

## Heim, Kimber

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**From:** Wooldridge, John  
**Sent:** Monday, September 14, 2020 4:40 PM  
**To:** Heim, Kimber; David Weber; James Howard; Norton, Harvey; Durant, Allison  
**Cc:** Chris E. Howard  
**Subject:** RE: RE: FAI-Parcel 4 and 1 on PID 110412  
**Attachments:** 110412 FAI 037 Final Legals.pdf; 110412 FAI 037 Final RW Plans.pdf

Hello David, Allison, and Harvey,

Attached are the Final R/W Plans and Legal Descriptions. Please let us know if you need anything else to complete the appraisals. David, do you think they can be completed by the end of this month? Take Care all.

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

**John R. Wooldridge**

*Real Estate Administrator*

ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030

740.323.5427

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**From:** Heim, Kimber  
**Sent:** Tuesday, August 18, 2020 2:19 PM  
**To:** David Weber <dweber@wearehls.com>; Wooldridge, John <John.Wooldridge@dot.ohio.gov>; James Howard <jhoward@wearehls.com>; Norton, Harvey <Harvey.Norton@dot.ohio.gov>; Durant, Allison <Allison.Durant@dot.ohio.gov>  
**Cc:** Chris E. Howard <choward@wearehls.com>  
**Subject:** RE: RE: FAI-Parcel 4 and 1 on PID 110412

Unfortunately, David, the ROW Plans due on 08/15/20 have not been submitted for review as of today. As soon as we get them, I will forward for you to review.

*Kimber L. Heim*

Realty Specialist Manager

ODOT – District 5

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Ph: 740-323-5422 (direct) Cell: 740-814-0708

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**From:** David Weber <[dweber@wearehls.com](mailto:dweber@wearehls.com)>

**Sent:** Tuesday, August 18, 2020 1:25 PM

**To:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>; James Howard <[jhoward@wearehls.com](mailto:jhoward@wearehls.com)>; Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>; Norton, Harvey <[Harvey.Norton@dot.ohio.gov](mailto:Harvey.Norton@dot.ohio.gov)>; Durant, Allison <[Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)>

**Cc:** Chris E. Howard <[choward@wearehls.com](mailto:choward@wearehls.com)>

**Subject:** RE: RE: FAI-Parcel 4 and 1 on PID 110412

John,

Do we have the 8/15 plans on this project?

Thanks

David M. Weber  
Heritage Land Services  
4150 Tuller Road, Suite 214  
Dublin, Ohio 43017  
(614) 918-2988 direct  
(614) 918-2998 fax  
[dweber@weareHLS.com](mailto:dweber@weareHLS.com)

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**From:** [John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov) <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>

**Sent:** Tuesday, August 04, 2020 2:32 PM

**To:** James Howard <[jhoward@wearehls.com](mailto:jhoward@wearehls.com)>; [Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov); [Harvey.Norton@dot.ohio.gov](mailto:Harvey.Norton@dot.ohio.gov); [Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)

**Cc:** David Weber <[dweber@wearehls.com](mailto:dweber@wearehls.com)>; Chris E. Howard <[choward@wearehls.com](mailto:choward@wearehls.com)>

**Subject:** RE: RE: FAI-Parcel 4 and 1 on PID 110412

Good Afternoon Everyone,

The appraisals and appraisal reviews due dates are extended on this project as requested due to plan changes and unavailable title reports. Here are the new dates (2-week extension) for all:

- Appraisals (VA, VF, & LSUM) due by 9/1/20.
- Appraisal Reviews due 9/15/20.

As a reminder as to the forms; please use my name for FMVE for the Agency on this project.

I am unable to forward the titles on this project as the PDF scans are not available in the network drive. We hoped they would be provided in mid-July but David has not received them yet due to complications related to scanning (we cannot scan as teleworkers[Corona]). Kimber, can you please scan, save, and send to the appraisers and reviewers when you schedule an in-office day for getting all 14 (parcel 2 and 4 have been combined ... so maybe 13 parcels) scanned as PDF. I think maybe Allison or Carly may be able to help with the scanning efforts if that works. Thanks for helping to get that to the appraisers as soon as you can. Take Care All.

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

[John R. Wooldridge](#)

Real Estate Administrator

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**From:** James Howard <[jhoward@wearehls.com](mailto:jhoward@wearehls.com)>

**Sent:** Tuesday, August 4, 2020 1:47 PM

**To:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>; Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>

**Cc:** David Weber <[dweber@wearehls.com](mailto:dweber@wearehls.com)>; Chris E. Howard <[choward@wearehls.com](mailto:choward@wearehls.com)>

**Subject:** RE: RE: FAI-Parcel 4 and 1 on PID 110412

John & Kimber:

Per my phone conversation with John, we are requesting an extension until 9/1/20 for David to complete his Appraisals on the above referenced Project. As we discussed, if the Final Plans are delayed beyond 8/15 another extension for Appraisals to be complete may be in order.

