** STATE OF OHIO DEPARTMENT OF TRANSPORTATION**

 **RELOCATION ASSISTANCE AGENT’S NOTES**

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| FAI 033 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. Patty confirmed that Aspen Real Estate Holdings, LLC is the owner of the property and that Mr. Hesch is the owner/operator of Aspen Real Estate Holdings, LLC. Platinum Plumbing is a holdover tenant on site when Aspen purchased the property. It is Mr. Hesch’s intention to eventually move Platinum Plumbing out of the building so Columbus Graphics can occupy all of it. However, at this time, Platinum Plumbing is still operating from this site. Mr. Hesch also is part owner of Father & Son Holdings, LLC dba Columbus Graphics with his son, thus making Aspen Real Estate Holdings, LLC a Landlord. Patty confirmed that the location of operation of Columbus Graphics is not here, but at another location. At this time, Mr. Hesch states he only has storage associated with Columbus Graphics with the intention to move the business to this site for its location of operation—or that was his intention before we informed him ODOT would be acquiring the building. Thus, I again confirmed that at this time Columbus Graphics is not operating the business from this site but only has personal property on site being stored. Mr. Hesch confirmed this. Mr. Hesch states that Aspen has no personal property to move and states the items on site are owned by either Platinum Plumbing or Columbus Graphics, though they do not appear to be connected to sign manufacturing.  |
|  | I, Kimber, 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 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. Patty also stated that while we will certainly assist him with locating a new site, she strongly recommended that he contact a commercial real estate agent at they often have an inside track to available commercial sites and are much more informed about the market and suitable replacement sites for his business.  |
|  | 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 advised Mr. Hesch, that based on the information gathered, Aspen Real Estate may qualify as a landlord/business parcel which would qualify Aspen Real Estate for Search Expense, Move costs, Economic Loss and Reestablishment. Columbus Graphics as a personal property only move, as it currently operates from another site and is just utilizing this location as storage. He acknowledged this was true. She explained that when we return to present the offer to purchase the property that we will, at that time, present a Relocation Offer letter that will state that Aspen Real Estate is now eligible for relocation benefits. At that same time, or shortly after, we will also provide a letter to his tenants, if they are still on site. Until that letter is received, they are not eligible, meaning if any party moves prior to that letter they are no longer eligible and will not receive the letter. 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 advised this benefit would apply to Aspen only. She confirmed that Aspen does not require any license, permits or certifications to act as a landlord on site. She went on to explain if there was any letterhead, signage, business cards needing replaced this would be covered in the moving costs reimbursed. This would be any type of stationery that has the current address or phone number on it that would need reprinted. This is a reimbursement of what they would have on hand and we would prepare an inventory of what is on hand and then determine a reprinting costs. Move costs also covers 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. She emphasized this benefit is for Aspen only as Columbus Graphics is a personal property move only. 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 Aspen Real Estate. She explained that once Mr. Hesch finds a location which will serve as a rental replacement for this site , 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. Items that would qualify for this benefit would need to be discussed and approved prior to the renovations to ensure an understanding of reimbursement. Once we get to that point in the process, we will discuss in detail what renovations he wants to make to his replacement site and we will then advise which ones would fall into the Reestablishment category.  |
|  | Patty Moorman went on to explain there is another benefit for business owners who called Economic Loss. As a landlord, he could submit for this benefit. The brochure provided to him today discusses this benefit. Once we return with his eligibility letter I will discuss this potential benefit with him in more detail. The brochure also discusses two other benefits that he is not eligible for-the Fixed Payment and Loss of Good Will, as a landlord does not qualify for either of those. Columbus Graphics also is not eligible for Economic Loss, Loss of Goodwill or the Fixed Payment. |
|  | Mr. Hesch confirmed again that Columbus Graphics currently in Pickerington in 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. It was emphasized at this time it appears Aspen is a landlord and Columbus Graphics is a personal property only , but we will need the agreements to confirm this status and review the connections between the two companies. I also advised that at any time throughout the relocation process he could appeal any decision made that he does feel is fair. Should that happen, I will walk him through the process. ~~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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| 02/22/24 | I received a call from Mr. Hesch announcing Platinum Plumbing had notified Aspen they would be moving in April 2024 and terminating the lease with Aspen as of 04/30/2024. Mr. Hesch wanted to know if the loss of income would be compensated? I discussed with him the notification and assured him I would look in to the options ODOT has in the situation when a landlord loses his tenant because of the relocation. I asked if he had found any other properties he thought were promising to move the Aspen operation. He said well I was going to make the current property by improving it with additional building space, installation of CNC and build out of offices and space for delivery vehicles. I asked him what the square footage he was building out too if the project had not changed his plans. He told me he would have liked to add approximately 2000 sq feet of additional space to move all the Columbus Graphics operation to the same location. He asked me if I had any luck finding a replacement site? I let him know I had found a few but did not know all the details Aspen would need at the replacement site. I asked Mr. Hesch if he could send me an informational email detailing the needs of Aspen at the replacement site if he was to regain the Columbus Graphics tenant. Mr. Hesch let me know he would put something together and send it over. |
|  | Same day: I did send Mr. Hesch the locations I had found and then asked if he would be interested in a new build? He said yes, so I also sent him the vacant land I had found for sale in the area. |
|  | Mr. Hesch thanked me for my information and explained to build in the Pickerington area the building codes and permitting procedures were prohibitive. I thanked him for his feedback. |
|  | Mr. Hesch sent me an email with the needs at the new place if he was to be able to find a location where Aspen could enjoy a replacement site for the tenant, Columbus Graphics, where Columbus Graphics join together both the printing operation and the storage area for the mower, trailer, and miscellaneous lawn care tools currently housed at Pickerington Road location. |
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| 3/15/24 | Received email from Attorney Kenter of Goldman Braunstein Stahler Kenter, LLP, 500 S. Front Street, Suite 1200, Columbus, OH 43215, PH 614-229-4540, Mobile 614-975-5130, and kenter@GBSKlaw.com, letting me know Atty Kenter would be handling Aspen Real Estate Holdings LLC acquisition and relocation and to send everything to him. Instructed me not contact Mr. Hesch. I acknowledged the receipt of the representation email and would gather all the information requested and get it to him in the next week once the packages were ready. |
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| 3/18/24 |  |
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