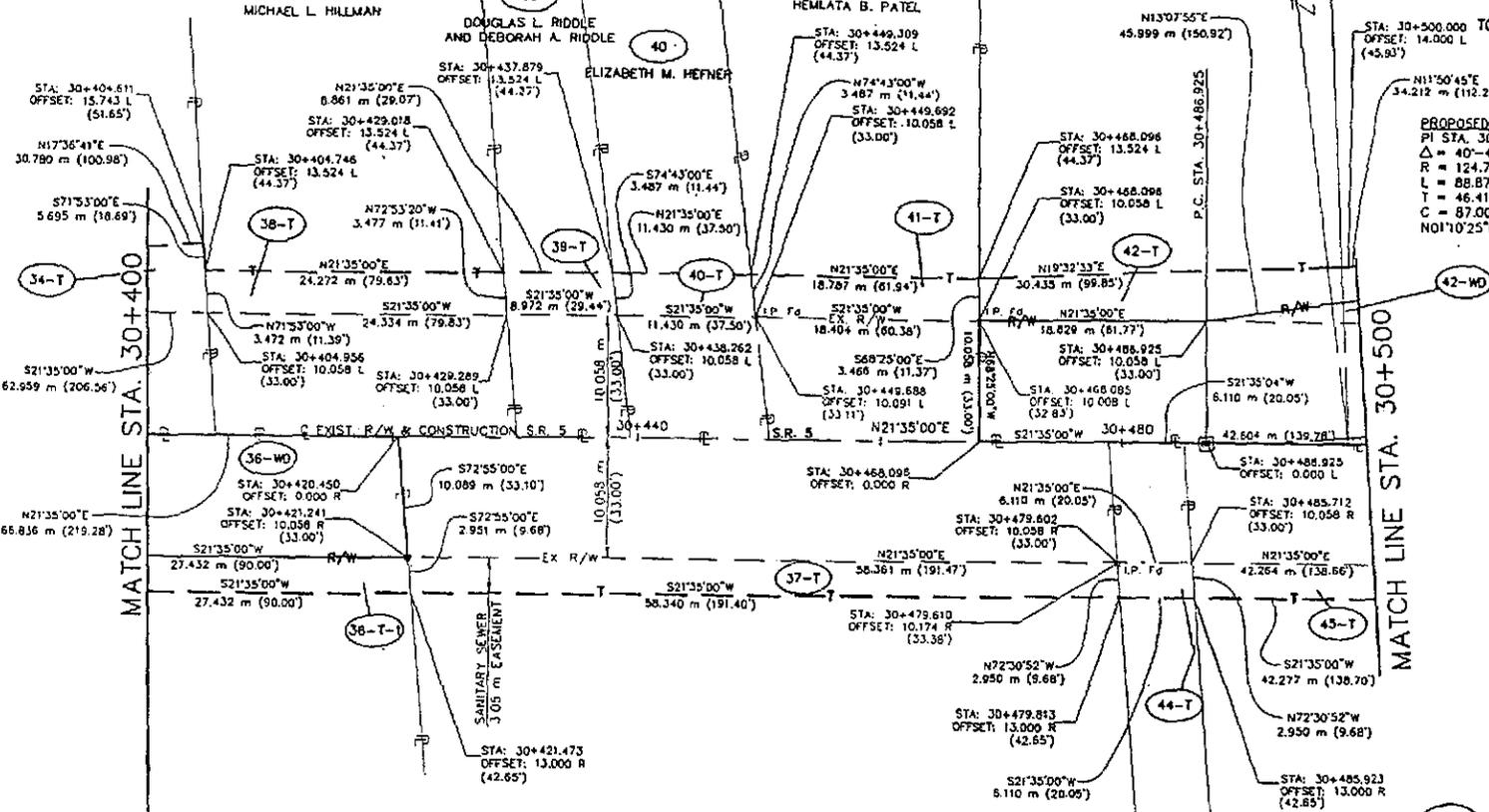
BY
WJS

RIGHT OF WAY PLAN
STA. 30+400 TO STA. 30+500

TRU-5-29.611 (18.40)

37/39

173/175



MONUMENT LEGEND

- EXISTING IRON PIN FOUND
- EXISTING MONUMENT BOX
- ▣ PROPOSED MONUMENT BOX
- 19mm(3/4") x 760mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOK S-4896"

36
KATHY KARDASSIARIS
AND PANAGIOTIS KARDASSIARIS, AKA
PETER KARDASSIARIS

37
HOWARD F. MEASE, TRUSTEE
UNDER TRUST AGREEMENT
DATED MAY 18, 1993

REV	DATE	DESCRIPTION



SECTION 29
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZELTA TOWNSHIP
TRUMBULL COUNTY

PROPOSED CURVE DATA
P.C. STA. 30+486.925
R = 124.743 m (409.26')
L = 88.871 m (291.87')
T = 46.416 m (152.28')
C = 87.004 m (285.45')
MOT/10.25 E

*** 20.3 MM METERS (100.0")
CURB TO BE REMOVED

DAVID L. HOPKINS
AND BERYLL G. HOPKINS

NOTE: FOR PARCEL BEARINGS AND
DISTANCES, SEE NEXT SHEET.

