

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 3 of 3

- 16. Affidavit of L. Martin Cordero, Esq.
- 17. Report of February 23, 2004, by Dunaway Real Estate, Inc.
- 18. Photographs provided by Barry Dunaway.

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



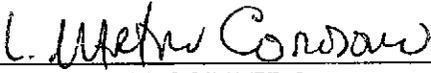
L. MARTIN CORDERO* (0065509)
**Counsel of Record*

AFFIDAVIT OF L. MARTIN CORDERO, Esq.

Now comes L. Martin Cordero, Esq., having first been duly sworn and cautioned, states as follows the following facts are made on his personal knowledge:

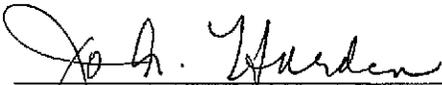
1. I am a licensed attorney and in good standing with the State of Ohio.
2. I am employed by the Ohio Attorney General's Office and my work address is 150 East Gay Street, 17th Floor, Columbus, Ohio, 43215-3130.
3. On February 6th, 2004, I filed a Notice of Appearance and Substitution of Trial Counsel in a matter styled *Gordon Proctor, Director of ODOT v. Richard Blank et al.*, Trumbull County Common Pleas Court Case No. 2001-CV-2422.
4. On or about February 24th, 2004, I received from counsel for Blanks a valuation report prepared by Dunaway Real Estate, Inc..
5. A true and accurate copy of said report is found at Exhibit 17.
6. I then made copies of the report and forwarded them to ODOT Northeast Real Estate Region Projects Manager Joan Short and ODOT District 4 Real Estate Administrator James Kinnick.
7. On March 22nd, 2004, I took the deposition of Barry Dunaway in Warren, Ohio, in which I asked him questions relating to his opinions and his valuation report.
8. During that deposition Dunaway indicated that he had in his file at his office several photos that were not included in his report, but which he considered when reaching his opinion of damages to the property after ODOT's construction project.
9. Approximately one month later, I received a series of undated photographs from Dunaway.
10. True and accurate copies of the photographs received are found at Exhibit 18.

FURTHER AFFIANT SAYETH NAUGHT.



L. MARTIN CORDERO

Sworn to, or affirmed, and subscribed in my presence this 10 day of June, 2008.



Notary Public



JO A. HARDEN
Notary Public, State of Ohio
My Commission Expires 09-18-2011

dunaway real estate inc.

P.O. Box 1268 Warren, Ohio 44482 330-399-1891

QUALIFICATIONS OF APPRAISER

Licensed Real Estate Agent 1974
Licensed Real Estate Broker 1977
Graduate Realtors Institute GRI
Graduate Senior Appraiser GSA
Numerous Real Estate Appraisal Courses Kent State University and Youngstown State University
Trumbull County Prosecutor's Office
Probate Court Appraisals
Trumbull County Courts/Domestic Relations
Courtroom Testimony Experience for Trumbull, Mahoning and Columbiana Counties
Trumbull County Board of Revisions Testimony Experience
Senior Rights and Advocacy
Member Ohio Land Title Association
Member Trumbull County Bar Association Grievance Committee
Member PACE First American Real Estate Solutions

Clients:

Salvation Army International
Equitable Relocation Management
Seven Seventeen Credit Union, Inc.
Trumbull County Postal Employee's Credit Union.
Trumbull County Sheriffs Office
The Travelers Relocation Company
Attorney John W. Kurtz
Attorney William G. Cauffield
Attorney Lynn B. Griffith III
Attorney Jack N. Alpern
Attorney W. Dallas Woodall
Attorney Anthony G. Rossi

Attorney James M. Miller
Attorney Mark S. Finamore
Attorney Frank R. Bodor
Attorney William P. McGuire
Attorney Michael D. Buzulencia
Attorney Martin F. White
Attorney Daniel B. Letson
Attorney Thomas B. J. Letson
Attorney Gary R. Rich
Attorney Thomas J. Wilson
Attorney James A. Fredericka
Attorney Curtis J. Ambrosy
Attorney Lynn B. Griffith II

**STATE'S
EXHIBIT**

CANONS OF ETHICS FOR THE REAL ESTATE INDUSTRY

SECTION I: General Duties to the Public and Industry

Article 1. Licensing as a real estate broker or salesman indicates to the public at large that the individual so designated has special expertise in real estate matters and is subject to high standards of conduct in the licensee's business and personal affairs. The licensee should endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees and, further, seek to avoid even the appearance of impropriety in any activities as a licensee.

Article 2. It is the duty of the broker to protect the public against fraud, misrepresentation or unethical practices in real estate transactions. The licensee should endeavor to eliminate in the community, any practices which could be damaging to the public or to the integrity of the real estate profession.

Article 3. The licensee should provide assistance wherever possible to the members and staff of the Real Estate Commission and Division of Real Estate in the enforcement of the licensing statutes and administrative rules and regulations adopted in accordance therewith.

Article 4. The licensee should be knowledgeable of the laws of Ohio pertinent to the real estate and should keep informed of changes in the statutes of Ohio affecting the duties and responsibilities of a licensee. (formerly Article 3.1)

Article 5. A licensee should represent clients competently and should promote the advancement of professional education in the real estate industry through the licensee's conduct. (formerly Article 4)

Article 6. The licensee should be informed as to matters affecting real estate in the community, state, and the nation, so that the licensee may be able to contribute to public thinking on such matters including taxation, legislation, land use, city planning, and other questions affecting property interests. (formerly Article 5.1)

SECTION II: Specific Duties to Clients and Customers

Article 7. The licensee should disclose all known material facts concerning a property on which the licensee is representing a seller or a purchaser to avoid misrepresentation or concealment of material facts. (formerly Article 5.3)

Article 8. The licensee should recommend that title be examined and legal counsel be obtained. (formerly Article 6)

Article 9. The licensee, for the protection of all parties, should see that financial obligations and commitments regarding real estate transactions are in writing, expressing the exact agreement of the parties; and that copies of all agreements, at the time they are executed, are placed in the hands of all parties involved.

Article 10. A licensee should not enter into an agency relationship with a party whose interests are in conflict with those of the licensee or another client represented by the licensee without fully disclosing the potential conflict and obtaining the informed consent of all parties. (formerly Article 11)

Article 11. A licensee should not accept compensation from more than one party without the full knowledge and consent of all parties to the transaction. (formerly Article 12)

Article 12. When acting as a seller's agent, a licensee should disclose to the seller if the licensee is the actual purchaser, or if the purchaser is another licensee affiliated with the same brokerage as the licensee, a business entity in which the licensee has an interest, or is a member of the licensee's immediate family. (formerly Article 13)

Article 13. When asked to provide an appraisal (formal or informal), price opinion, comparative market analysis or any other task that is intended to determine the value of a property, a licensee shall not render that opinion without the careful analysis and interpretation of all factors affecting the property, and should not mislead their client as to the value of the property. (formerly Article 16)

Article 14. The licensee should not undertake to provide professional services concerning a property or its value where the licensee has a present or contemplated interest unless such interest is specifically disclosed to all affected parties. Nor should the licensee make a formal appraisal when the licensee's employment or fee charged for the appraisal is contingent upon the amount of the appraisal. (formerly Article 16.1)

Article 15. The licensee should not attempt to provide an appraisal, price opinion, comparative market analysis or any other task that is intended to determine the value of a property, if the subject property is of a type that is outside the field of expertise of the licensee unless, the licensee obtains the assistance of another licensee or appraiser who has expertise in this type of property. (formerly Article 16.2)

Article 16. The licensee should not advertise property without authority, and in any advertisement the price quoted should be that agreed upon with the owners as the offering price. (formerly Article 17)

SECTION III: Duties to Fellow Licensees

Article 17. A licensee should respect the exclusive agency of another licensee until it has expired or until the client, without solicitation initiates a discussion with the licensee about the terms upon which the licensee might enter into a future agency agreement or one commencing upon the expiration of any existing agreement. (former Article 21)

Article 18. A licensee should not solicit a listing that is currently listed with another broker, unless the listing broker, when asked, refuses to disclose the nature and expiration of the listing. In that event the licensee may contact the owner to secure such

Canons of Ethics for The Real Estate Industry

information and may discuss terms upon which the licensee might take a future listing, or one commencing upon the expiration of any existing exclusive listing. (formerly Article 21.1)

Article 19. A licensee should not solicit a buyer/tenant who is subject to an exclusive buyer/tenant agreement, unless the broker, when asked, refuses to disclose the nature and expiration date

of the exclusive buyer/tenant agreement. In that event the licensee may contact the buyer/tenant to secure such information and may discuss the terms upon which the licensee might enter into a future buyer/tenant agreement or may enter into a buyer/tenant agreement to become effective upon the expiration of any existing exclusive buyer/tenant agreement. (new Article)

dunaway real estate inc.

P.O. Box 1268 Warren, Ohio 44482 330-399-1891

SUBJECT

ADDRESS.....192 & 204 South High Street
Cortland, OH 44410

PURPOSE.....Estimate Fair Market Value

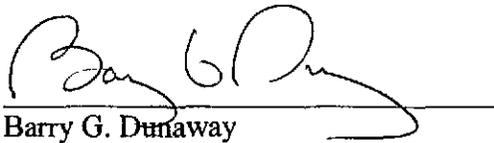
PROPERTY TYPE.....Commercial Retail; Retail
Rental Properties, Restaurant

DATE.....February 23, 2004

OWNER.....Richard L. Blank and
June L. Blank

PARKING.....Blacktop

FAIR MARKET VALUE.....\$676,450.00


Barry G. Dunaway

dunaway real estate inc.

P.O. Box 1268 Warren, Ohio 44482 330-399-1891

BLANK APPROPRIATION

34-S and 34-T

TRU-5-29.611 (18.40)

BAZETTA TOWNSHIP

CORTLAND, OHIO

FAIR MARKET VALUE ENTIRE PROPERTY \$676,450.00

Land

1.359 acres @ \$300,000 per acre (or \$6.89 sq.ft.) \$407,700.00

Commercial Building

11,822 sq.ft. x \$50.00 = \$591,100 less
75% depreciation (\$443,325) = \$147,775.00

Adjacent Restaurant Building

2,135 sq.ft. x \$75 sq.ft. = \$160,125 less
50% depreciation = \$80,062 \$80,063.00

Blacktop

14,810 sq.ft. x \$3.25 sq.ft. = \$48,132.00 less
15% depreciation (\$7,220) \$40,912.00

FAIR MARKET VALUE PERPETUAL SEWER EASEMENT \$3,602.00

2,091 sq. ft. x \$6.89 = \$14,406 (25% of total rights taken = \$3,602)

FAIR MARKET RESIDUE BEFORE APPROPRIATION \$672,848

FAIR MARKET RESIDUE AFTER APPROPRIATION \$596,456

DAMAGES \$76,392.00

TOTAL FAIR MARKET VALUE LAND & DAMAGES \$79,994.00

FAIR RENTAL VALUE OF FRONTAGE (\$22,800 x 1.5 yrs) \$34,200.00

TOTAL LAND TAKEN, DAMAGES & RENTAL EASEMENT \$114,194.00

dunaway real estate inc.

P.O. Box 1268 Warren, Ohio 44482 330-399-1891

FACTORS FOR CONSIDERATION

- Parcel No. 34-T taken by the State is an irregular shaped parcel and sets along the front of the property abutting the front of the commercial building.
- The State had the use of the property for 1-1/2 years, this was considered temporary.
- The State excavated the temporary easement creating dust, dirt and mud, blocked the entrances, put up orange barrels, piled dirt and slag, dug holes and had equipment parked on the property, all of which interfered constantly with the owner's use and enjoyment of the property behind the easement. The use discouraged customers from going to the Florist Shop, restaurant and other commercial establishments, which by the terms of the easement the State had a right to do for 1-1/2 years.
- State vehicles and equipment were all over the owner's property creating ruts, holes, etc.
- Prior to the appropriation the owner's could have divided the front of the commercial building into 3, 2 or 1 units for rental properties with parking for any configuration. After the appropriation due to grade changes, slope, fireplug and curbing only 1 unit can be used without any parking in the front. Building front can no longer be used for multiple purposes also shifting of cars to side parking lot deprives spaces used for rear businesses and restaurant building.
- Prior to the appropriation the owner's Florist Shop was on north side of the building and the Gift Shop was on the south side of the building. Customers used two (2) front doors to the Florist-Shop. After appropriation the two front doors become obsolete due to slope, curbing and grading requiring Florist customers to use only the side door and side parking lot. Owner was required to reroute waterlines, sewer lines and provide a cooler for the south side of building to move the Florist Shop to the south side of the building.
- Owner lost eleven (11) parking spaces in front of the building due to slope, curbing and grade change. These were their prime parking areas for front of commercial building.

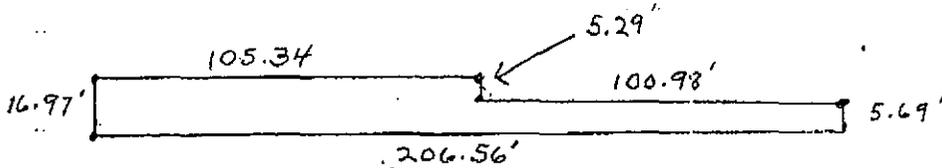
- Before the appropriation the road was level with floor of commercial building. The customers could park in front of the building and customers on foot could walk from sidewalk into front entrances. After appropriation, due to slope and curb configuration, cars can no longer park in front and grade is too sharp for most people to use especially in winter.
- Added slope causes water and melting snow to pond on property and flow into the building. This did not happen before because the area in front of building was flat and had three square catch basins, which the State removed and replaced with one small round ineffective catch basin.
- Side parking lot was level with road before-road was raised and now cars have to ramp in and out, this causes problems in slippery weather. Timing traffic and negotiating slopes makes entrance more difficult. There is 9% to 10% grade whereas before the entrance was flat with the road.
- Concrete pad and pillar in front of building was broken and cracked by construction.
- Aesthetically, commercial building is not as attractive-raising of road gives appearance of building sitting in a depression.
- Owner's sewer line and gas lines were broken by construction. They were improperly repaired. Sewer lines to restaurant was broken causing sewage to back up into the restaurant.
- South drive entrance approach is not properly aligned with south drive used by trucks to make restaurant deliveries.
- While sewer line was being installed behind restaurant delivery trucks could not deliver properly and owner could not bring vehicles to the back of the restaurant.
- As a result of the huge shovels banging out shale rock to excavate the sewer trench for the sewer, occurring only approximately 10 feet from the restaurant, the vibration, pounding or lack of lateral support to the building caused damage with a long vertical crack in the south wall of the restaurant.

dunaway real estate inc.