Also, I will have David summarize the additional work that will be required to revise his Reports to determine if a Fee Revision is in order for any of the changes listed below.

Lastly, will you please forward David the Title Reports when they are complete? I would greatly appreciate it!

Thank you,

James R. Howard

Assistant Director

Heritage Land Services, Inc.

(614)204-1756

----- Forwarded message -----

From: [John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)

Date: Aug 3, 2020 4:07 PM

Subject: RE: FAI-Parcel 4 and 1 on PID 110412

To: David Weber <[dweber@wearehls.com](mailto:dweber@wearehls.com)>

Cc: [Harvey.Norton@dot.ohio.gov](mailto:Harvey.Norton@dot.ohio.gov), [Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov), [Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)

Hello David and Allison (and Harvey),

I reviewed and made comments to the R/W Plan revisions that were sent out to you last week. I wanted to highlight some changes from the initial set of plans to make certain that the appraiser and reviewer used the current information.

- PCL 1 acreage changed slightly.
  - A little bigger.
  - Still includes the T and the BLDG Removal.
    - Could change in future, but proceed as on plans.
- PCL 2 & 4 were combined into PCL 2 (same owner).

- No change other than combining.
- Weber will need to do a LSUM/VF on the combined PCL 2 (would you like an updated PCL 4 (now 2) checklist?).
- Durant does not need to do a VA or 2 (or 4) since they were combined.
- PCL 4 deleted from plans (take is part of 2).
- PCL 6T is smaller (still a VF).
- PCL 9 is bigger (still a VF).
- PCL 11 is smaller.
  - David, may be able to do PCL 11 as a VA if under \$10K.
- PCL 12 SH is now only a T.
  - Durant still can do a VA.
- PCL 16 is bigger.
  - Durant still can do a VA.
- PCL 17 (Alexis Howard) is UNCHANGED.
- No changes to the other parcels.
  - No additional changes known at this time

I hope this information is helpful to your continued efforts to appraise the project parcels. Please let us know if you need anything else at this time. Thanks!

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

**John R. Wooldridge**

*Real Estate Administrator*

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**OHIO DEPARTMENT OF  
TRANSPORTATION**

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**From:** Wooldridge, John

**Sent:** Tuesday, July 28, 2020 5:20 PM

**To:** David Weber <[dweber@wearehls.com](mailto:dweber@wearehls.com)>

**Cc:** Norton, Harvey <[Harvey.Norton@dot.ohio.gov](mailto:Harvey.Norton@dot.ohio.gov)>; Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>

**Subject:** RE: FAI-Parcel 4 and 1 on PID 110412

Thanks David,

I do not know. Parcel 1 may change depending on what we learn about the building. I do not have any other known changes to share. Thanks.

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

**John R. Wooldridge**

*Real Estate Administrator*

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**From:** David Weber <[dweber@wearehls.com](mailto:dweber@wearehls.com)>

**Sent:** Tuesday, July 28, 2020 4:36 PM

**To:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>

**Cc:** Norton, Harvey <[Harvey.Norton@dot.ohio.gov](mailto:Harvey.Norton@dot.ohio.gov)>; Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>

**Subject:** RE: FAI-Parcel 4 and 1 on PID 110412

John,

Do you anticipate any other parcels having additional changes?

Thanks

David M. Weber

Heritage Land Services

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Dublin, Ohio 43017

(614) 918-2988 direct

(614) 918-2998 fax

[dweber@weareHLS.com](mailto:dweber@weareHLS.com)

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**From:** [John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov) <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>

**Sent:** Tuesday, July 28, 2020 4:18 PM

**To:** David Weber <[dweber@wearehls.com](mailto:dweber@wearehls.com)>

**Cc:** [Harvey.Norton@dot.ohio.gov](mailto:Harvey.Norton@dot.ohio.gov); [Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)

**Subject:** RE: FAI-Parcel 4 and 1 on PID 110412

Hello David,

Attached are the updated plans for R/W for review. They may have changes to the takes. We also anticipate parcel 1 having possible additional changes (reduce T) not shown on these plans. Please feel free to make any comments that you think may be helpful. We hope to have final plans for completing the VA in about 2 to 3 weeks. Please let us know if there is any other information that you need to keep working on the task. Thanks!

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

**John R. Wooldridge**

*Real Estate Administrator*

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## OHIO DEPARTMENT OF TRANSPORTATION

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**From:** David Weber <[dweber@wearehls.com](mailto:dweber@wearehls.com)>  
**Sent:** Tuesday, July 21, 2020 3:18 PM  
**To:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>; Miller, Jared <[Jared.Miller@dot.ohio.gov](mailto:Jared.Miller@dot.ohio.gov)>  
**Cc:** Norton, Harvey <[Harvey.Norton@dot.ohio.gov](mailto:Harvey.Norton@dot.ohio.gov)>; Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>  
**Subject:** RE: FAI-Parcel 4 and 1 on PID 110412

Gentlemen,

I anticipate parcel 1 to be around \$50K and parcel 4 to be right around \$65K.