* DENOTES R/W ENCROACHMENT TO BE REMOVED

REV	DATE	DESCRIPTION
172		
175		

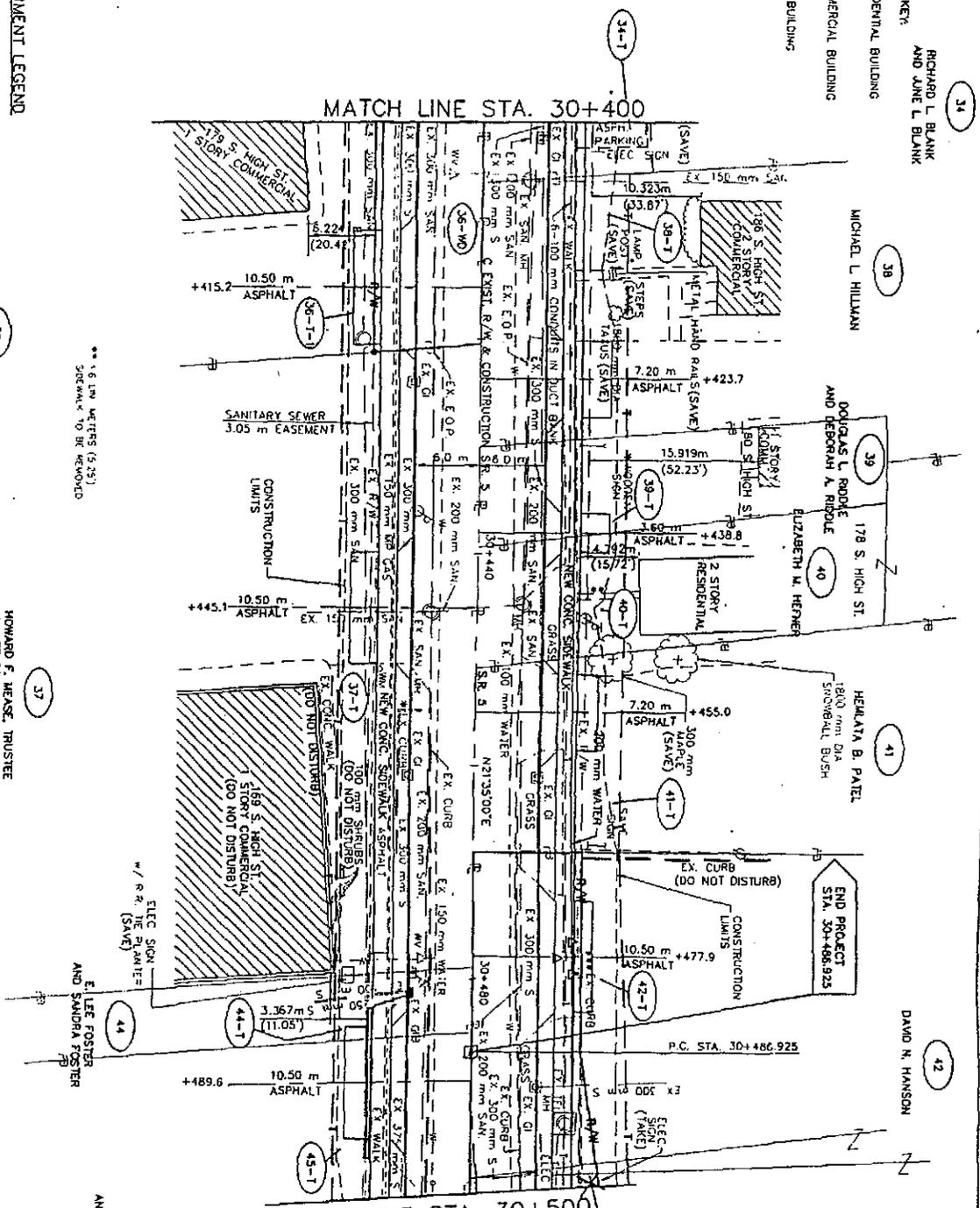
36/39
172/175

TRU-5-29.611 (18.40)

RIGHT OF WAY PLAN
STA. 30+400 TO STA. 30+500

PB NO. 12188

HORIZONTAL SCALE IN METERS



- STRUCTURES KEY:
- - RESIDENTIAL BUILDING
 - ▨ - COMMERCIAL BUILDING
 - - OUT BUILDINGS

- MONUMENT LEGEND:
- - EXISTING IRON PIN FOUND
 - - EXISTING MONUMENT BOX
 - ▭ - PROPOSED MONUMENT BOX
 - (with 19mm(3/4") x 760mm(30") IRON PIN SET WITH I.D. CAP STAMPED TOK-S-4896)

KATHY XAPRASSIANG
AND PANGCORN KARADSIKIAN, AKA
PETER KARADSIKIAN

HOWARD F. JERASE, TRUSTEE
UNDER TRUST AGREEMENT
DATED MAY 16, 1993

*** 16.1MM METERS (6.25")
SIDEWALK TO BE REMOVED

ELEC. SICK W/ R.R. THE PLANTER (SAVE)