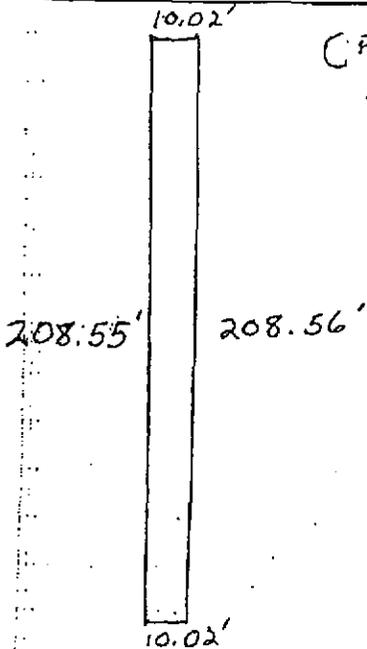
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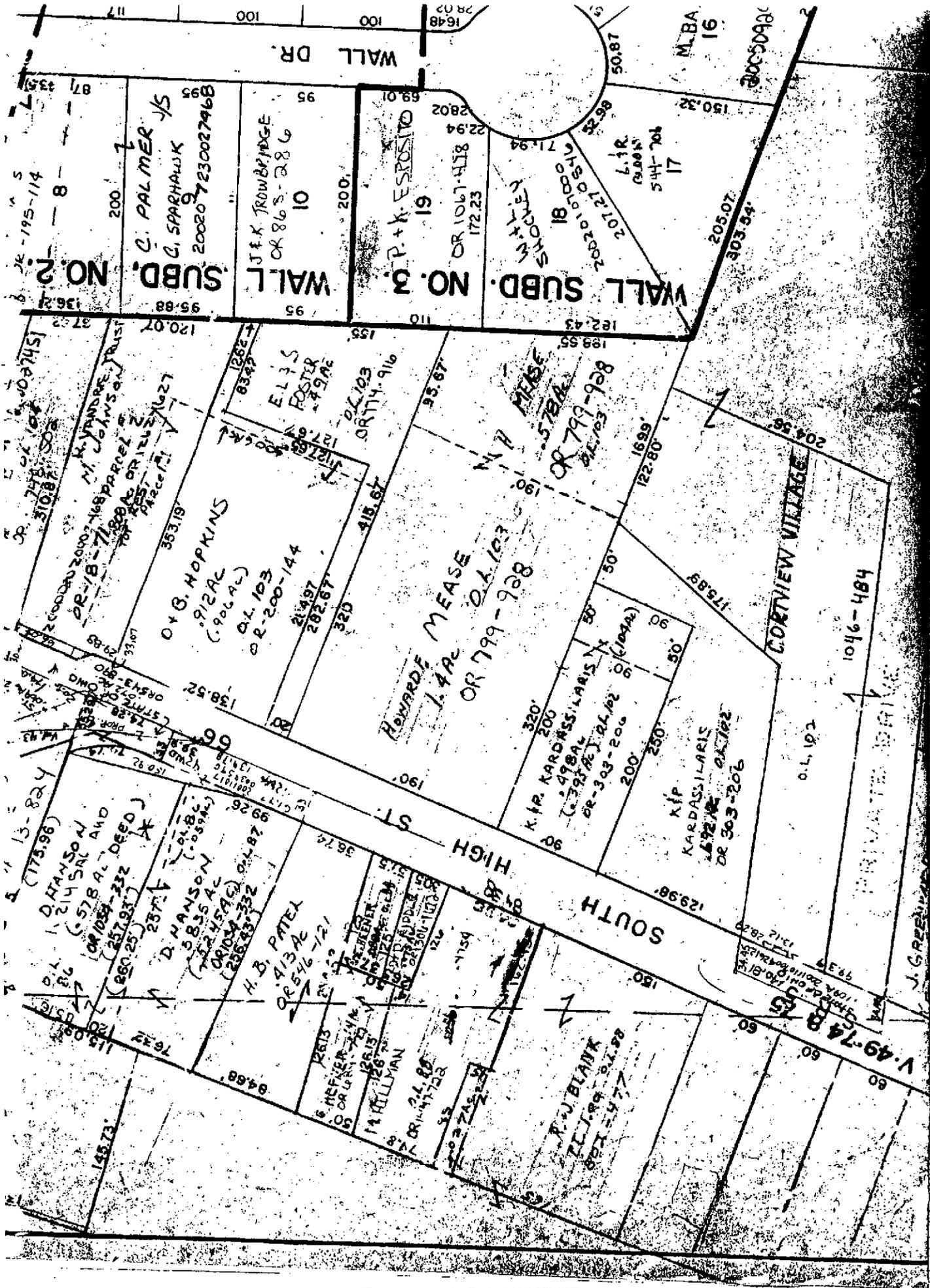
192 and 204 South High Street
Cortland, Ohio 44410

PARCEL NO. 34 T (.076 AC. / 3311 ^{sq})
(TEMPORARY EASEMENT TO PERFORM WORK
NECESSARY TO CONSTRUCT A DRIVE & TO GRADE)



PARCEL 34-S (.048 AC. / 2091 ^{sq})
(PERPETUAL EASEMENT TO CONSTRUCT
AND MAINTAIN A SEWER)





WALL DR.

WALL SUBD. NO. 2
C. PALMER JS
C. SPARHAWK
200807230027468

WALL SUBD. NO. 3
J.K. ROWBRIDGE
OR 865-286
10

P.K. ESPOSITO
OR 1067-418
19

WALL SUBD. NO. 3
SHOCKLEY
OR 1067-418
172.23

MLBA 16
150.32

CORTVIEW VILLAGE

SOUTH HIGH ST

PRIVATE DRIVE

J. GREEN

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Trumbull County, Ohio

By Parcel Owner

SEARCH

BASE | MAP | LAND | SALES | SKETCH | RESID | DISTRICT | TAXES

STRUCTURE

[print this page](#)

[email this page](#)

[property record card](#)

PARCELS

Page 1 of 1

[NEXT PAGE](#)

Parcel

Dist/Map/Rte: 34016 27800

Owner: RICHARD L & JUNE L BLANK

Parcel ID: 34006670

Property Address: 192 S HIGH

Mailing Names: RICHARD L BLANK, JUNE L BLANK

Mailing Address: 192 S HIGH ST CORTLAND OH 44410

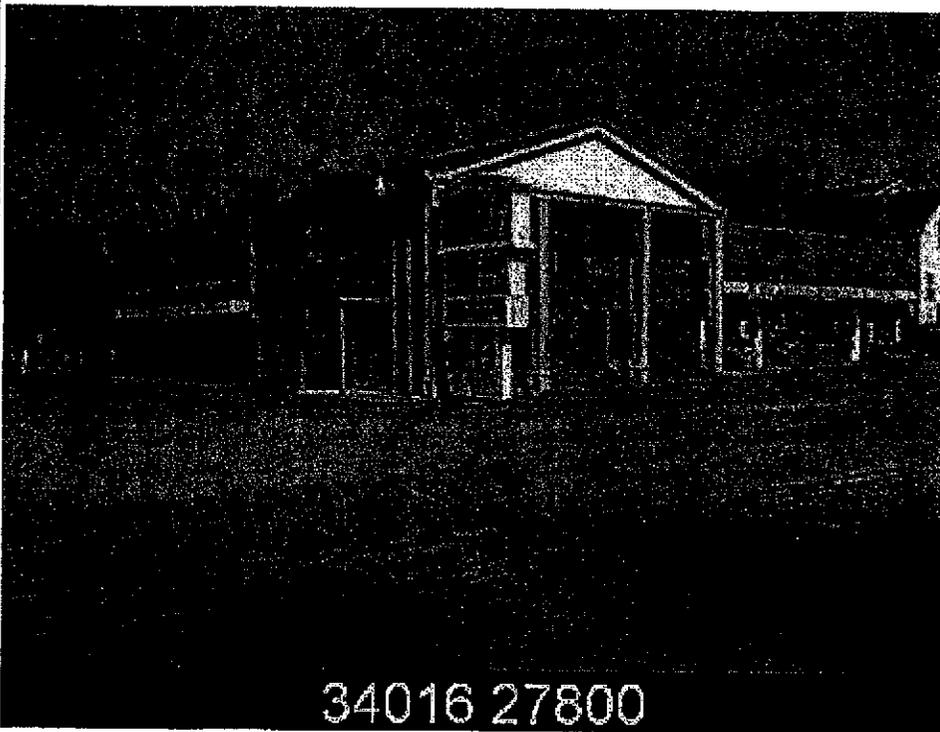
Image

Click a parcel number

34016 27800
RICHARD L & JUNE L
192 S HIGH

[PREVIOUS](#)

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Trumbull County, Ohio

By Parcel Owner

SEARCH

BASE | MAP | LAND | SALES | RESID | PHOTO | TAXLS

PARCELS

SKETCH

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NEXT PAGE

Parcel

Dist/Map/Rte: 34016 27800

Owner: RICHARD L & JUNE L BLANK

Parcel ID: 34006670

34006670

Mailing Names: RICHARD L BLANK, JUNE L BLANK

Mailing Address: 192 S HIGH ST CORTLAND OH 44410

192 S HIGH ST CORTLAND OH 44410

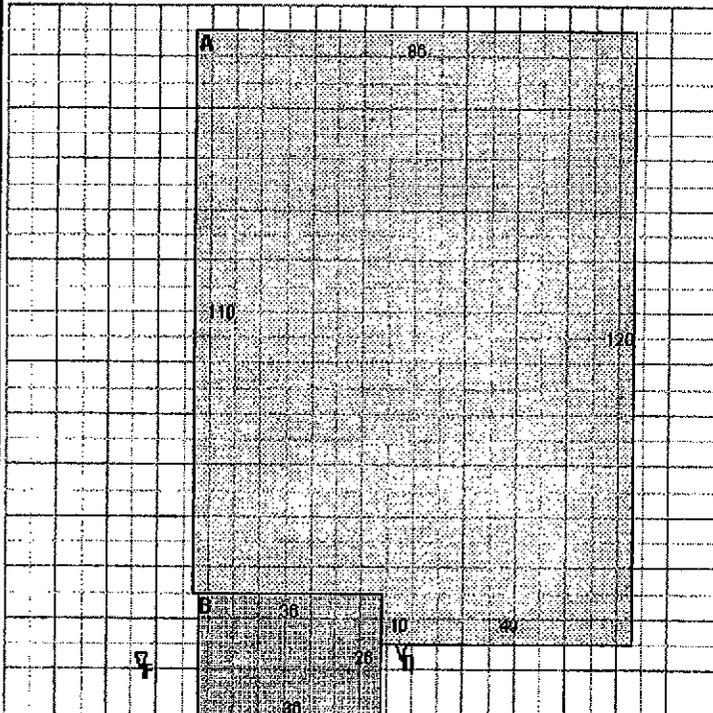
Property Address: 192 S HIGH

Card: 1

34016 27800
RICHARD L & JUNE L
192 S HIGH

PREVIOUS

Sketch



Grid in 5 ft interval, Legend with white background indicates no drawable area

Legend

A	1SFR/S IRR 9950 sqft
B	2SFR 36X26 936 sqft
C	PORT 36X3 [108]
D	1SFR 49X17 [83]
E	CPY 49X5 [245]
F	OFP 5X7 [35] <6

Generate Downloadable Report

1SFR	One Story Frame	1SSTC	One Story Stucco	1ST	One St
1SCB	One Story Concrete Block	1SMTL	One Story Metal	1SC	One St
1SBR	One Story Brick	1SStn	One Story Stone	1SArtBr	One St
1SArtStn	One Story Artificial Stone	1SGL	One Story Glass	1SEnSll	One St
FOH	One Story Frame Overhang	BAY	One Story Frame Bay	BAY	One St
A	Attic	B	Basement	C	Crawl t
S	Slab	FG	Frame Attached Garage	BG	Brick A
SG	Stone Attached Garage	CBG	Concrete Block Attached Garage	StG	Stucco
IG	Integral Garage	BSMT G	Basement Garage	CP	Carpor
C DK	Concrete Dock	T DK	Timber Dock	P	Concre
BP	Brick Patio	FSP	Flagstone Patio	WD P	Wood l
CNPY	Canopy	WDDK	Sun Deck	MS	Mason:
MT	Masonry Terrace	CT	Concrete Terrace	OP	Open F
OMP	Open Masonry Porch	EP	Enclosed Porch	EMP	Enclos:
OBRZ	Open Breezeway	EBRZ	Enclosed Breezeway	PORT	Portico
BALC	Balcony	PW	Party Wall	UF	Unfinis

Trumbull County, Ohio

By Parcel Owner

blank

SEARCH

HOME | MAP | LAND | SALES | SKETCH | RESID | PHOTO | TAXES

PARCELS

BASE DATA

print this page

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PROPERTY RECORDS

Page 2 of 4

NEXT PAGE

Parcel

Dist/Map/Rte:34016 27700 Owner: RICHARD L BLANK & JUNE L BLANK

Parcel ID: 34006651

Property Address: 204 S HIGH

Mailing Names: RICHARD L BLANK, JUNE L BLANK

Mailing Address: 192 S HIGH CORTLAND OH 44410

Legal Description: 89 60F.332A
PT S HIGH ST CORTLAND
CITY

Land Use Code/Class: 430 REST/CAFE/BAR

Number Of Cards: 0

Current Deed #:

State Taxing District/School District: 0020 - CORTLAND CITY-LAKEVIEW LSD

Rooms: Bedrooms:
Baths: Sq. Feet:
Heat/Cooling.: Year Built:

Note : No residential data found for this parcel.

