** STATE OF OHIO DEPARTMENT OF TRANSPORTATION**

 **RELOCATION ASSISTANCE AGENT’S NOTES**

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| FAI US33 2.64 |
| County Route Section006-OB 77555  |
| Relocation Parcel No. PIDASPEN REAL ESTATE HOLDINGS, LLC |
| Relocatee’s Name(s) |

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| *NOTE: All entries must be typed and signed or initialed by the Agent on the date of entry.**To add an additional row, tab from the end of the last Entry field.* |

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| **Date** | **Entry** |
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| 12/21/23 | Found that Stephen Eichhorn has passed away and his executor, Phillip Eichhorn, sold the property to ASPEN REAL ESTATE HOLDINGS, LLC, an Ohio limited liability company. |
|  | Searching Secretary of State Business information, finds where the business has been registered, but no names of owners, address of business or phone number found in the documents on the SOS website. I have searched via the Internet to hopefully find the owner’s name, address, and then a contact phone number. The auditor website lists an address in Pickerington as the tax mailing address. Further investigation finds the owners to be named Hesch. |
| 1/3/2024 | Tricia Polt and I drove to the residential address of Steven Hesch in Pickerington, OH and I left a card. Then we drove to the business address on the project, 6935 and 6945 Pickerington Road, Pickerington, OH, to see if I could encounter the owner face to face. I left a card at this location as well. |
| 1/4/2024 | Steven Hesch called me after the appraiser visited his property to make site visit with owner. He wanted to know when the plans had changed to make his property a total take as he bought it under the plans showing only the yard being affected and the residential parcel being a complete take. I let him know there were changes made to the plans based on accommodations the railroad and Fairfield County requested with respect to the ROW for this project. He asked why ODOT was not doing this road project like the Diley Road as the business in almost the same location as his business is still operating to this day? I explained I do not know what made the decision, but unfortunately the project layout and acquisitions had been decided. He then told me he did not appreciate finding out from the appraiser. I apologized and let him know I had been trying to contact him since December 2023 after the deed was recorded. I then asked him if we could meet to discuss the project and the affect on his property? He said yes, he would like that a great deal. I asked him if he was available on 01/11/24 at 11 am. He said he would make sure he was able to meet me. |
| 01/10/24 | I called Mr. Hesch to confirm the appointment and he asked if we could reschedule for the next day, I asked if 8 am was too early, he stated NO. I confirmed 01/12/24 at 8 am at his business location on Pickerington Road. |
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| 1/12/24 | Patty Moorman and I, Kimber Heim, arrived at 6935 Pickerington Road, Pickerington, OH, to meet with Stephen Hesch, member, Aspen Real Estate Holdings, LLC. Mr. Hesch was already at the location. We greeted Mr. Hesch and his son, and then Patty Moorman went inside while I took pictures of the structure on the outside, both the brick building and the attached garage. Once finished, I joined Patty Moorman, Mr. Steven Hesch and his son inside. At this time, we found that not only is Mr. Hesch leasing space to Platinum Plumbing on the north side of the building and attached garage, but, also, rents the other portion to CG Graphics which is Father & Son Holdings, LLC dba Columbus Graphics (CG) and the property in the south garage belongs to Columbus Graphics. |
|  | I took this opportunity to take photos of the personal property contents of this garage for Columbus Graphics. The garage did not contain any signs or sign parts, but did contain landscaping equipment, gas cans, and various toolboxes. Once I finished taking the photos, I rejoined Patty Moorman, Mr. Hesch and his son. |
|  | At this time, Patty Moorman was discussing the relocation process. Patty was confirming there was another business, Columbus Graphics, sharing the building with Platinum Plumbing. Mr. Hesch confirmed Platinum Plumbing rents an office, bathroom, and the garage and Columbus Graphics rents the rest of the building and kitchen area. Although, he stated Platinum Plumbing could utilize the kitchen area as well. |
|  | Patty Moorman restated the ownership of the building is by Aspen Real Estate Holdings, LLC, and Father & Son Holdings LLC dba Columbus Graphics (CG) rents the south side of the building not rented out to Platinum Plumbing. Patty confirmed Aspen Real Estate is not part of a chain of properties. At this time, Mr. Hesch reiterated his dismay at the change to the plans and the taking of the property due to he had looked for a property like this one for years and was unable to locate. We agreed the plan changes were unexpected and we hope to assist him with the relocation and hopefully he will be able to find another building with garage space to move Columbus Graphics property to after the property is acquired. Patty told Mr. Hesch part of the relocation services ODOT is providing is Advisory Services and can provide possible relocation locations if Mr. Hesch wanted us to assist in this way. He told us he would appreciate any location availability to move both businesses. |
