

## Heim, Kimber

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**From:** Steven Hesch <heschs@yahoo.com>  
**Sent:** Thursday, February 22, 2024 2:16 PM  
**To:** Heim, Kimber  
**Subject:** Re: 77555 PCL 006 Operating Agreements for Aspen Real Estate Holdings, LLC.

We are a custom signage fabrication, design, and installation shop. We do not do signs that require electrical connections. We take clear plastic sheets or PVC sheets, cut to sign shape and size, paint the back or front and apply raised lettering/numbers and braille to the sign face. We also work with dimensional letters that are hung outside of buildings to state the name of that building. We make post & panel wayfinding signs from raw aluminum to direct people to proper areas of parking lots or facilities at a school, office, apartment, etc. We do classroom signs, apartment unit signs, senior home signs, offices and others. We are one of the few sign companies in Central Ohio that is skilled at fabricating ADA compliant signage. The requires the raised text and icons and braille on signs to help people covered by the Americans with Disability Act. Essentially, all newly constructed buildings are required to have these types of signs.

Our website is columbusgraphics.net and has a gallery showing past signage that we have made and installed.

What we need a building for a 5' x 10' CNC router, paint booth, and assembly space, in addition to restroom, offices and a breakroom. Truck access is key as we receive weekly deliveries of our raw materials, some coming on flat bed semis that need space to turn-around or are delivered with mid to large size box trucks.

5,000 sq feet is the minimum space we can use and our intention was to build onto the property at Pickerington Rd and 33 once ODOT started working and we knew what ground we had remaining. That is zero ground remaining so back to square 1 again.

Have a good day  
Steven Hesch

On Thursday, February 22, 2024 at 01:38:07 PM EST, Kimber.Heim@dot.ohio.gov <kimber.heim@dot.ohio.gov> wrote:

Thank you so much for the additional information. I will keep all this in mind. Can you describe the CG business as it was envisioned at the Pickerington Road location. You have the storage items, but need some insight in to the actual business and how it runs, i.e., heavy foot traffic, large vehicle traffic, standard customers, one-off customers (a special sign or one-time buyer).

Thanks the additional information will be helpful.

**Kimber L. Heim**

Realty Specialist Manager

ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

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

FAX: 740-323-5125



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**From:** Steven Hesch <heschs@yahoo.com>  
**Sent:** Thursday, February 22, 2024 1:35 PM  
**To:** Heim, Kimber <Kimber.Heim@dot.ohio.gov>  
**Subject:** Re: 77555 PCL 006 Operating Agreements for Aspen Real Estate Holdings, LLC.

We have seen these and Pickerington has strict building requirements that make building there unaffordable. The one on Gender, an old Tim Hortons, has very bad access which is why Tim Horton's went out of business. Just being commercially zoned does not mean we will fit into that location. We would either be considered a wholesaler as we make products and sell to other builders or general contractors or we are the lowest manufacturing code there is as we are fairly low noise and smell.

On Thursday, February 22, 2024 at 01:16:44 PM EST, [Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov) <[kimber.heim@dot.ohio.gov](mailto:kimber.heim@dot.ohio.gov)> wrote:

Here is Hill Road N



● FOR SALE - ACTIVE

692 Hill Rd N, Pickerington, OH 43147

**\$289,900**

Est. \$2,450/mo [Get pre-approved](#)

—  
Beds

—  
Baths

**1.41**  
Acres (Lot)



Thinking of

THURSDAY  
**22**  
FEB

[Tour in person](#)

[Request](#)

About this home

**Kimber L. Heim**

Realty Specialist Manager  
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9600 Jacksontown Road  
Jacksontown, OH 43030  
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**From:** Steven Hesch <[heschs@yahoo.com](mailto:heschs@yahoo.com)>  
**Sent:** Thursday, February 22, 2024 1:06 PM  
**To:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>  
**Subject:** Re: 77555 PCL 006 Operating Agreements for Aspen Real Estate Holdings, LLC.

Not at all. If the right location and price that would be our preference, just takes longer than an existing building.

Thanks for asking.  
Steven Hesch

On Thursday, February 22, 2024 at 11:45:02 AM EST, [Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov) <[kimber.heim@dot.ohio.gov](mailto:kimber.heim@dot.ohio.gov)> wrote:

Morning Mr. Hesch:

Wanted to know if you had issue with purchasing a lot and building a new building on the lot?

**Kimber L. Heim**

Realty Specialist Manager  
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9600 Jacksontown Road  
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FAX: 740-323-5125



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**From:** Steven Hesch <[heschs@yahoo.com](mailto:heschs@yahoo.com)>  
**Sent:** Monday, January 15, 2024 8:08 AM  
**To:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>  
**Subject:** 77555 PCL 006 Operating Agreements for Aspen Real Estate Holdings, LLC.

Good morning Kimber, happy Monday.

Attached are the operating agreement leases between Aspen Real Estate Holdings, LLC and Father & Son Holdings LLC dba Columbus Graphics and Platinum Plumbing.

Let me know if you have any questions.

Steven Hesch

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