Click a parcel number

- 38036B02000**
MARTHA A BLANK
1470 MAPLEWOOD
- 28017A06200**
MICHAEL R BLANK J/S
3809 NORTHWOOD
- 34016 27900**
RICHARD L & JUNE L
0 S HIGH
- 34016 27700**
RICHARD L BLANK &
204 S HIGH
- 34016 27800**
RICHARD L & JUNE L
192 S HIGH

PREVIOUS

Generate Downloadable Report

Values

	Appraised	Assessed (35%)
Market Land Value:	\$21,400	\$7,490
Market Impr Value:	\$76,200	\$26,670
Total Value:	\$97,600	\$34,160
CAUV Value:	\$0	\$0

Net Annual Tax (2002): \$1,759.22

Land Acres:	Sales		
	Date	Amount	# Of Parcels
0.3		\$0	0
			Valid Sale
			NO

Trumbull County, Ohio

By Parcel Owner

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SEARCH

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PARCELS

SKETCH

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Parcel

Dist/Map/Rte: 34016 27700

Owner: RICHARD L BLANK & JUNE L BLANK

Parcel ID: 34006651

Mailing Names: RICHARD L BLANK, JUNE L BLANK

Mailing Address: 192 S HIGH CORTLAND OH 44410

Property Address: 204 S HIGH

Card: 1

Click a parcel number

38036B02000

MARTHA A BLANK
1470 MAPLEWOOD

28017A06200

MICHAEL R BLANK J/S
3809 NORTHWOOD

34016 27900

RICHARD L & JUNE L
0 S HIGH

34016 27700

RICHARD L BLANK &
204 S HIGH

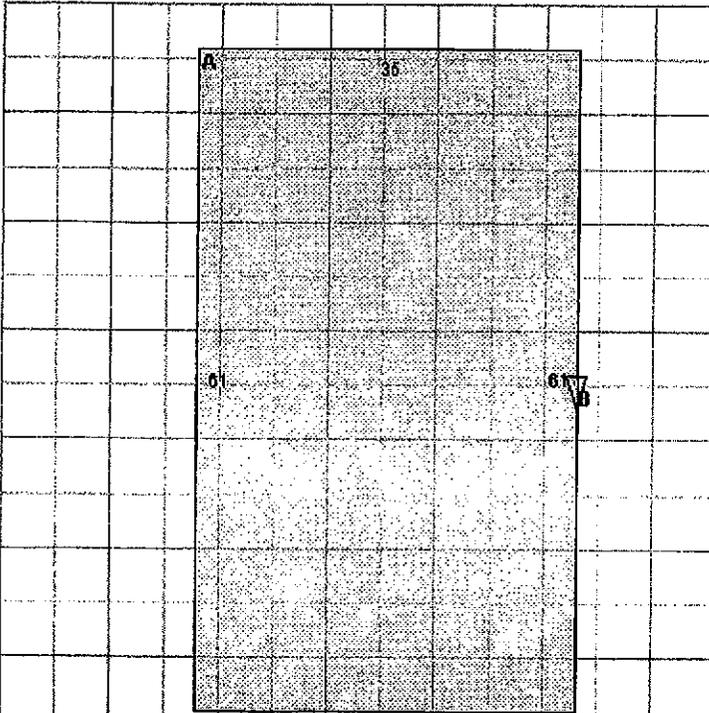
34016 27800

RICHARD L & JUNE L
192 S HIGH

PREVIOUS

Generate Downloadable Report

Sketch



Legend

- A 1SCB/BR/S
2135 sqft
- B CPY 4X61 [244]

Grid in 5 ft interval, Legend with white background indicates no dravable area

1SFR	One Story Frame	1SSTC	One Story Stucco	1ST	One St
1SCB	One Story Concrete Block	1SMTL	One Story Metal	1SC	One St
1SBR	One Story Brick	1SStn	One Story Stone	1SArtBr	One St
1SArtStn	One Story Artificial Stone	1SGL	One Story Glass	1SEnSt	One St
FOH	One Story Frame Overhang	BAY	One Story Frame Bay	BAY	One St
A	Attic	B	Basement	C	Crawl
S	Slab	FG	Frame Attached Garage	BG	Brick A
SG	Stone Attached Garage	CBG	Concrete Block Attached Garage	SIG	Stucco
IG	Integral Garage	BSMT G	Basement Garage	CP	Carpor
C DK	Concrete Dock	T DK	Timber Dock	P	Concre
BP	Brick Patio	FSP	Flagstone Patio	WD P	Wood l
CNPY	Canopy	WDDK	Sun Deck	MS	Mason:
MT	Masonry Terrace	CT	Concrete Terrace	OP	Open F
OMP	Open Masonry Porch	EP	Enclosed Porch	EMP	Enclos
OBRZ	Open Breezeway	EBRZ	Enclosed Breezeway	PORT	Portico
BALC	Balcony	PW	Party Wall	UF	Unfinis

dunaway real estate inc.

P.O. Box 1268 Warren, Ohio 44482 330-399-1891

DIRECT SALES COMPARISON APPROACH

The direct sales comparison approach is the technique of estimating the value of real estate by analyzing and comparing data of actual sales of similar, or comparable properties.

It is based on the principle of substitution, which indicated that the value of subject property is relative to the cost of acquiring an existing property with similar utility.

This method adjusts each comparable sale to the subject property by making dollar value allowances for each significant difference.

dunaway real estate inc.

P.O. Box 1268 Warren, Ohio 44482 330-399-1891

COMPARABLE SALES

1.4648 Acres @ 569 High Street, Cortland
Parcel No. 34-029300 Cortland High Street Limited Part.
S/P \$840,000.00 S/D 08/21/98
Per Acre Value is \$573,457.00

0.44 Acres @ 660 High Street, Cortland
Parcel No. 34-014400 & 34-014401 Kenneth J. Kokrak
S/P \$212,500.00 S/D 03/30/01
Per Acre Value is \$482,954.00

0.50 Acres @ 322 High Street, Cortland
Parcel No. 34-017700; 34-017500 & 34-017600
S/P \$100,000.00 S/D 10/04/01 Cocca Development LTD.
Per Acre Value is \$200,000.00

0.8625 Acres @ High Street & Pearl, Cortland
Parcel No. 34-045550; 34-099521 & 34-099520
S/P \$125,000.00 S/D 05/15/01 Rogers Rentals Ohio LTD.
Per Acre Value is \$144,927.00

Trumbull County, Ohio

By Parcel ID

SEARCH

BASE | MAP | LAND | SALES | SKETCH | RESID | PHOTO | TAXES

STRUCTURE

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property record card

PARCELS

Page of 1

NEXT PAGE

Parcel

Dist/Map/Rte: 34020 05600

Owner: CORTLAND HIGH STREET LIMITED PARTNERSHIP

Parcel ID: 34029300

Property Address: 569 HIGH

Mailing Names: C/O GRACE ENTERPRISES INC, 4200 NORTHSIDE PARKWAY NW

Mailing Address: BUILDING TWO SUITE 200 ATLANTA GA 30327

Image

Click a parcel number

34020 05600
CORTLAND HIGH STREET
569 HIGH

PREVIOUS

Generate Downloadable Report



34020 05600

Trumbull County, Ohio

By Parcel ID

SEARCH

BASE | MAP | LAND | SALES | SKETCH | RESID | PHOTO | TAXES

PARCELS

SKETCH

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Page of 1

[NEXT PAGE](#)

Parcel

Dist/Map/Rte: 34020 05600

Owner: CORTLAND HIGH STREET LIMITED PARTNE

[Click a parcel number](#)

Parcel ID:

34029300

Mailing Names:

C/O GRACE ENTERPRISES INC, 4200 NORTHSIDE PARKWAY NW

34020 05600

Mailing Address:

BUILDING TWO SUITE 200 ATLANTA GA 30327

CORTLAND HIGH STREET

Property Address:

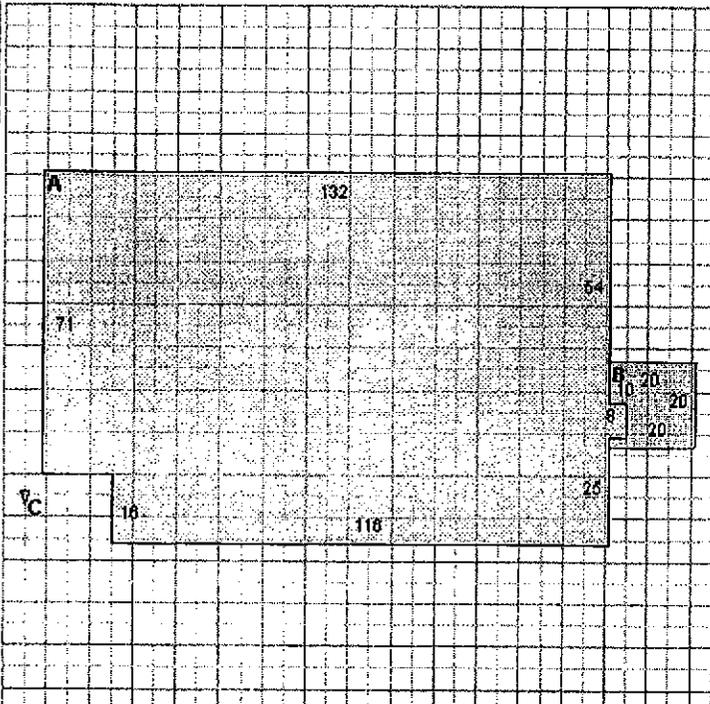
569 HIGH

Card: 1

569 HIGH

[PREVIOUS](#)

Sketch



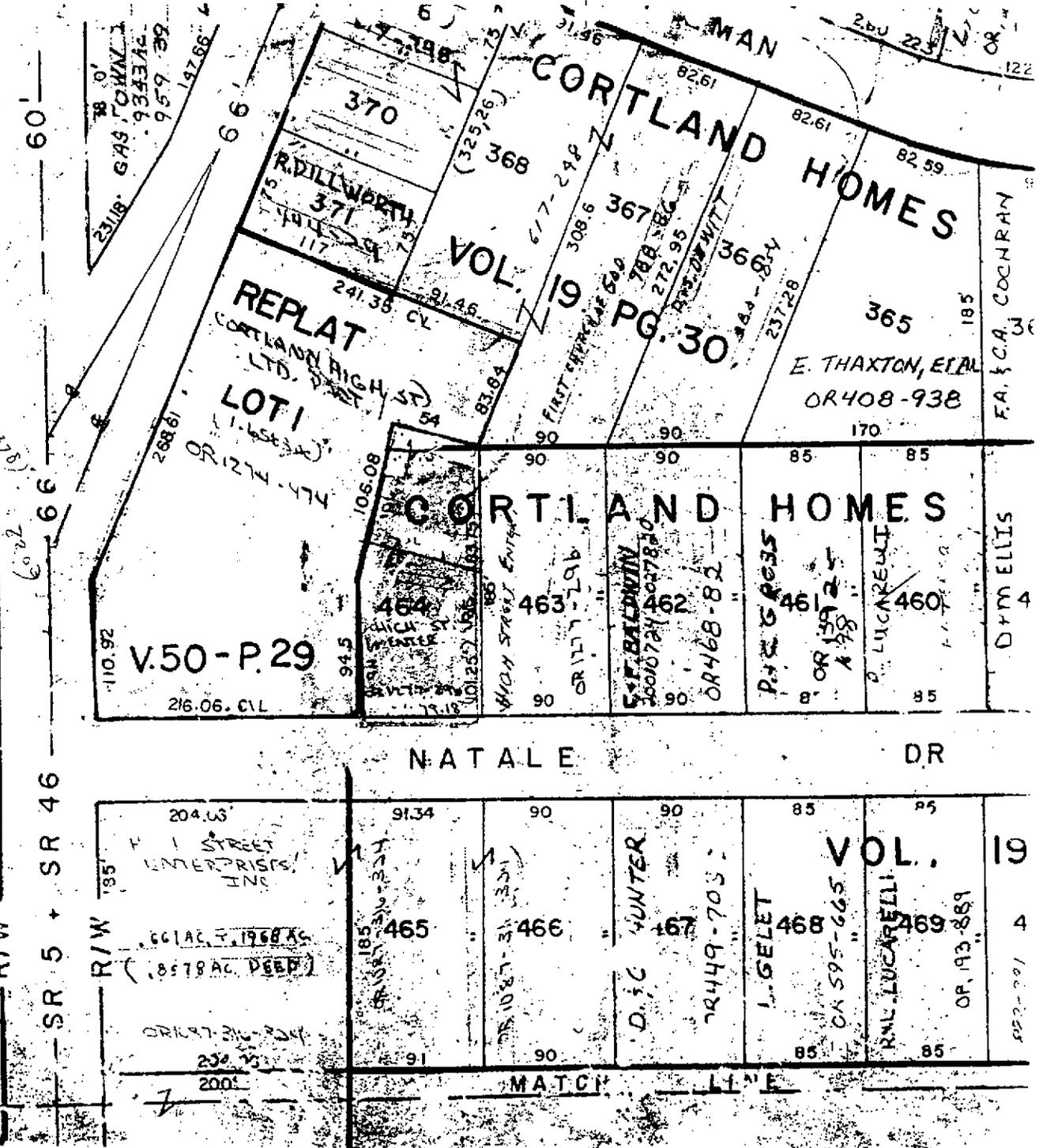
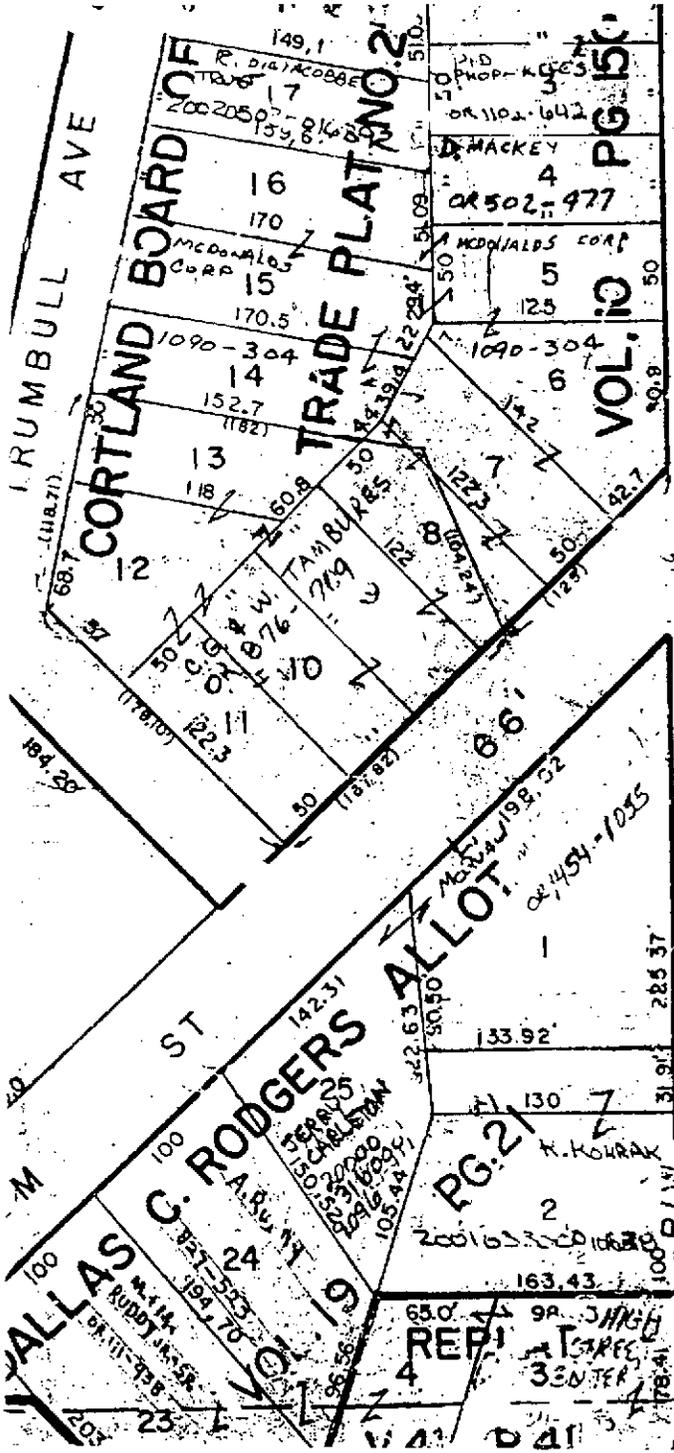
Legend