E. LEE FOSTER
AND SANDRA FOSTER

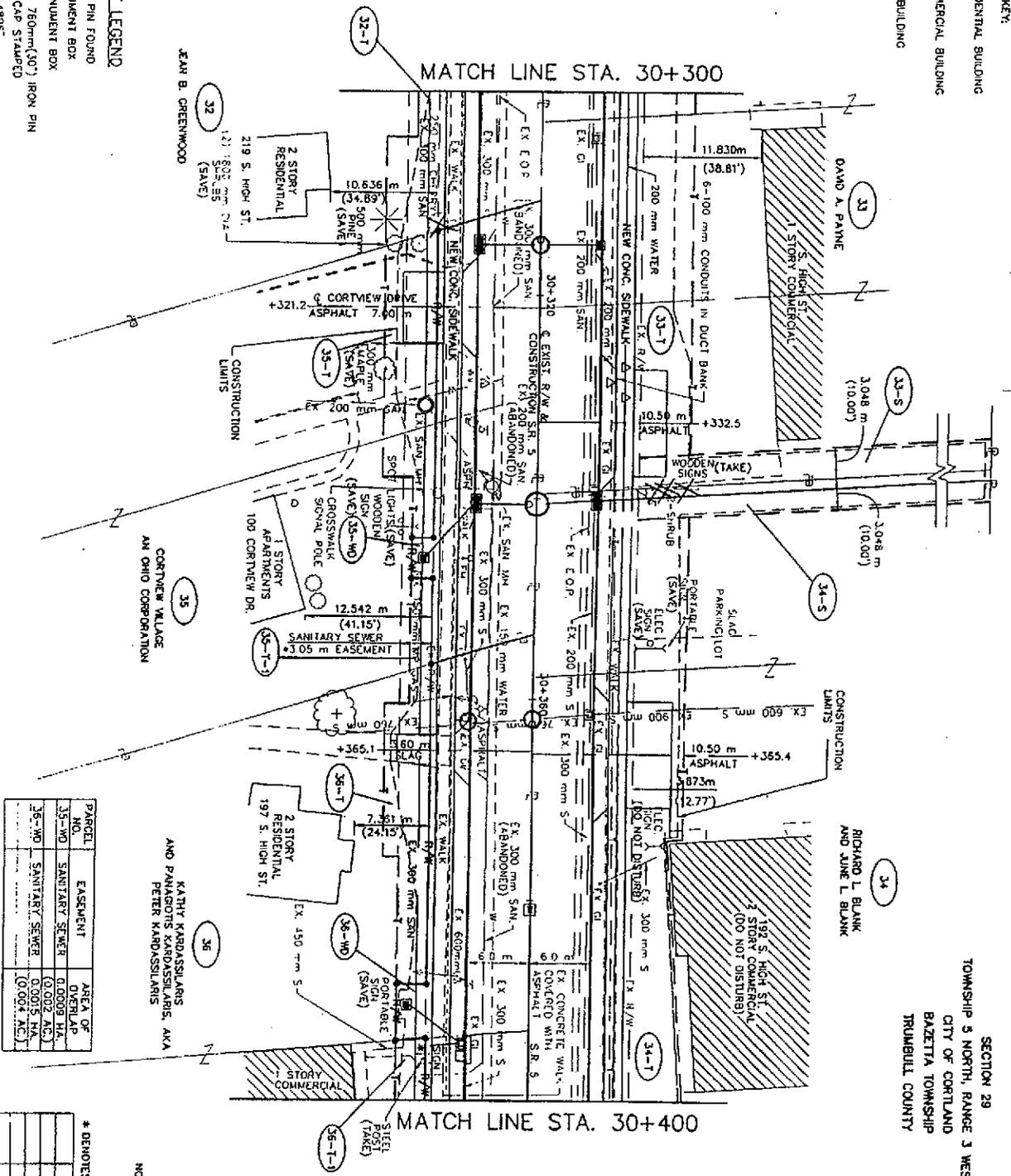
MATCH LINE STA. 30+500

MATCH LINE STA. 30+400

172/175

- STRUCTURES KEY:
- - RESIDENTIAL BUILDING
 - ▨ - COMMERCIAL BUILDING
 - - OUT BUILDING

- MONUMENT LEGEND
- EXISTING IRON PIN FOUND
 - EXISTING MONUMENT BOX
 - ▭ PROPOSED MONUMENT BOX
 - 19mm(3/4") x 760mm(30") IRON PIN SET WITH I.D. CAP STAMPED "FOX S-4896"



PARCEL NO.	EASEMENT	AREA OF OVERLAP
35-WO	SANITARY SEWER	0.0009 AC.
35-WO	SANITARY SEWER	0.0002 AC.
35-WO	SANITARY SEWER	0.0015 AC.
35-WO	SANITARY SEWER	0.0004 AC.

* DENOTES R/W ENDOACHMENT TO BE REMOVED

REV.	DATE	DESCRIPTION

NOTE: FOR PARCEL BEARINGS AND DISTANCES, SEE NEXT SHEET.