|  | At this time, Patty stated we were gathering all the particulars and would probably need to meet again once all the moving parts had been determined. She asked if there was any special pieces of equipment in the garage. Mr. Hesch stated no specialty equipment would need to be moved because there was none to consider. |
|  | Patty went on to explain the types of moves available to Mr. Hesch for the Columbus Graphics property, and any property associated to Aspen would be moved as well. Patty began explaining the move options available being a contract move which requires bids from two companies for the packing, moving and unpacking; moving by providing actual, reasonable, and necessary moving and related expenses which includes transportation up to 50 miles, packing, crating, unpacking and uncrating of personal property, disconnecting and dismantling of equipment. Mr. Hesch stated he did not think any equipment would need to be dismantled or disconnected, and all the equipment was easily moved. |
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|  | Patty Moorman went on to explain the move would need to be covered by replacement cost insurance. Patty discussed the move costs would assist with any license, permit, or certification required at the replacement site but this would be based on the current license, permit or certification life left. She went on to explain if there was any letterhead, signage, business cards needing replaced this would be covered in the moving costs reimbursed. Move costs also cover any professional services required that are actual, reasonable and necessary to plan the move, the removal of equipment and the reinstallation at the replacement location. |
|  | Mr. Hesch did not have any questions, so Patty continued with explaining there are also benefits available if the use of a piece of equipment would be considered for reimbursement, any costs associated with selling a piece of equipment rather than moving the item. Patty briefly explained the substitute equipment benefits. At this time, Mr. Hesch stated he did not think there would be any issues moving the property at this location. His concern is not being able to find a replacement location, and Patty spelled out the benefits of storage for up to 12 months if necessary. We both told him at this point, we would be working diligently to find Aspen a replacement site. |
|  | I asked if he would want a replacement site close to the current site or would he want to move closer to Reynoldsburg. He said I just want to find a location as convenient as this location. |
|  | Patty went in to detail about the search expense benefit of $2500 available to Mr. Hesch. Patty explained there would be a form we would provide to keep the records of the time spent, mileage, and expenses within reason for the search. Mr. Hesch liked this benefit. |
|  | Patty went back to the move costs to explain a move cost finding will be done and the amount determined is paid to Mr. Hesch and you move yourself. She then let him know this was one of the meetings we would have and in subsequent meetings and discussions we will continue to reiterate the move options. |
|  | At this point, Patty moved on to discuss the Re-Establishment benefits for the business. She explained that once Mr. Hesch finds a location, if any modifications are needed at the replacement site there is a benefit up to $25,000 paid to Aspen for fixing issues at the replacement site, ie cosmetic things, and for needs if offices need to be constructed, bathroom updates for ADA, any ADA requirements by the municipality the relocation location required. She reiterated the Relocation Program is a reimbursement program, you have to spend it to get it. |
|  | Patty Moorman went on to explain there is another benefit for business owners who have at least three years of making a profit based on tax returns. This benefit is $40,000 and that includes payment for moving, search expenses, down payments and purchasing a replacement site, rehabbing a replacement site and does not have to be “spend it to get it”. This benefit is authorized based on the profitability of the business. |
|  | Mr. Hesch offered information about the business operating from Pickerington and a rented space prior to him finding the location on Pickerington Road. I asked for the name of the business. Mr. Hesch provided GC Signs aka Father and Son Enterprises. Mr. Hesch stated his son and he are in business together. I provided him the W9 and SIF forms at this time, explaining I like to get this information in the computer which sets up an accounting code that will make it easier to get their warrants paid out once the offers are made. |
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|  | At this time, I asked if he could provide the LLC agreements for both GC aka Father and Son and Aspen Real Estate Holdings. He confirmed there is no mortgage on the location. Mr. Hesch made some comments about how hard it was to find a location for the business outside of Pickerington. We informed him we would provide referrals if he wanted us to do so. Mr. Hesch stated he would look and would welcome any replacement locations we could find. |
|  | I completed taking pictures in the office area and we said our good byes. |
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| 1/14/24 | I received an email from Mr. Hesch which included both the lease with Platinum Plumbing and Father & Son Holdings, LLC, dba Columbus Graphics (GC). |
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