[Generate Downloadable Report](#)

- A: 1SFR/S
11260 sqft
- B: CNPY IRR <22>
368 sqft
- C: CNPY IRR [128]

Grid in 5 ft interval, Legend with white background Indicates no drawable area

1SFR	One Story Frame	1SSTC	One Story Stucco	1ST	One St
1SCB	One Story Concrete Block	1SMTL	One Story Metal	1SC	One St
1SBR	One Story Brick	1SSIn	One Story Stone	1SArtBr	One St
1SArtStn	One Story Artificial Stone	1SGL	One Story Glass	1SEnStf	One St
FOH	One Story Frame Overhang	BAY	One Story Frame Bay	BAY	One St
A	Attic	B	Basement	C	Crawl :
S	Slab	FG	Frame Attached Garage	BG	Brick A
SG	Stone Attached Garage	CBG	Concrete Block Attached Garage	StG	Stucco
IG	Integral Garage	BSMT G	Basement Garage	CP	Carpor
C DK	Concrete Dock	T DK	Timber Dock	P	Concre
BP	Brick Patio	FSP	Flagstone Patio	WD P	Wood I
CNPY	Canopy	WDDK	Sun Deck	MS	Mason:
MT	Masonry Terrace	CT	Concrete Terrace	OP	Open f
OMP	Open Masonry Porch	EP	Enclosed Porch	EMP	Enclos
OBRZ	Open Breezeway	EBRZ	Enclosed Breezeway	PORT	Portico
BALC	Balcony	PW	Party Wall	UF	Unfinis



Trumbull County, Ohio

By Parcel ID

34014401

SEARCH

BASE | MAP | LAND | SALES | SKETCH | RESID | ~~PROPERTY~~ | TAXES

STRUCTURE

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PARCELS

Page 1 of 1

NEXT PAGE

Click a parcel number

34020 00100
KENNETH J KOKRAK
660 S HIGH

PREVIOUS

Parcel

Dist/Map/Rte: 34020 00100

Parcel ID:

34014401

Owner:

KENNETH J KOKRAK

Property Address:

660 S HIGH

Mailing Names:

KENNETH J KOKRAK,

Mailing Address:

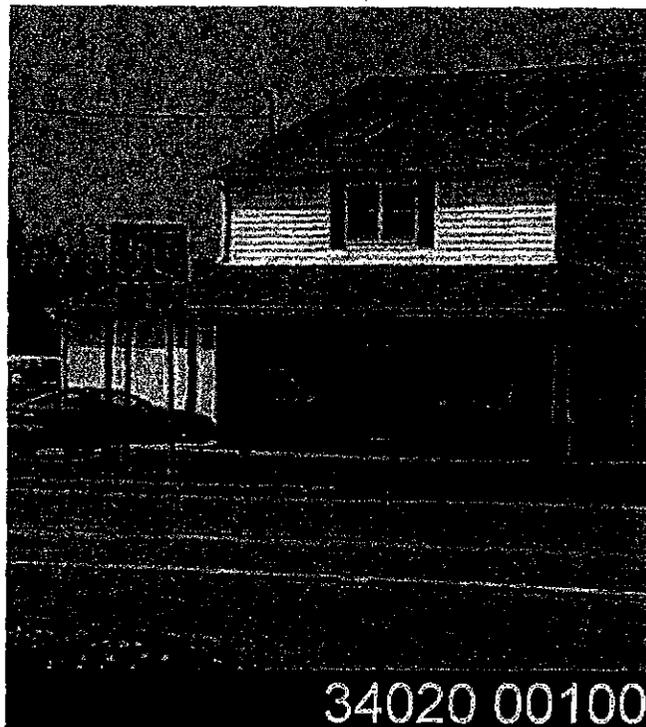
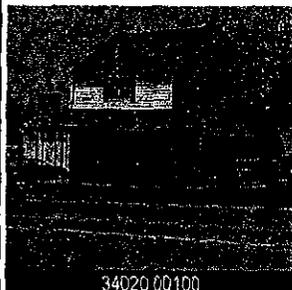
1959 ELM RD WARREN OH 44483

Image

Click on a Thumbnail to Enlarge!

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PRIMARY IMAGE



Thumbnail 2



Trumbull County, Ohio

By Parcel ID 34014401

SEARCH

BASE | MAP | LAND | SALES | RESID | PHOTO | TAXES

PARCELS

SKETCH

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Page 1 of 1

NEXT PAGE

Click a parcel number

Parcel

Dist/Map/Rte: 34020 00100

Owner: KENNETH J KOKRAK

Parcel ID:

34014401

Mailing Names:

KENNETH J KOKRAK,

Mailing Address:

1959 ELM RD WARREN OH 44483

34020 00100
KENNETH J KOKRAK
660 S HIGH

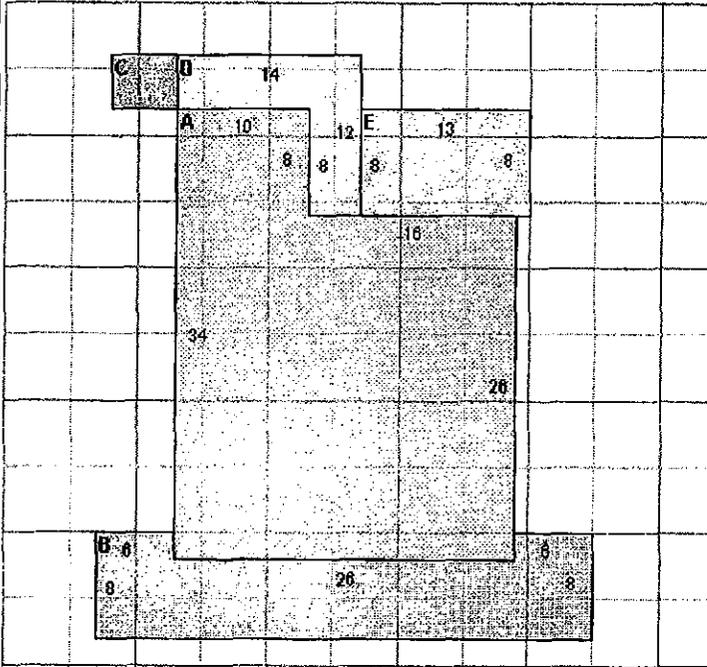
Property Address:

660 S HIGH

Card: 1

PREVIOUS

Sketch



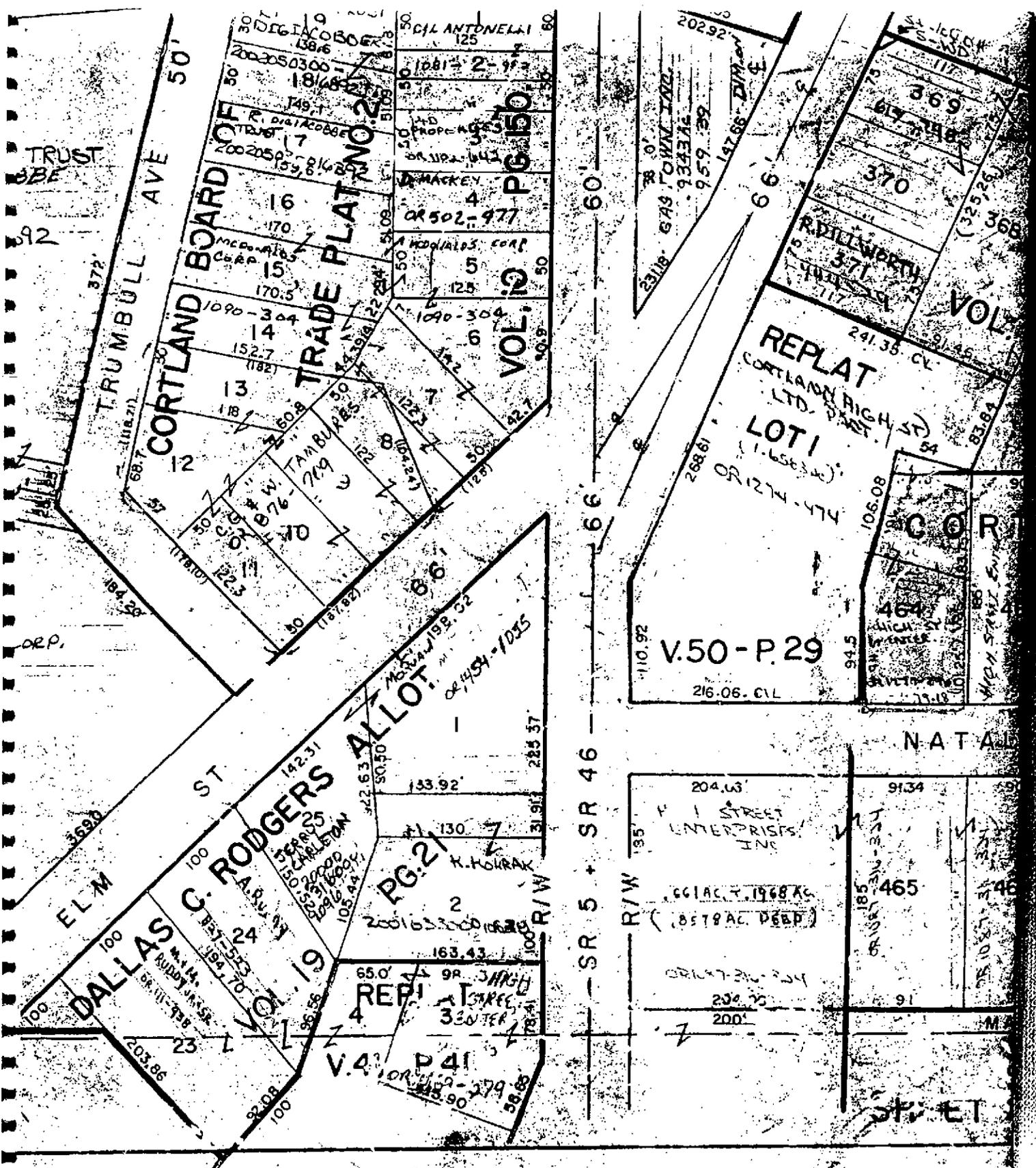
Legend

A	2SCB&FR 756 sqft
B	CPY/P IRR <10> 252 sqft
C	CPY 5X4 <0> 20 sqft
D	1SCB IRR <14> 88 sqft
E	1SCB 13X8 <15> 104 sqft

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Grid in 5 ft interval, Legend with white background indicates no drawable area