SECTION 29
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY





SECTION 29
TOWNSHIP 5 NORTH, RANGE 3 WEST
CITY OF CORTLAND
BAZETTA TOWNSHIP
TRUMBULL COUNTY

HORIZONTAL SCALE IN METERS

PROJ. NO. 12188

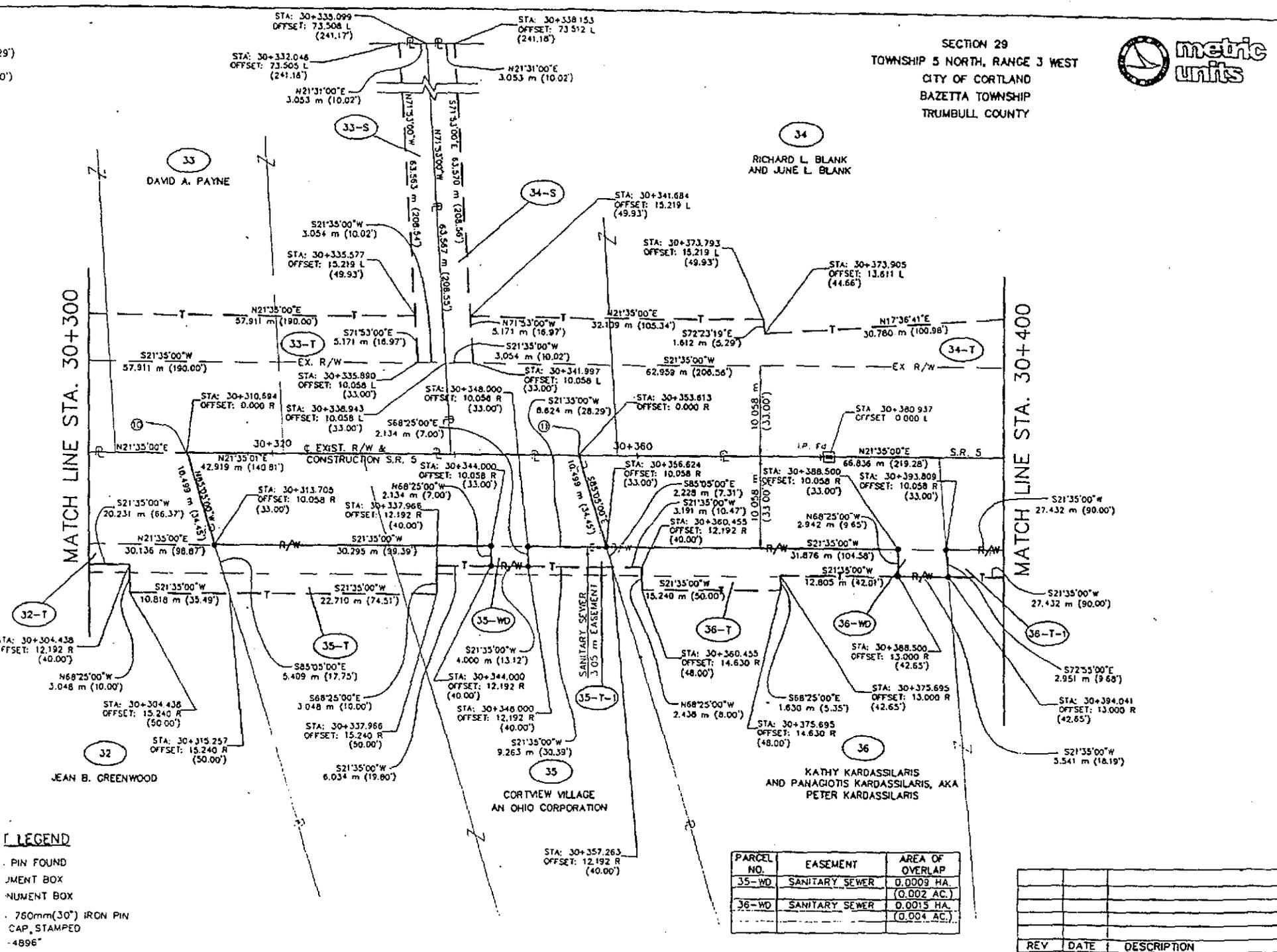
DATE: 1/21/00

RIGHT OF WAY PLAN
STA. 30+300 TO STA. 30+400

TRU-5-29.611 (18.40)

35/39

171/175



LEGEND
 PIN FOUND
 JUMENT BOX
 NUMENT BOX
 750mm(30") IRON PIN
 CAP, STAMPED
 -4896"

PARCEL NO.	EASEMENT	AREA OF OVERLAP
35-WD	SANITARY SEWER	0.0009 HA (0.002 AC.)
36-WD	SANITARY SEWER	0.0013 HA (0.004 AC.)

REV	DATE	DESCRIPTION

DATE COMPLETED: 1/21/00



Continental Valuations, Inc.
1681 Lance Pointe Drive
Suite One
Maumee, Ohio 43537
Tel (419) 891-9944
Fax (419) 891-1121
contval@glasscity.net

QUALIFICATIONS OF ROBERT D. DOMINI, MAI

Education

University of Toledo; Bachelor of Business Administration, Finance
Bowling Green State University; Master of Business Administration, Finance

Work Experience in Real Estate

Active Investor in Income Producing Property, 1970 - Present
Active in Management of Income Producing Properties, 1970 - Present
President, Continental Valuations, Inc., Commercial Real Estate Appraisal Company,
1988 - Present

Affiliations and Approval Status

Appraisal Institute - Member, MAI - Member Number 10651
ODOT - Approved Appraiser and Fee Review Appraiser
MDOT - Approved Appraiser and Fee Review Appraiser
State Certified General Appraiser - Ohio - Certificate No. 380770
State Certified Appraiser - Michigan - License No. 1201-004875
Certified Appraisal Instructor - Appraisal Institute
ASA - Candidate Member, Business Appraising
Appraisal Institute - Education Chair, Cardinal Chapter

Appraisal Courses

Society of Real Estate Appraisers, Course 101, An Introduction to Appraising Real Property
Institute of Real Estate Appraisers, Standards of Professional Practice
Institute of Real Estate Appraisers, Capitalization Theory and Techniques, Part A
Institute of Real Estate Appraisers, Real Estate Appraisal Principles, Examination 1A-1
Institute of Real Estate Appraisers, Basic Valuation Procedures, Examination 1A-2
Institute of Real Estate Appraisers, Residential Valuation Examination, B-2
Institute of Real Estate Appraisers, Case Studies in Real Estate Valuation, Examination 2-1
Institute of Real Estate Appraisers, Capitalization Theory and Techniques, Part B
Appraisal Institute, Appraisal Principles Instructor Leadership & Development, Course 110



Robert Domini Qualifications, contd.

Appraisal Courses Contd.