Thanks

David M. Weber  
Heritage Land Services  
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Dublin, Ohio 43017  
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(614) 918-2998 fax  
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**From:** [John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov) <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>  
**Sent:** Tuesday, July 21, 2020 2:07 PM  
**To:** [Jared.Miller@dot.ohio.gov](mailto:Jared.Miller@dot.ohio.gov); David Weber <[dweber@wearehls.com](mailto:dweber@wearehls.com)>  
**Cc:** [Harvey.Norton@dot.ohio.gov](mailto:Harvey.Norton@dot.ohio.gov); [Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)  
**Subject:** RE: FAI-Parcel 4 and 1 on PID 110412

Thanks Jared,

Yes, two separate parcels; Parcel 1 and 4.

Anticipated estimate from cost estimate was around \$65,000; therefore scoped to be LSUM. I think we would all agree that they will each certainly be under \$100,000 (it is possible that they may not even be \$65,000). We just request the approval In case it exceeds the limit. Thanks!

David, can you let Jared know a better expectation of the anticipated FMVE? Thanks.

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

**John R. Wooldridge**

*Real Estate Administrator*

ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030



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**From:** Miller, Jared  
**Sent:** Tuesday, July 21, 2020 2:02 PM  
**To:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>; David Weber <[dweber@wearehls.com](mailto:dweber@wearehls.com)>  
**Cc:** Norton, Harvey <[Harvey.Norton@dot.ohio.gov](mailto:Harvey.Norton@dot.ohio.gov)>; Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>  
**Subject:** RE: FAI-Parcel 4 and 1 on PID 110412

John,

Yes, as long as the agency, appraiser and reviewer all agree the appraisal problem is simplistic and meets the requirements of a VF with the exception of the dollar limit, a waiver can be granted. I will need to know what is the anticipated FMVE. Is this for two separate parcels?

Jared

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**From:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>  
**Sent:** Tuesday, July 21, 2020 1:43 PM  
**To:** David Weber <[dweber@wearehls.com](mailto:dweber@wearehls.com)>; Miller, Jared <[Jared.Miller@dot.ohio.gov](mailto:Jared.Miller@dot.ohio.gov)>  
**Cc:** Norton, Harvey <[Harvey.Norton@dot.ohio.gov](mailto:Harvey.Norton@dot.ohio.gov)>; Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>  
**Subject:** RE: FAI-Parcel 4 and 1 on PID 110412

Hello Jared,

Do you approve using a VF format for a parcel that may be over \$65,000 with no damages to the residue? In the past, Kevin required his approval for exceeding the 65000 threshold, but I cannot find such a exception in the P&P today. The original scope was to do LSUM for these parcels unless under \$65K (see checklists attached). David believes this to be acceptable and the reviewer has no issue with it. District concurs that the issues hear are simplistic. We have heard that the building condition on parcel 1 is "roofless." Thank you Jared for letting us know if utilizing the VF format is OK even if the total exceeds \$65,000.

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

**John R. Wooldridge**

*Real Estate Administrator*

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---

**From:** David Weber <[dweber@wearehls.com](mailto:dweber@wearehls.com)>  
**Sent:** Tuesday, July 21, 2020 1:07 PM  
**To:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>  
**Cc:** Norton, Harvey <[Harvey.Norton@dot.ohio.gov](mailto:Harvey.Norton@dot.ohio.gov)>; Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>  
**Subject:** FW: FAI-Parcel 4

John,

Please see the email request/response below between Harvey and I.

The appraisal problem on parcel 4 appears to be simplistic. I am unsure at this second if the amount will go over \$65K, it will likely be in the neighborhood. There does not appear to be any residual damage to the land so an "after" appraisal would not be necessary as it would just reflect the same unit value as in the "before".

Therefore I am requesting permission to perform a Value Finding on parcel 4 with the understanding that it may exceed \$65K while remaining simplistic. This format appears to be sufficient to answer the appraisal problem.

Please let me know how you would like me to proceed.

Thanks

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**From:** David Weber  
**Sent:** Tuesday, July 21, 2020 12:31 PM  
**To:** 'Harvey.Norton@dot.ohio.gov' <[Harvey.Norton@dot.ohio.gov](mailto:Harvey.Norton@dot.ohio.gov)>  
**Subject:** FAI-Parcel 4

Harvey,

Similar to parcel 1 I feel like this parcel 4 has no residual damages in the after situation. I am not sure on the amount yet and it could go above \$65K. I believe we have a couple options here. I don't think doing an after is necessary as the value is going to be the same as before, same comps, same unit value. I know that with a simplistic acquisition the district can extend the \$65,000 amount.

I believe a VF on this parcel would be applicable with the understanding it may get above \$65K but is still simplistic.

If that is not acceptable then I think a limited summary with just the "before" would be the other option.

What are your thoughts?

Thanks

David M. Weber  
Heritage Land Services  
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