1SFR	One Story Frame	1SSTC	One Story Stucco	1ST	One St
1SCB	One Story Concrete Block	1SMTL	One Story Metal	1SC	One St
1SBR	One Story Brick	1SStn	One Story Stone	1SArtBr	One St
1SArtStn	One Story Artificial Stone	1SGL	One Story Glass	1SEnStl	One St
FOH	One Story Frame Overhang	BAY	One Story Frame Bay	BAY	One St
A	Attic	B	Basement	C	Crawl
S	Slab	FG	Frame Attached Garage	BG	Brick A
SG	Stone Attached Garage	CBG	Concrete Block Attached Garage	StG	Stucco
IG	Integral Garage	BSMT G	Basement Garage	CP	Carpor
C DK	Concrete Dock	T DK	Timber Dock	P	Concre
BP	Brick Patio	FSP	Flagstone Patio	WD P	Wood I
CNPY	Canopy	WDDK	Sun Deck	MS	Mason:
MT	Masonry Terrace	CT	Concrete Terrace	OP	Open F
OMP	Open Masonry Porch	EP	Enclosed Porch	EMP	Enclos:
OBRZ	Open Breezeway	EBRZ	Enclosed Breezeway	PORT	Portico
BALC	Balcony	PW	Party Wall	UF	Unfinis



ATCH LINES

See Sheet No. _____ (Top)

See Sheet No. _____ (Bottom)



SKETCH



Parcel

Dist/Map/Rte: 34020B04400

Owner: COCCA DEVELOPMENT LTD

Parcel ID:

34017700

Mailing Names:

COCCA DEVELOPMENT LTD, SUITE 400

Mailing Address:

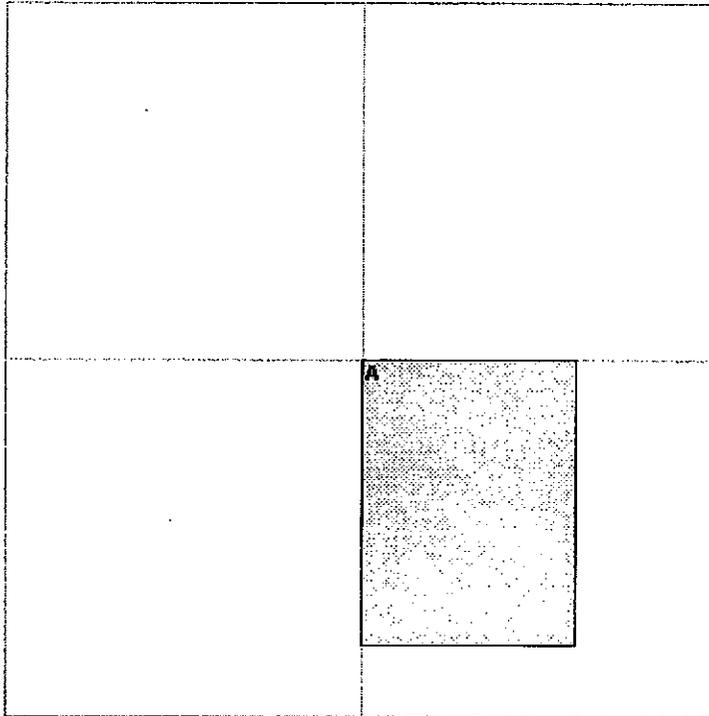
100 DEBARTOLO PLACE BOARDMAN OH 44512

Property Address:

0 S HIGH

Card: 1

Sketch



Legend



Grid in 5 ft interval, Legend with white background indicates no drawable area

1SFR	One Story Frame	1SSTC	One Story Stucco	1ST	One Story Tile
1SCB	One Story Concrete Block	1SMTL	One Story Metal	1SC	One Story Concrete
1SBR	One Story Brick	1SStn	One Story Stone	1SArtBr	One Story Artificial Brick
1SArtStn	One Story Artificial Stone	1SGL	One Story Glass	1SEnStl	One Story Enamel Steel
FOH	One Story Frame Overhang	BAY	One Story Frame Bay	BAY	One Story Brick Bay
A	Attic	B	Basement	C	Crawl Space
S	Slab	FG	Frame Attached Garage	BG	Brick Attached Garage
SG	Stone Attached Garage	CBG	Concrete Block Attached Garage	SIG	Stucco Attached Garage
IG	Integral Garage	BSMT G	Basement Garage	CP	Carport
C DK	Concrete Dock	T DK	Timber Dock	P	Concrete Patio
BP	Brick Patio	FSP	Flagstone Patio	WD P	Wood Patio
CNPY	Canopy	WDDK	Sun Deck	MS	Masonry Stoop
MT	Masonry Terrace	CT	Concrete Terrace	OP	Open Porch
OMP	Open Masonry Porch	EP	Enclosed Porch	EMP	Enclosed Masonry Porch
OBRZ	Open Breezeway	EBRZ	Enclosed Breezeway	PORT	Portico
BALC	Balcony	PW	Party Wall	UF	Unfinished Interior

STRUCTURE

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Parcel

Dist/Map/Rte: 34020B04400

Owner: COCCA DEVELOPMENT LTD

Parcel ID:

34017700

Property Address:

0 S HIGH

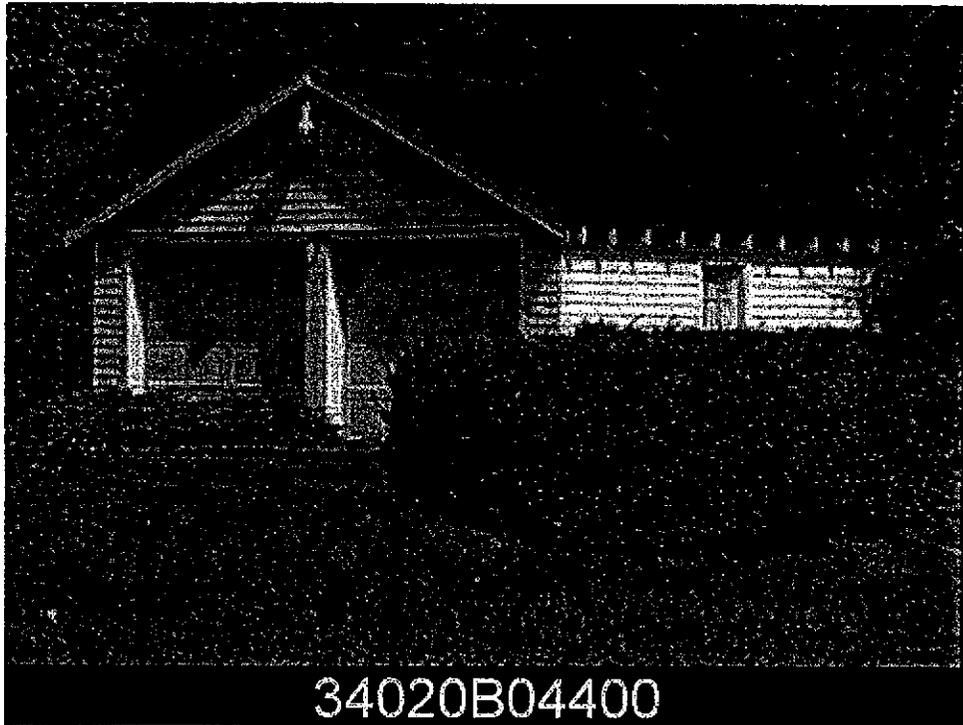
Mailing Names:

COCCA DEVELOPMENT LTD, SUITE 400

Mailing Address:

100 DEBARTOLO PLACE BOARDMAN OH 44512

Image



SKETCH



Parcel

Dist/Map/Rte: 34020B04300

Owner: COCCA DEVELOPMENT LTD

Parcel ID:

34017500

Mailing Names:

COCCA DEVELOPMENT LTD, SUITE 400

Mailing Address:

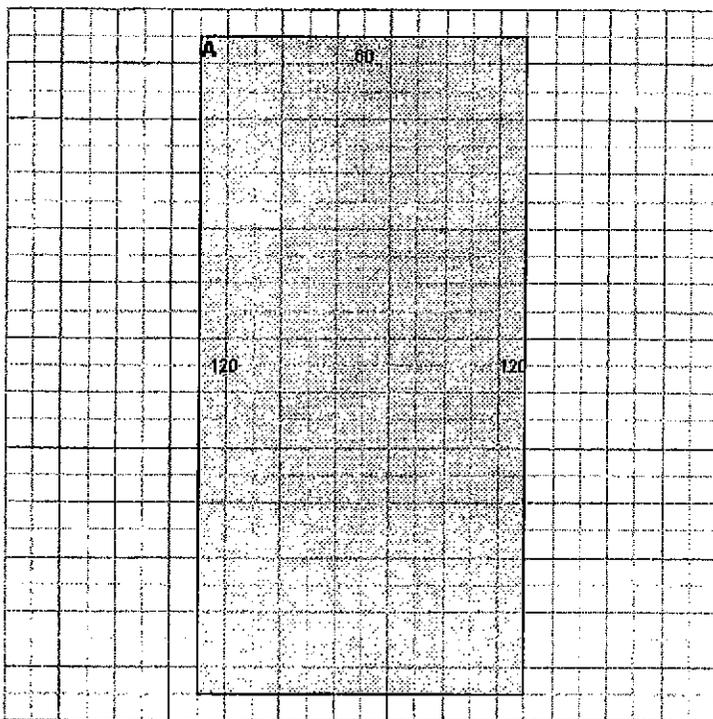
100 DEBARTOLO PLACE BOARDMAN OH 44512

Property Address:

322 S HIGH

Card: 1

Sketch



Legend

A 1SMTL/S
7200 sqft

Grid in 5 ft interval, Legend with white background indicates no drawable area

1SFR	One Story Frame	1SSTC	One Story Stucco	1ST	One Story Tile
1SCB	One Story Concrete Block	1SMTL	One Story Metal	1SC	One Story Concrete
1SBR	One Story Brick	1SStn	One Story Stone	1SArtBr	One Story Artificial Brick
1SArtStn	One Story Artificial Stone	1SGL	One Story Glass	1SEnStl	One Story Enamel Steel
FOH	One Story Frame Overhang	BAY	One Story Frame Bay	BAY	One Story Brick Bay
A	Attic	B	Basement	C	Crawl Space
S	Slab	FG	Frame Attached Garage	BG	Brick Attached Garage
SG	Stone Attached Garage	CBG	Concrete Block Attached Garage	StG	Stucco Attached Garage
IG	Integral Garage	BSMT G	Basement Garage	CP	Carport
C DK	Concrete Dock	T DK	Timber Dock	P	Concrete Patio
BP	Brick Patio	FSP	Flagstone Patio	WD P	Wood Patio
CNPY	Canopy	WDDK	Sun Deck	MS	Masonry Stoop
MT	Masonry Terrace	CT	Concrete Terrace	OP	Open Porch
OMP	Open Masonry Porch	EP	Enclosed Porch	EMP	Enclosed Masonry Porch
OBRZ	Open Breezeway	EBRZ	Enclosed Breezeway	PORT	Portico
BALC	Balcony	PW	Party Wall	UF	Unfinished Interior

STRUCTURE



Parcel

Dist/Map/Rte: 34020B04300

Owner: COCCA DEVELOPMENT LTD

Parcel ID:

34017500

Property Address:

322 S HIGH

Mailing Names:

COCCA DEVELOPMENT LTD, SUITE 400

Mailing Address:

100 DEBARTOLO PLACE BOARDMAN OH 44512

Image

Click on a Thumbnail to Enlarge!

PRIMARY IMAGE



DIGIALOBBE TRUST
used (1.25 AC AND)
20020503001689T

209.36'
G.A. I.B.U. OR-275-45
DAVENPORT .58A
271.13 (2.83)
F. HULTON 35A
OR 898-544
483.11

UNITED STATES POST
2.4951 AC
OR 390-42

FIRST FEDERAL SAVINGS
LOAN OF WARREN
1.98 AC. RES.
1062-324

FIRST ROW REALTY, INC.
OR 854-911
PT. 5.00 AC.

WHISPERING STREAM PLAT

WHISPERING STREAM
REAL ESTATE CO
LTD.