Comprehensive Examination Preparation Course

American Society of Appraisers, ME201, Introduction to Machinery and Equipment Appraisal
Appraisal Institute, Report Writing and Valuation Analysis
Appraisal Institute, Condemnation Appraising, Basic Principles, Course 710
Appraisal Institute, Condemnation Appraising, Advanced Topics, Course 720
Appraisal Institute, Attacking and Defending an Appraisal in Litigation (October 1999)
Appraisal Institute, Course 110, Appraisal Principles (Audit)

Seminars

Appraisal Institute, Residential Symposium, May 1998
Institute of Real Estate Appraisers, Economic Seminars for 1989 to 1997
Appraisal Institute, Business Valuation Seminar, 1995
Current Issues and Misconceptions in the Appraisal Process, 1994
Understanding Limited Appraisals and Appraisal Report Writing Options, 1994
Real Estate Software Associates, Argus Basic Training Seminar, 1993
Persuasive Writing Style in the Narrative Appraisal Report, 1993
Institute of Real Estate Appraisers, Demonstration Report Writing, 1992
Marshall and Swift, Course #11067, 1992
Institute of Real Estate Appraisers, Hotel and Motel Valuation
Institute of Real Estate Appraisers, Rates and Reasonableness
NAIFA Seminar - Operating the HP 12C

National Clients

Dover House Capital	Lafayette Life Insurance
Morris, Smith & Feyh	Provident Life Insurance
Union Labor Life Insurance Company	

Appraisal Experience

The appraiser owns Continental Valuations, Inc , a full service residential, commercial and industrial real estate appraisal firm.

Local Bank Clients

Continental Valuations was incorporated October 7, 1988. Continental Valuations is on the approved appraiser list for the following financial institutions: Mid American National Bank, KeyBank National Association, Capital Bank, Fifth Third Bank, National City Bank, Banc One, Huntington Bank , Exchange Bank, and Genoa Bank.

Robert Domini Qualifications, contd.

Government Clients

City of Maumee
Federal Highway Administration
Lucas County
Michigan Department of Transportation

City of Toledo
General Services Administration
Ohio Department of Transportation
USDA, Rural Development

Memberships

BEC Labs - Board Chairman
The Toledo Club
Toledo - Lucas County Chamber of Commerce
Perrysburg Rotary
Volunteers of America - Executive Board
OREGON *on the bay* - Regional Economic Development Foundation

Types of Properties Appraised

Apartment Complexes
Apartment Feasibility Studies
Auto Dealerships
Bank Buildings
Business Parks, Proposed and Existing
Churches
Golf Courses, Proposed and Existing
Highway Widening Projects
Hotel / Convention Centers
Industrial Subdivisions
Industrial Warehouses
Large, Central-City Retail
Manufacturing Plants
Medical Clinics
Medical Office Condominiums

Nursing Homes
Proposed Mini-Storage Warehouses
Proposed Mobile Home Park
Proposed Hotels/Motels
Proposed and Existing Office Buildings
Proposed Public Warehouse
Public Taking For Right of Way
Refrigerated Warehouse
Residential Subdivisions, Proposed
and Existing
Restaurants
Retail Shopping Strips
Stone Quarries
Truck Stops

Expert Testimony

The appraiser has testified in bankruptcy court, in eminent domain cases and cases involving zoning changes.

George V. Voinovich, Governor

State of Ohio

Nancy Chiles Dix, Director

Department of Commerce

ORIGINAL ISSUE DATE: 7/17/91



Division of Real Estate

CERTIFICATE NO.: 380770

CERTIFIED GENERAL REAL ESTATE APPRAISER

THIS IS TO ACKNOWLEDGE THAT

DOMINI, ROBERT D.

HAS QUALIFIED UNDER THE LAWS AND REVISED CODE OF THE STATE OF OHIO AND THE REQUIREMENTS OF THE REAL ESTATE APPRAISER BOARD AND IS A DULY CERTIFIED AND QUALIFIED PERSON TO ENGAGE IN THE PRACTICE OF GENERAL REAL ESTATE APPRAISAL.

Witness the seal of the Ohio Department of Commerce, Division of Real Estate and the signatures of this board this 28th day of June 1993.

Edward M. L. ...
Chairman
Lawrence A. Bell
Member
Robt. ...
Member

Denis ...
Member
John ...
Member
Byron ...
Member

This certificate is not valid unless renewed in accordance with state requirements

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12 (C)

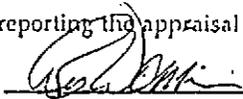
1. Name of Appraiser Robert D. Dornan

2. Class of Certification/Licensure: Certified General
 Licensed Residential
 Temporary General Licensed
Certification/Licensure Number: 380770

3. Scope: This report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

4. Service Provided By: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting the appraisal



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

State of Ohio
Department of Commerce
Division of Real Estate
Appraiser Section
Cleveland (216) 787-3100



OHIO DEPARTMENT OF TRANSPORTATION

Real Estate Administration, Northeast Region Office
3090 West Market Street, Suite 205, Fairlawn, Ohio 44333
(330) 864-4242 Fax: (330) 864-3846

1-800-462-1130 Ext.43

September 8, 2000

Richard L. Blank
Jane L. Blank
192 South High Street
Cortland, Ohio 44410

RE: TRU 5-29.611
PARCEL: 34 S, T

Dear Mr. & Mrs. Blank:

This letter is to advise you of the impending improvement on TRU 5-29.611, Parcel 34 S, T. The purpose of this improvement is to provide a transportation facility which will better serve the needs of the public.

This proposed acquisition is of a relatively minor nature, and will possibly involve a small portion of land from the property noted above. In the near future, a representative of our office will be contacting you to explain the exact nature of the area required, and the amount of compensation involved.