H.P.
DILLEY

L. DESIMONE
1.039 AC

200203060008502

WHISPERING STREAM
REAL ESTATE CO LTD.
15891 AC RES
OR 945-420

ROBB

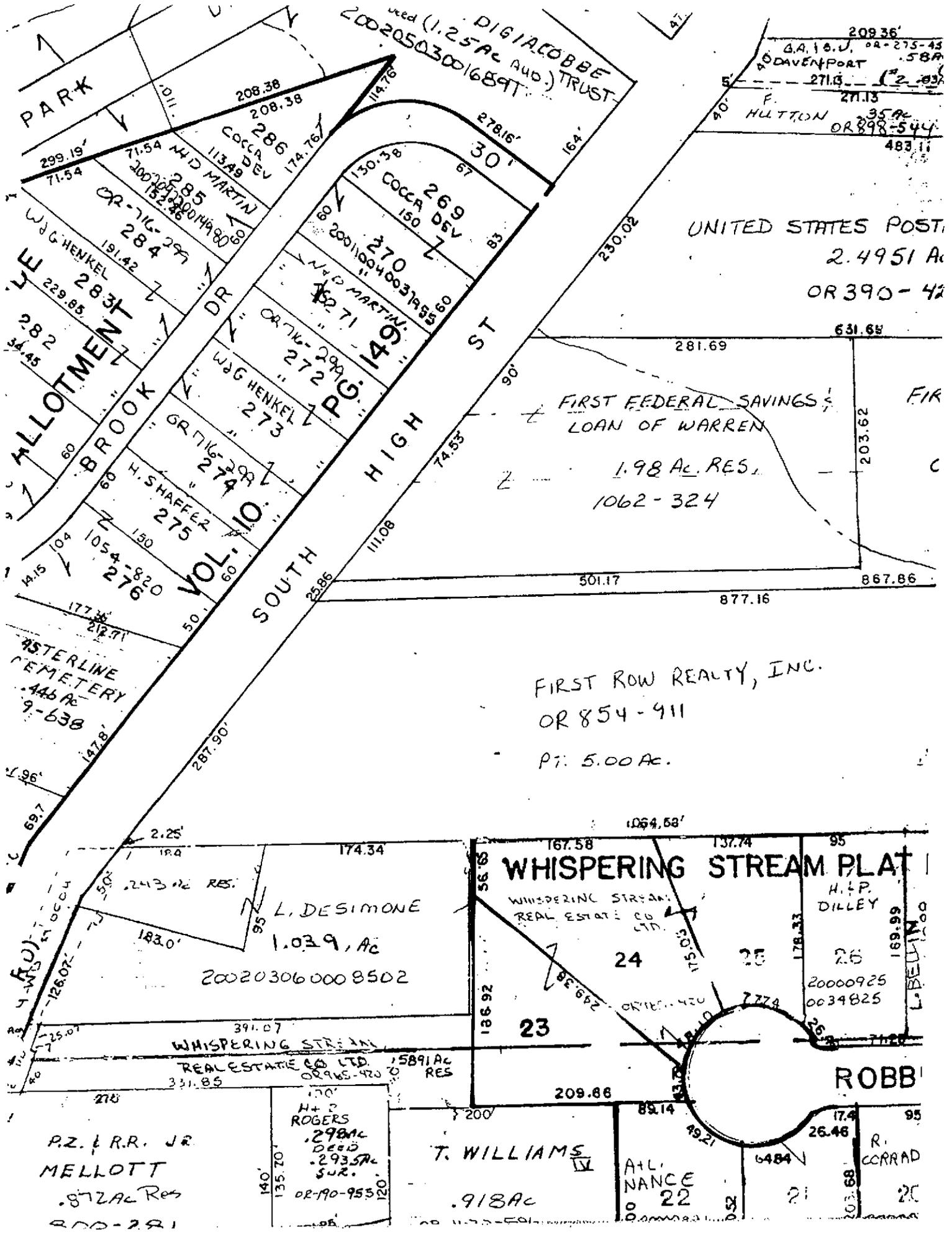
P.Z. & R.R. JR
MELLOTT
.872 AC RES
800-281

H & P
ROGERS
.29 AC
DEED
.2935 AC
SUR.
OR 90-955120

T. WILLIAMS
.918 AC

A.L.
NANCE
22

R.
CORRAD
20



SKETCH



Parcel

Dist/Map/Rte: 34012 04200

Owner: ROGERS RENTALS OHIO LTD LIABILITY CO

Parcel ID:

34045550

Mailing Names:

ROGERS RENTALS, OHIO LTD LIABILITY CO

Mailing Address:

3566 ST RT 5 CORTLAND OH 44410

Property

Address: N HIGH

Card:

1

Sketch

Sketch Not Available

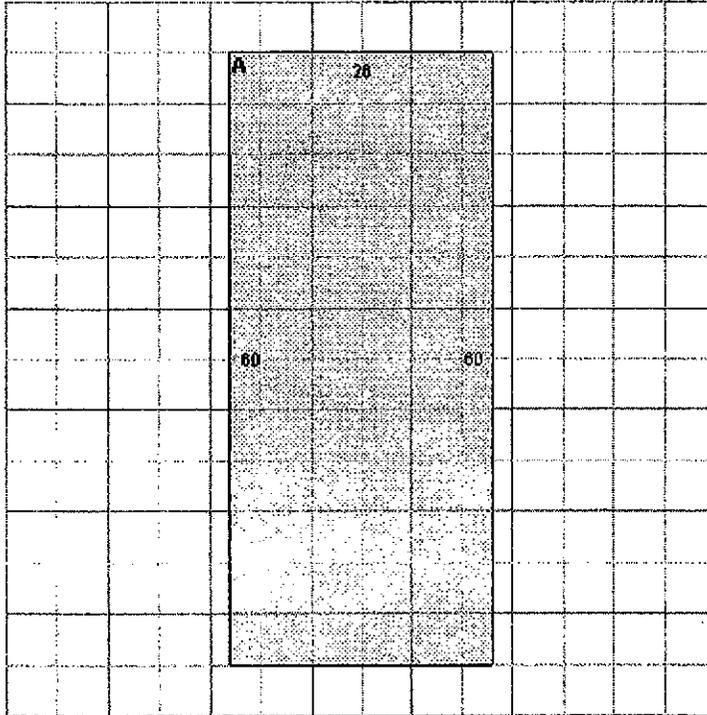
1SFR	One Story Frame	1SSTC	One Story Stucco	1ST	One Story Tile
1SCB	One Story Concrete Block	1SMTL	One Story Metal	1SC	One Story Concrete
1SBR	One Story Brick	1SStn	One Story Stone	1SArtBr	One Story Artificial Brick
1SArtStn	One Story Artificial Stone	1SGL	One Story Glass	1SEnStl	One Story Enamel Steel
FOH	One Story Frame Overhang	BAY	One Story Frame Bay	BAY	One Story Brick Bay
A	Attic	B	Basement	C	Crawl Space
S	Slab	FG	Frame Attached Garage	BG	Brick Attached Garage
SG	Stone Attached Garage	CBG	Concrete Block Attached Garage	STG	Stucco Attached Garage
IG	Integral Garage	BSMT G	Basement Garage	CP	Carport
C DK	Concrete Dock	T DK	Timber Dock	P	Concrete Patio
BP	Brick Patio	FSP	Flagstone Patio	WD P	Wood Patio
CNPY	Canopy	WDDK	Sun Deck	MS	Masonry Stoop
MT	Masonry Terrace	CT	Concrete Terrace	OP	Open Porch
OMP	Open Masonry Porch	EP	Enclosed Porch	EMP	Enclosed Masonry Porch
OBRZ	Open Breezeway	EBRZ	Enclosed Breezeway	PORT	Portico
BALC	Balcony	PW	Party Wall	UF	Unfinished Interior

SKETCH



Parcel
 Dist/Map/Rte: 34012 04400 Owner: ROGERS RENTALS OHIO LTD LIABILITY CO
 Parcel ID: 34099521
 Mailing Names: ROGERS RENTALS, OHIO LTD LIABILITY CO
 Mailing Address: 3566 ST RT 5 CORTLAND OH 44410
 Property Address: 0 PEARL Card: 1

Sketch



Legend

A LOFT/1SCB/S
 1560 sqft

Grid in 5 ft interval, Legend with white background indicates no drawable area

1SFR	One Story Frame	1SSTC	One Story Stucco	1ST	One Story Tile
1SCB	One Story Concrete Block	1SMTL	One Story Metal	1SC	One Story Concrete
1SBR	One Story Brick	1SStn	One Story Stone	1SArtBr	One Story Artificial Brick
1SArtStn	One Story Artificial Stone	1SGL	One Story Glass	1SEnStl	One Story Enamel Steel
FOH	One Story Frame Overhang	BAY	One Story Frame Bay	BAY	One Story Brick Bay
A	Attic	B	Basement	C	Crawl Space
S	Slab	FG	Frame Attached Garage	BG	Brick Attached Garage
SG	Stone Attached Garage	CBG	Concrete Block Attached Garage	StG	Stucco Attached Garage
IG	Integral Garage	BSMT G	Basement Garage	CP	Carport
C DK	Concrete Dock	T DK	Timber Dock	P	Concrete Patio
BP	Brick Patio	FSP	Flagstone Patio	WD P	Wood Patio
CNPY	Canopy	WDDK	Sun Deck	MS	Masonry Stoop
MT	Masonry Terrace	CT	Concrete Terrace	OP	Open Porch
OMP	Open Masonry Porch	EP	Enclosed Porch	EMP	Enclosed Masonry Porch
OBRZ	Open Breezeway	EBRZ	Enclosed Breezeway	PORT	Portico
BALC	Balcony	PW	Party Wall	UF	Unfinished Interior

STRUCTURE

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[property photo cam](#)

Parcel

Dist/Map/Rte: 34012 04400

Parcel ID:

34099521

Property Address:

0 PEARL

Mailing Names:

ROGERS RENTALS, OHIO LTD LIABILITY CO

Mailing Address:

3566 ST RT 5 CORTLAND OH 44410

Image

Owner:

ROGERS RENTALS OHIO LTD LIABILITY CO



34012 04400

SKETCH



Parcel

Dist/Map/Rte: 34012 04300

Owner: ROGERS RENTALS OHIO LTD LIABILITY CO

Parcel ID:

34099520

Mailing Names:

ROGERS RENTALS, OHIO LTD LIABILITY CO

Mailing Address:

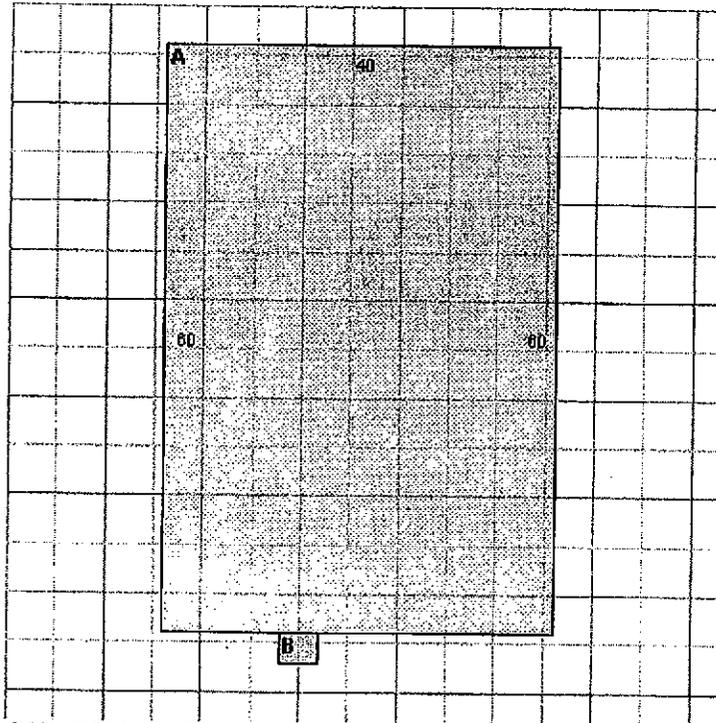
3566 ST RT 5 CORTLAND OH 44410

Property Address:

115 PEARL

Card: 1

Sketch



Legend

A	1SCB/S 2400 sqft
B	MS 3X4 <1> 12 sqft

Grid In 5 ft interval, Legend with white background indicates no drawable area

1SFR	One Story Frame	1SSTC	One Story Stucco	1ST	One Story Tile
1SCB	One Story Concrete Block	1SMTL	One Story Metal	1SC	One Story Concrete
1SBR	One Story Brick	1SSIn	One Story Stone	1SArtBr	One Story Artificial Brick
1SArtStn	One Story Artificial Stone	1SGL	One Story Glass	1SEnStl	One Story Enamel Steel
FOH	One Story Frame Overhang	BAY	One Story Frame Bay	BAY	One Story Brick Bay
A	Attic	B	Basement	C	Crawl Space
S	Slab	FG	Frame Attached Garage	BG	Brick Attached Garage
SG	Stone Attached Garage	CBG	Concrete Block Attached Garage	StG	Stucco Attached Garage
IG	Integral Garage	BSMT G	Basement Garage	CP	Carport
C DK	Concrete Dock	T DK	Timber Dock	P	Concrete Patio
BP	Brick Patio	FSP	Flagstone Patio	WD P	Wood Patio
CNPY	Canopy	WDDK	Sun Deck	MS	Masonry Stoop
MT	Masonry Terrace	CT	Concrete Terrace	OP	Open Porch
OMP	Open Masonry Porch	EP	Enclosed Porch	EMP	Enclosed Masonry Porch
OBRZ	Open Breezeway	EBRZ	Enclosed Breezeway	PORT	Portico
BALC	Balcony	PW	Party Wall	UF	Unfinished Interior

STRUCTURE

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[property record card](#)

Parcel

Dist/Map/Rte: 34012 04300

Owner: ROGERS RENTALS OHIO LTD LIABILITY CO

Parcel ID:

34099520

Property Address:

115 PEARL

Mailing Names:

ROGERS RENTALS, OHIO LTD LIABILITY CO

Mailing Address:

3566 ST RT 5 CORTLAND OH 44410

Image

Click on a Thumbnail to Enlarge!

PRIMARY IMAGE



Thumbnail 2



(SCHOOL ST)

BOARD OF
EDUCATION
4.355 AC
469-284

(ERIE ST)

416.87

F + K. DANSON

1.00 AC
1067-762

J. GRIFFITH
0.23
1018-900
OR 104-417

RE. J. LYNIFY
2.243 AC
923-322

(165)

146.43

179.