In advance of our personnel contacting you, we are enclosing a brochure entitled "When ODOT Needs Your Property". This booklet outlines our right-of-way acquisition procedures, and provides answers to some of the most frequently asked questions.

We sincerely appreciate your time in this important matter, and we look forward to contacting you in the near future to arrange an appointment to meet with you.

Respectfully,

A handwritten signature in cursive script, appearing to read "Joan K. Short".

Joan K. Short
Projects Manager
Northeast Regional Real Estate

JKS:jtb
Enclosure
c: File(2)

RE-M

STATE'S
EXHIBIT

TURNER, MAY & SHEPHERD

ATTORNEYS AT LAW

185 HIGH STREET N. E.

WARREN, OHIO 44481-1219

LAWRENCE S. TURNER
JOYCE A. MAY
DAVID A. SHEPHERD
JAMES E. SANDERS

(330) 399-8801
FAX (330) 399-8805

256 NORTH 15th STREET
SEBRING, OHIO 44672-1302
(330) 938-2105
FAX (330) 938-2104

February 8, 2001

James P. Villacres, P.S.
MS Consultants, Inc.
2221 Schrock Road
Columbus, Ohio 43229-1547

IN RE: Richard Blank dba Huttons of Cortland
192 S. High Street
Cortland, Ohio 44410

Dear Mr. Villacres:

As you are aware, the undersigned represents Mr. and Mrs. Richard Blank the owners of commercial premises located at 192 S. High Street, Cortland, Ohio, 44410. As you are additionally aware, these premises are along the proposed path of Ohio Department of Transportation Project TRU 5-18.4. Thank you for meeting with myself and Mr. Blank on Wednesday, February 7, 2001 to discuss the wide ranging effects that the road widening project, the construction of a sidewalk and the installation of the grass strip will have on Mr. Blank's present florist business. Based upon our discussions, my client and I have identified four (4) issues with regard to the project's potential harmful effects on my client's business and property.

1. **Street Front Parking.** As you are aware, the front of my client's business faces South High Street. In various forms, my client's business has been located on that site for almost seventy (70) years. During that time, customers have become accustomed to front door, drive up parking at Huttons, providing both convenience and ease of loading. The present ODOT plans call for the installation of a six inch (6") curb, a grassy area and six foot (6') sidewalk along the entire front of my client's business. As you might expect, the installation of these impediments to parking will have an extremely negative effect on both the ongoing nature of my client's business and any attempts to sell the business in the future. With

**STATE'S
EXHIBIT**

this in mind, my client would like to continue the present situation with a low curb allowing customers to drive over the curb and the sidewalk allowing them to continue to park in front of the business. Without this parking, my client will be forced to construct additional parking on the north side of the building along a roadway which will have to be constructed around the rear of this structure. This reconstructed road to the North of the existing building will allow delivery vehicles to continue to load on the North side of the building, adjacent to the main building doorway.

2. **North Driveway.** As we discussed, my client intends to reactivate the fifteen foot (15') driveway to the north of the building to allow for both tractor trailer deliveries and for use by store delivery vehicles. This roadway would continue around the rear of the building again connecting with the south parking lot. In order to undertake this, a curb cut would be necessary allowing access to the north driveway to allow for greater access to the building. In order to do this, my client will be compelled to demolish an existing greenhouse structure in addition to improving and extending the existing roadway around the building, linking this access road with the existing south parking lot. In addition, this would require the construction of angular parking at the side of the building due to the limited access at the front of the building should the Department of Transportation continue with its plans as stated. Enclosed herewith, please find a copy of an estimate for the paving of this roadway and parking area.

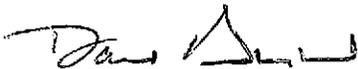
3. **South Parking Lot Access.** At present, there is continuous unfettered access from property line to property line on South High Street. It is our understanding based upon ODOT plans that there will be a thirty-three foot (33') access section allowing access to the south parking area for both florist patrons, building tenants and for patrons of the restaurant. It is the position of my Clients that if possible they would like to keep as much of the present access open as is possible so as to adequately handle both the volume and types of traffic using this entrance for access. As you will recall the restaurant which access off of the south parking lot receives deliveries via tractor trailers and other heavy vehicles thus requiring a wider unencumbered access to the south parking area.

4. **South Drive Access.** Likewise, as we discussed at our meeting, the adjacent restaurant, whose sole access to the street is through the south parking area is served by a number of heavy vehicles including tractor-trailers. In order to facilitate this service, should curb access be limited it would be both necessary and appropriate to place a curb cut wide enough to accommodate tractor trailer rigs adjacent to the south property line to allow ingress and egress by both patrons of the restaurant and tenants of the building to the south.

I trust you will share my client's concerns with the Department of Transportation in hopes of coming to an amicable decision in order to minimize the damage to my client's business.

I look forward to working through this process with you. Should you require any further information, please do not hesitate to contact me.

Very truly yours,



David A. Shepherd

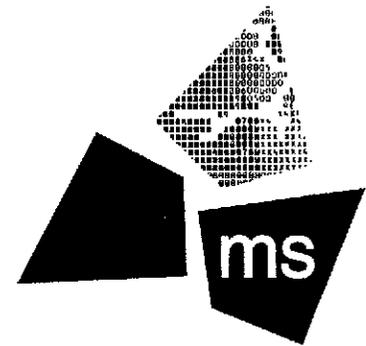
DAS:pjd

Cc: Mr. Richard Blank

ms consultants, inc.
engineers, architects, planners

2221 Schrock Road
Columbus, Ohio 43229-1547
Phone: (614) 898-7100
Fax: (614) 898-7570
www.msconsultants.com

March 28, 2001



Turner, May & Shepherd
Mr. David A. Shepherd
185 High Street
Warren, OH 44481-1219

RE: PROJECT: TRU-5-29.611 (18.40); PID # 12188
PARCEL #: 34 (Blank, dba Huttons of Cortland)

Dear Mr. Shepherd:

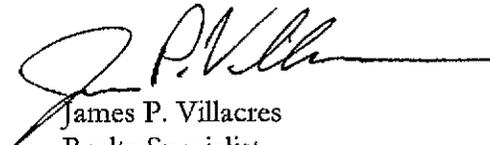
This letter is to confirm the State's (ODOT's) response to your recent counter offer for the purchase of Parcels 34-S and 34-T in conjunction with the above mentioned highway improvement project. The State will agree to make the following changes to the original offer in return for the sale of Parcels 34-S and 34-T.

1. An additional 12' wide driveway on the north side of the building at approximately Sta. 30+400 (**entrance only**)
2. One full drive access at **either** the existing driveway (Sta 30+365.4) or at the suggested location of Sta 30+348.
3. No additional monetary compensation (additional \$8,000 for paving was requested)

Please be aware that these changes will not be incorporated into the plans and construction documents until after the owner has agreed to these terms and has executed the required documents. I look forward to hearing from you at your earliest convenience after you have reviewed this information with your client.

Thank you for your attention to this matter.

Respectfully:


James P. Villacres
Realty Specialist
ms consultants, inc.

cc: 36-003.136 C/M/W
t:\msword\36\tru-5-36003.136\jpv files\parcel 34\34counterletter.doc

**STATE'S
EXHIBIT**

10



OHIO DEPARTMENT OF TRANSPORTATION

Real Estate Administration, Northeast Region Office
3090 West Market Street, Suite 205, Fairlawn, Ohio 44333
(330) 864-4242 Fax: (330) 864-3846

May 9, 2001

Mr. David A. Shepherd
Attorney-at-Law
Turner, May & Shepherd
185 High Street, N.E.
Warren, Ohio 44481

RE: TRU 5 18.40
Parcel No. - Estate or Interests Acquired

34 S (Sewer Easement)
34 T (Temporary Agreement)

**Location of Property: Trumbull County, Bazetta Township, Section 29, Town 5N,
Range 3W, part of the original Bazetta Township Section 29**

Dear Mr. Shepherd:

It is the sincere desire of the Department of Transportation in purchasing right of way, to arrive at a mutually satisfactory settlement with every property owner. At times, this goal is difficult to attain and we must turn to the courts for a jury determination of the just compensation due the property owner. This action assures that the owner's rights will be fully protected, while at the same time permits the construction of the highway to proceed for the benefit of all.

Our offer to you in the amount of \$4,650.00 represents the Department's best estimate of the value of the property required for subject highway improvement, including damages, if any, to the residue of your property. This value is based upon appraisals made of your property in accordance with standard procedures established by the State and Federal government.

This letter is to notify you that if the above mentioned offer is not acceptable to you, it will be necessary for the Department to initiate appropriation proceedings. As soon as the required papers can be prepared, a case will be filed. Meanwhile, should you decide to accept the State's offer, our right of way agent will be happy to meet with you at your request.

RE-K Final Offer
Rev. 4-86

**STATE'S
EXHIBIT**

Upon the filing of an appropriation case, the law provides that the Director of Transportation shall deposit with the Court, the amount he deems to be the value of the property in question, and thereupon the Department gains the right to enter upon and use the land.

If there are buildings on the land being taken, the State will allow the owner 60 days to vacate and turn over possession after service of notice to appropriate, as provided in the law. The owner may agree to accept the deposited money as full payment and the case will be closed.

If the owner is not satisfied with the amount of the deposit, he must file an answer or appeal with the Court in the manner and within the time specified on the summons which is served upon him by the Court, requesting the amount due him be determined according to law. He may also apply to the court to withdraw the deposited money, and the Court shall permit such withdrawal subject to the rights of other parties in interest. Such withdrawal shall in no way interfere with the owner's right to have a jury determine the amount to be paid. Interest will not accrue on any money withdrawable under this procedure. If the money withdrawn from the Court should exceed the final award, the owner will be required to return the excess payment.

It is desired to emphasize that this is not an arbitrary action, but one designed to protect your legal right as a property owner to have the value of the property independently determined by a jury should you so desire.

Respectfully,



Joan K. Short
Projects Manager
Northeast Region

JKS:cs

c: Richard L. Blank and Jane L. Blank, 192 South High Street, Cortland, Ohio 44410

File (3)

TURNER, MAY & SHEPHERD
ATTORNEYS AT LAW
185 HIGH STREET N. E.
WARREN, OHIO 44481-1219

LAWRENCE S. TURNER
JOYCE A. MAY
DAVID A. SHEPHERD
JAMES E. SANDERS

(330) 399-8801
FAX (330) 399-8805

256 NORTH 16th STREET
SEBRING, OHIO 44672-1302
(330) 938-2105
FAX (330) 938-2104

VIA FACSIMILE

June 20, 2001

James P. Villacres
MS Consultants, Inc.
2221 Schrock Road
Columbus, Ohio 43229

IN RE: Project TRU-5-29.611(18.40); PID#12188
Parcel No.: 34(Blank dba Hulton's of Cortland)

Dear Mr. Villacres:

As you are aware, I represent Mr. Richard Blank with regard to ODOT's interest in taking a portion of his property for the widening of High Street in Cortland, Trumbull County, Ohio. Please be advised that I have recently been in contact with Mr. Blank concerning the offer of the Ohio Department of Transportation regarding the taking of his property. Unfortunately, Mr. Blank has had a change of heart and now does not wish to go forward with the approval of the modified offer of the State of Ohio. The reason for Mr. Blank's reluctance to go forward with this project is based upon his additional review of the amount of traffic which utilizes the south opening to High Street adjacent to the restaurant area. Mr. Blank advises that the restaurant would have difficulty operating without this access due to the delivery of provisions to the restaurant is made by large vehicles requiring access to High Street via the proposed southern most access point. In light of this ongoing problem, I would appreciate you approaching ODOT with regard to a modification of their position concerning continued access to the Blank property at this southern most point.