ER
Lot .73
0001802
253

KNAPP
Lot .74
308
251
226

WANNOR
LOT 74
113.72

20001120
0042210
75
LEFT

50.47
75
30 AC
51

K .25 AC
LOT 66

ASIKO
71F
65

100 LOTS
M. AINSLEY
2.2 AC
813
185
Z. P. KLONOWSKI
.23 AC
20020729028219 8
165

PARK AVE 50'

281.43

BOARD
OF
EDUCATION
1.284 AC
119-117

M. Q. WOCTEN
101
BRNAYERS
715
449 AC
04 75
194

J. LAMBERTO
(074.0) 716
OK 54-998

50'

163.61

AGENTS
RENTALS
M. S. P. RINSLEY
149.63

8875 N. H. W. W.
1.8 AC
281.77

J. TUCKER
288.22

200001
LOT 79
14205
200

B. HALLETT
75 AC
14778
OR 910-719

280

T. H. W. 176
10 AC
OR 169-68896758

183.46

171.6
171.6

132

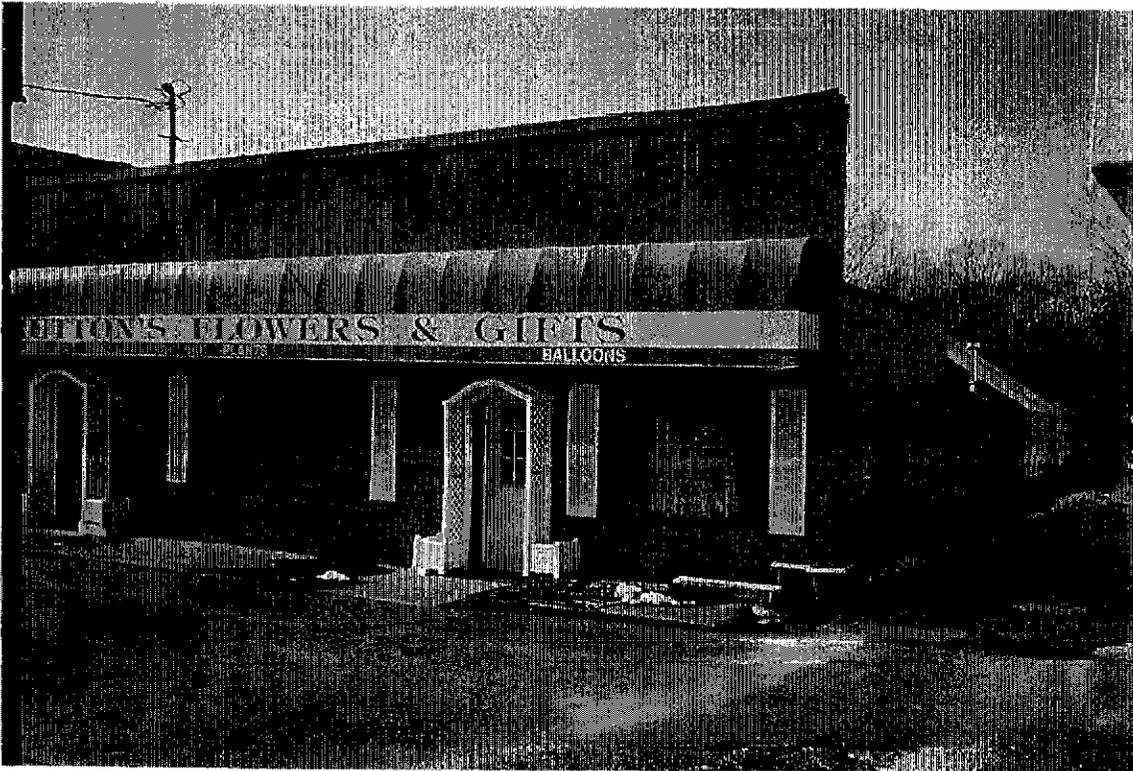
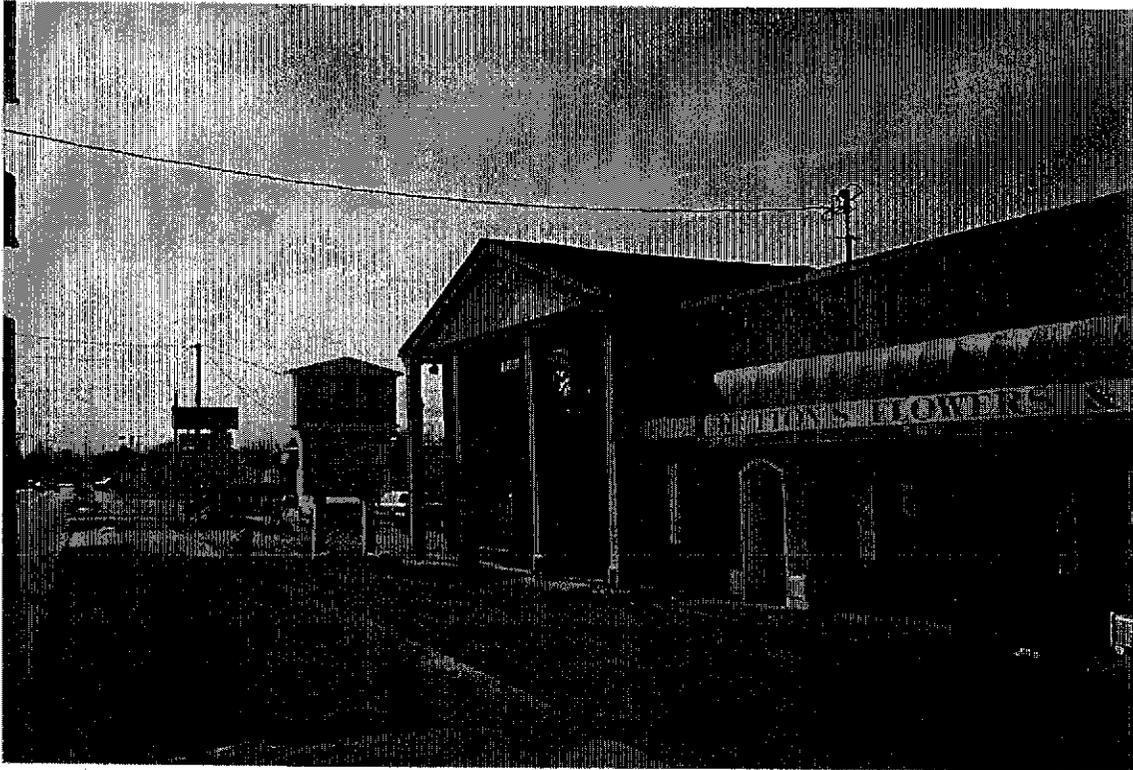
NORTH HIGH ST

50'

dunaway real estate inc.

P.O. Box 1268 Warren, Ohio 44482 330-399-1891

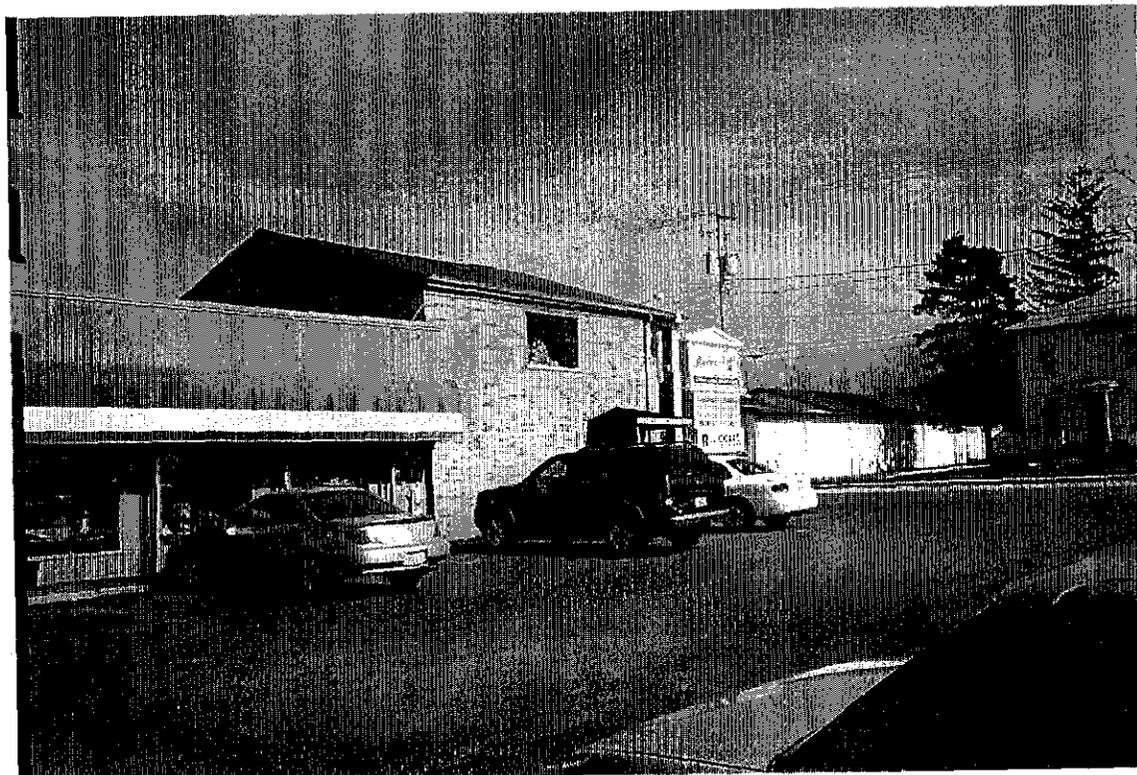
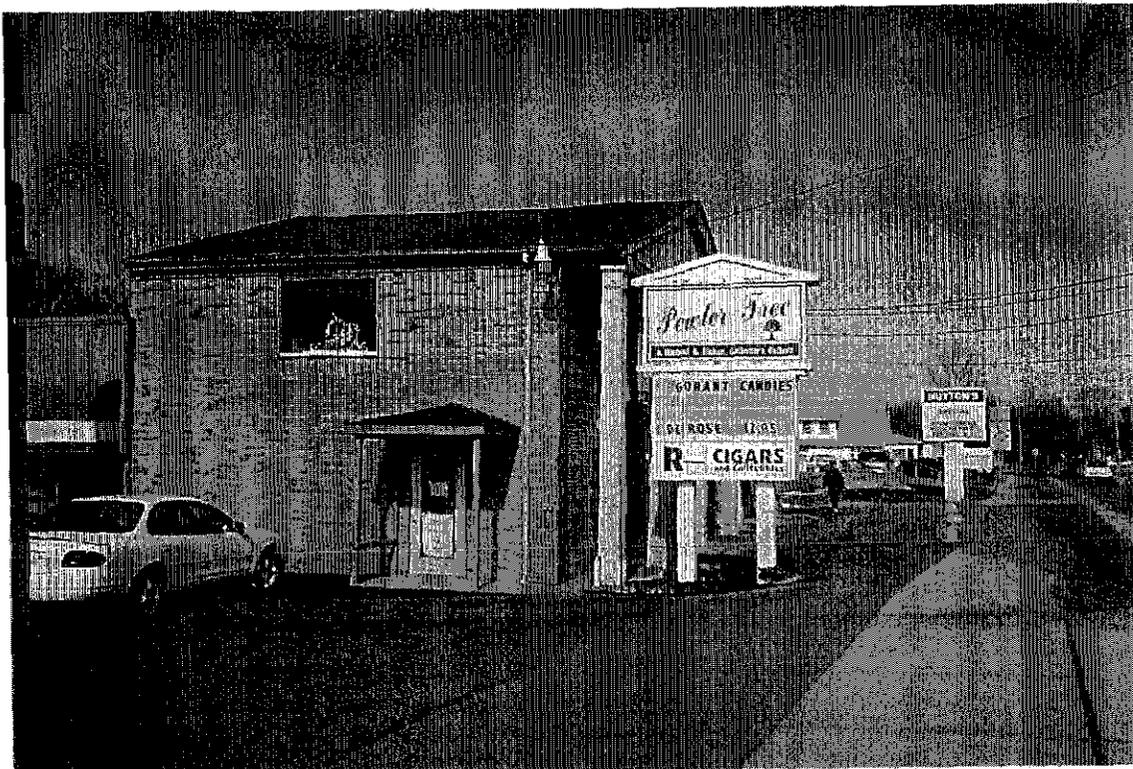
192 and 204 South High Street
Cortland, Ohio 44410



dunaway real estate inc.

P.O. Box 1268 Warren, Ohio 44482 330-399-1891

192 and 204 South High Street
Cortland, Ohio 44410



dunaway real estate inc.

P.O. Box 1268 Warren, Ohio 44482 330-399-1891

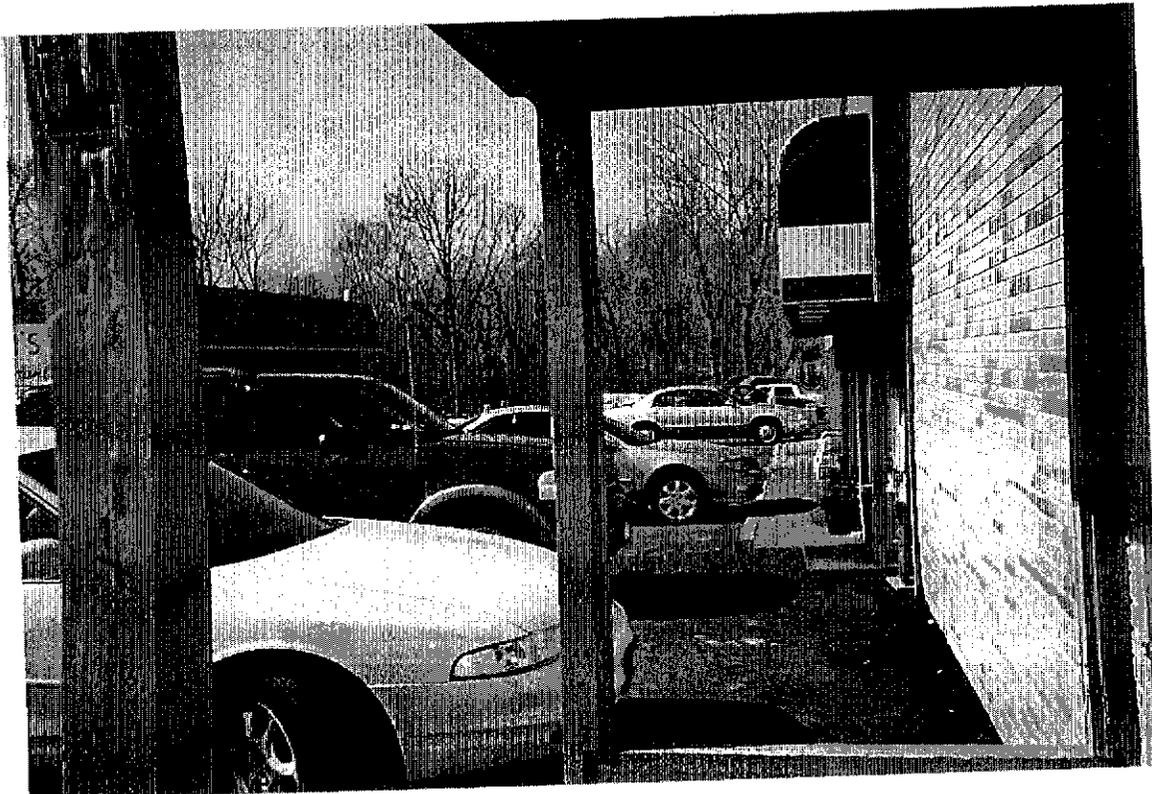
192 and 204 South High Street
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Cortland, Ohio 44410



dunaway real estate inc.