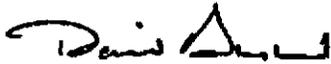
**STATE'S
EXHIBIT**

James P. Bilacres
MS Consultants, Inc.
June 20, 2001
Page - 2 -

Once you have had an opportunity to consult with ODOT, I would appreciate you advising me of their thoughts.

Your anticipated cooperation in this matter is greatly appreciated. Should you have any additional questions, please do not hesitate to contact me.

Very truly yours,



David A. Shepherd

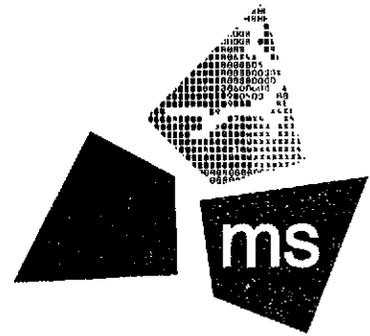
DAS:pjd

Cc: Mr. Richard Blank

ms consultants, inc.
engineers, architects, planners

2221 Schrock Road
Columbus, Ohio 43229-1547
Phone: (614) 898-7100
Fax: (614) 898-7570
www.msconsultants.com

July 13, 2001



Turner, May & Shepherd
Mr. David A. Shepherd
185 High Street
Warren, OH 44481-1219

RE: PROJECT: TRU-5-29.611 (18.40); PID # 12188
PARCEL #: 34 (Blank, dba Huttons of Cortland)

Dear Mr. Shepherd:

This letter is to confirm the State's (ODOT's) response to your recent counter offer dated June 20, 2001, for the purchase of Parcels 34-S and 34-T in conjunction with the above mentioned highway improvement project. The State has previously agreed to make the following change to the original offer in return for the sale of Parcels 34-S and 34-T.

1. An additional 12' wide driveway on the north side of the building at approximately Sta. 30+400 (entrance only)

The existing driveway (Sta 30+365.4) will stay in the plans as shown.

2. Additionally, per your recent request, the State will agree to provide an additional 14' wide drive at Sta 30+352 (right out only).

Please be aware that these changes will not be incorporated into the plans and construction documents until after the owner has agreed to these terms and has executed the required documents. I look forward to hearing from you at your earliest convenience after you have reviewed this information with your client.

Thank you for your attention to this matter.

Respectfully:

A handwritten signature in black ink, appearing to read 'James P. Villacres', written over a white background.

James P. Villacres
Realty Specialist
ms consultants, inc.

cc: 36-003.136 C/M/W
\\server\volf1\msword\36\tru-5-36003.136\jpv files\parcel 34\34counterletter2.doc

STATE'S
EXHIBIT

13

TURNER, MAY & SHEPHERD
ATTORNEYS AT LAW
185 HIGH STREET N. E.
WARREN, OHIO 44481-1219

LAWRENCE S. TURNER
JOYCE A. MAY
DAVID A. SHEPHERD
JAMES E. SANDERS

(330) 399-8801
FAX (330) 399-8805

256 NORTH 15th STREET
SEBRING, OHIO 44672-1302
(330) 938-2105
FAX (330) 938-2104

July 25, 2001

James P. Villacres
MS Consultants, Inc.
2221 Schrock Road
Columbus, Ohio 43229-1547

IN RE: Project: TRU-5-29.611 (18.4); PID#21188
Parcel No.: 34 (Blank dba Hutton's of Cortland)

Dear Mr. Villacres:

Thank you for your letter of July 13, 2001 with regard to the modified proposal of the State of Ohio (ODOT) with reference to the Blank-Hutton's of Cortland parcel on High Street in Cortland. Please be advised that I have been in contact with Dick Blank, owner and operator of Hutton's of Cortland with reference to ODOT's modified proposal. After discussing this matter with Mr. Blank he advises me that he is rejecting this proposal for the following reasons:

1. ODOT is not compensating the property owner for the monetary loss associated with the loss of parking spaces in front of the florist business and;
2. Most of the trucks exiting the Blank property through the south exit (as modified) turn left to continue on their delivery schedule into Cortland rather than turning right. As you will recall, the State's modified proposal allows only for a right turn from the south access road onto High Street.

I would very much appreciate you contacting ODOT to advise them of Mr. Blank's modified position in the hopes of reaching an amicable settlement of these issues.

**STATE'S
EXHIBIT**

Please note, that Mr. Blank has advised that fellow property owners Hutton and DiGicobi have received offers of monetary consideration for the loss of their frontage on High Street. It is of note to Mr. Blank that this offer has not been repeated in the Hutton situation.

I would appreciate anything you can do in order to resolve this situation. Should you have any additional questions, please do not hesitate to contact me.

Very truly yours,



David A. Shepherd

DAS:pjd

Cc: Mr. Dick Blank