P.O. Box 1268 Warren, Ohio 44482 330-399-1891

192 and 204 South High Street
Cortland, Ohio 44410



WARRANTY DEED

COLUMBUS BLANK BOOK CO., COL., O.
FORM L 12 - 9

592203
Know all Men by these Presents

That HELEN M. HUTTON, also known as HELEN NUTTON, 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, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said
Grantee, 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 Julia 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 the southwest corner of said Out Lot No. 88; THENCE easterly and along the southerly line of said Out Lot No. 88, but to a point in the center line of said South High Street; THENCE northeasterly and along the center line of said South High Street, a distance of 150.00 feet, but to the place of beginning; and containing within said bounds about 1.027 acres of land, be the same more or less, but subject to all legal highways.

And being all of the lands conveyed to Helen Hutton by warranty deed from Julina Bettiker, a widow, dated August 28, 1945, and recorded as Instrument Number 290308 in Volume 492 at Page 13 of the Trumbull County Records of Deeds; together with all of the lands conveyed to Helen Hutton by warranty deed from Fred Bettiker, with release of dower by his wife, Julina Bettiker, dated August 11, 1931, and recorded in Volume 371 at Page 220 of the Trumbull County Records of Deeds.

PARCEL NO. 2:

Situated in Section No. 29 of the original survey of Bazetta Township, Trumbull County, Ohio, and now known as a part of the northerly portion of Out Lot No. 89 in the Village of Cortland, Ohio, according to the revised numbering of said Cortland Village lots as recorded in Trumbull County Records of Plats, Volume 5 Page 24; and being a parcel of land out of the northerly part of the lands formerly owned by Amos J. Larnard and conveyed to Frank M. Biser by Norman F. Pettit et al., by deed dated May 16, 1946, and recorded in Trumbull County Records of Deeds, Volume 467 Page 540; and is further and more fully bounded and described as follows:

Beginning at an iron pin at the southwesterly corner of lands now or formerly owned by Helen Hutton and described in a deed from Fred and Julina 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

(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 aforesaid; 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.



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 subscribed hereunto set 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. Gessner
Wm. S. Schaefer

Helen M. Hutton
HELEN M. HUTTON

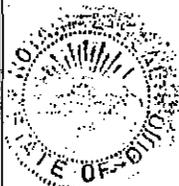
Helen Hutton
HELEN HUTTON

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 voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



John F. Gessner
JOHN F. GESSNER, Notary Public
STATE OF OHIO
My Commission Expires April 4, 1964

pin at another angle in said line; THENCE N. 35 deg. 00' E. along the southeasterly line of the lands now or formerly owned by said Cemetery Association a distance of 114.71 feet to an iron pin at the southwesterly corner of a 1.114 acre parcel of land recently staked off out of the north portion of said Out Lot No. 89 as now or formerly owned by said Frank M. Biser, (said iron pin being also S. 35 deg. 00' W. 18.29 feet from another iron pin at an angle in said Cemetery line); THENCE S. 76 deg. 24' E. along the southerly line of said 1.114 acre tract of land now or formerly owned by said Frank M. Biser a distance of 251.89 feet to an iron pin in the westerly line of Out Lot No. 88 and at the southwesterly corner of lands now or formerly owned by Raymond J. Heffner et al; THENCE S. 19 deg. 11' W. along the westerly line of lands now or formerly owned by Julina Bettiker, (Out Lot No. 88) and along the westerly line of lands now or formerly owned by said Helen Hutton a distance of 239.80 feet to the iron pin at the place of beginning;

Containing within said bounds 1.576 acres of land as surveyed by F. L. Davison, Registered Surveyor, on January 10 - 14, 1947.

And being the same premises conveyed to Helen M. Hutton by warranty deed 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.

592203
Warranty Deed

HELEN M. HUTTON, also known as
 HELEN HUTTON

TO
 RICHARD L. BLANK
 and
 JUNE L. BLANK

Witnessed May 16, 1963
W. C. Zimber
 COUNTY AUDITOR

STATE OF OHIO
 COUNTY OF TRUMBULL SS
 RECEIVED FOR RECORD ON THE
 day of MAY 16 1963
 at 142 Clark P M
 and RECORDED MAY 17 1963 in
 Book 506 Page 47
Mary Ella M. Glaty
 COUNTY RECORDER
 RECORDERS FEE \$ 4.00

COLUMBIA BLANK BOOK CO., CO., INC.
 GESSNER & FLATT
 ATTORNEYS AT LAW

BAZETTA TOWN
TRUMBULL CO.

38

MICHAEL L. HILLMAN

34
RICHARD L. BLANK
AND JUNE L. BLANK

PAYNE

33-S
3,048 m
(10.00')



S. HIGH ST.
1 STORY COMMERCIAL

NEW 10.5m DRIVE
1348.01'

CONSTRUCTION
LIMITS

DRIVE TO REMAIN
10.50 m
ASPHALT
+365.4

192 S. HIGH ST.
2 STORY COMMERCIAL
(DO NOT DISTURB)

186 S. HIGH ST.
2 STORY COMMERCIAL

mm CONDUITS IN DUCT BANK

33-T

34-S

34-T

38-T

mm WATER

NEW CONC. SIDEWALK

EX. 200 mm SAN.

30+320
300 mm SAN.
(ABANDONED)

EXIST. R/W &
CONSTRUCTION S.R. 5
EX. 200 mm SAN.
(ABANDONED)

EX. SAN. MH EX. 150 mm WATER

EX. 300 mm SAN.
(ABANDONED)

EX. CONCRETE WALK
COVERED WITH
ASPHALT S.R. 5

EX. SAN. MH
EX. 1200 mm SAN.
EX. 1300 mm S
EX. E.O.P.
EX. EXIST. R/W

36-WD

NEW CONC. SIDEWALK

30 mm
PINE
SAVE

CORTVIEW DRIVE
+321.2
ASPHALT 7.00 m

35-T

300 mm
MAPLE
(SAVE)

SPOT LIGHTS (SAVE)

WOODEN
SIGN
(SAVE) 35-WD

CROSSWALK
SIGNAL POLE

1 STORY
APARTMENTS
10' x 20' W/F T

35-T-1

12.542 m
(41.15')

SANITARY SEWER
3.05 m EASEMENT

36-T

2 STORY
RESIDENTIAL
197 S. HIGH ST.

36-WD

EX. 450 mm S

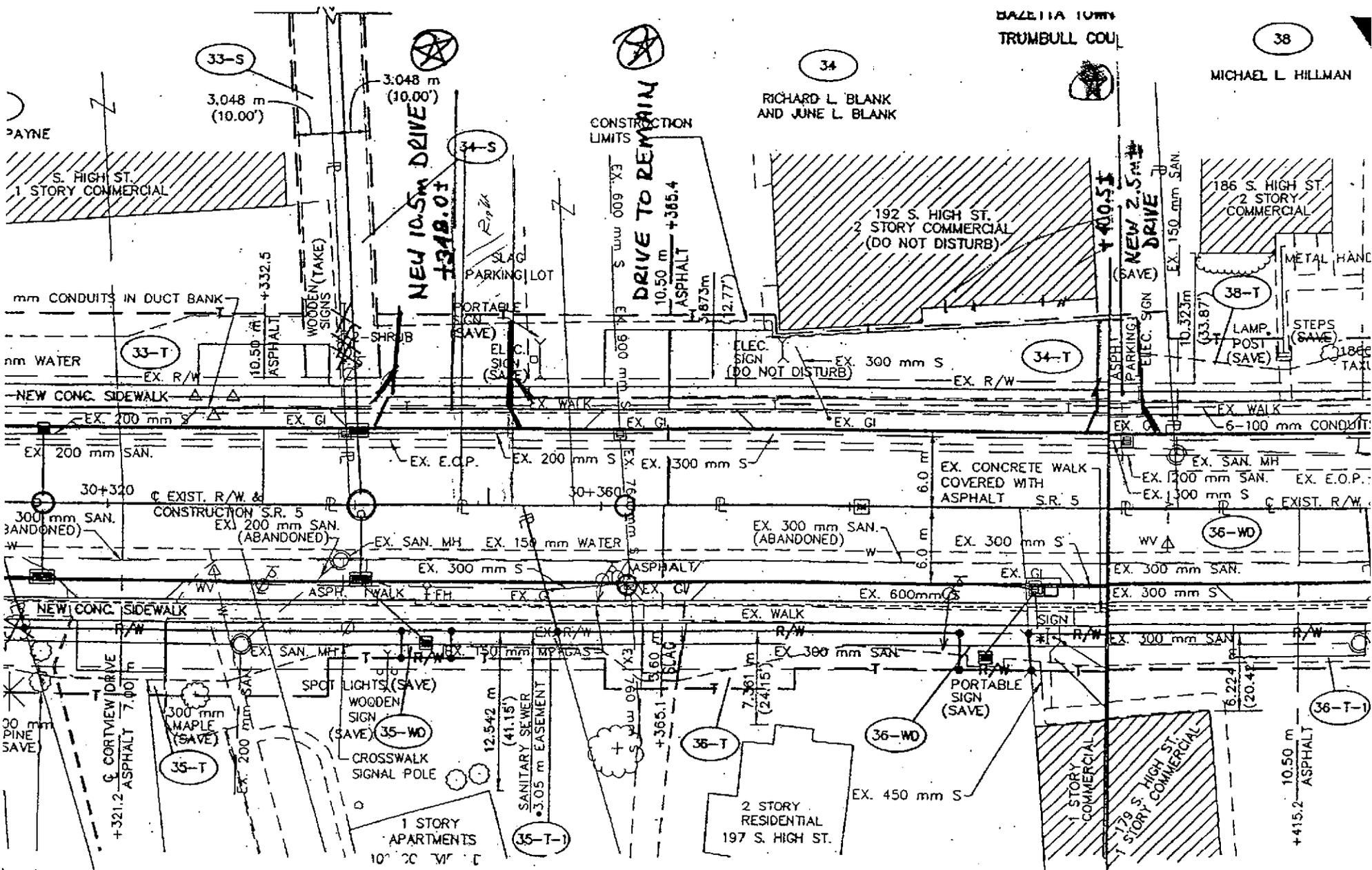
PORTABLE
SIGN
(SAVE)

1 STORY
COMMERCIAL

179 S. HIGH ST.
1 STORY COMMERCIAL

36-T-1

10.50 m
ASPHALT
+415.2



In the Court of Common Pleas, Trumbull County, Warren, Ohio

S U M M O N S

Rule 4 1995 Ohio Rules of Civil Procedure

Case No. 2001 CV 02422

Name

Address

GORDON PROCTOR DIRECTOR O

1980 WEST BROAD STREET
PO BOX 899
COLUMBUS OH 43216

Plaintiff(s)

vs.

Name

Address

RICHARD L BLANK

192 S HIGH STREET
CORTLAND OH 44410

ETAL

If applicable, see Complaint for Additional Defendants

Defendant(s)

To the above named defendant(s):

You are hereby summoned that a complaint (a copy of which is hereto attached and made a part hereof) has been filed against you in this court by the plaintiff(s) named herein.

You are required to serve upon the plaintiff(s) attorney, or upon the plaintiff(s) if THEY HAVE no attorney of record, a copy of your answer to the complaint within 28 days after service of this summons upon you, exclusive of the day of service. Said answer must be filed with this court within three days after service on Plaintiff's Attorney.

The name and address of the plaintiff(s) attorney is as follows:

JOHN C THORNE JR
ASST ATTORNEY GENERAL
STATE OFFICE BLDG-12TH FL
615 WEST SUPERIOR AVENUE
CLEVELAND OH 44113-1899

If you fail to appear and defend, judgment by default will be taken against you for the relief demanded in the complaint.

MARGARET R. O'BRIEN
CLERK OF COURTS

Date December 6, 2001

By V SIMON
Deputy

IN THE COMMON PLEAS COURT OF TRUMBULL COUNTY, OHIO

FILED
11/02/01
NOV 3 10 02 AM '01
CLERK OF COURT
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-CU-2432
JUDGE W. WYATT MCKAY
JUDGE

PETITION TO
APPROPRIATE
PROPERTY AND TO
FIX COMPENSATION

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. emp

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. emp

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

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
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
Deborah M. Garrett, Recorder

UNITED STATES POSTAGE
163 01.52⁰ PB8561891
6011 \$ APR 22 04
8011 MAILED FROM WARREN OH 44481

First Class Mail
First Class Mail

DO NOT BEND

BARRY G. DUNAWAY, BROKER CRI
Appraisal Service Since 1974
P.O. Box 1268 Warren, OH 44482
330-399-1891 Fax 330-399-1892

L. Martin Cordero
Assistant Attorney General
Transportation Section
150 E. Gay Street, 17th Floor
Columbus, Ohio 43215

DO NOT BEND

STATE'S
EXHIBIT
18









