

RE 60

Rev. 02/2019

NEGOTIATION SUMMARY REPORT

C/R/S
PARCEL
PID NO

FAI-037-06.10
001-SH1, SH2, T
110412

Federal Job No. E191296

| | | |
|---|----------------------------------------------------------------------------------|----------------------------------------------------|
| 1 | NAMES OF TITLE HOLDERS (Include marital status) | RESIDENCE ADDRESS (Note any expected changes) |
| | Eichhorn Limited Partnership | 1410 Pleasantville Road Pleasantville, OH 43148 |
| | | |
| | | |
| | NAMES OF LIEN AND/OR LEASE HOLDER | ADDRESS (Note any variances with title report) |
| 2 | Mortgages The Vinton County National Bank 521 E Main St., Lancaster, OH 43130 | 7640 Lancaster-Newark Road Baltimore, OH 43105 |
| | Dually Farms, LLC, 4510 Westfall Rd., Lancaster, OH 43130 | |
| | Electric subcontractor at corner of SR37 and SR 256 | |

2. NOTE ANY TITLE INFORMATION NOT FOUND IN TITLE REPORT (Incompetency, unrecorded documents, etc.)

Unrecorded lease to an electric subcontractor for staging area, pole storage, and a dumpster, vehicles parked over night.

3. RECORD OF OWNERS/NEGOTIATOR MEETINGS

| DATE | NAME | LOCATION | OFFER \$ | COUNTER OFFERS |
|------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------|
| 02/23/2021 | Kimber Heim, Phillip Eichhorn | Telephone conversation setting up appointment 3/4/2021 at 12:00 pm at Mr. Eichhorn's residence at 1410 Pleasantville Road, Pleasantville, OH 43148 | \$19,440.00 | |
| 03/04/2021 | Kimber Heim, Allison Durant, Phillip Eichhorn of Eichhorn Limited Partnership | 1410 Pleasantville Road Pleasantville, OH 43148 | \$19,440.00 | |
| 03/29/2021 | Kimber Heim, Philip Eichhorn | Telephone call | \$19,440.00 | |
| 03/30/2021 | Kimber Heim, Attorney Aaron Kenter | Email | \$19,440.00 | \$175,000.00 |
| 04/02/2021 | Kimber Heim, Attorney Aaron Kenter | Email | \$19,440.00 | \$175,000.00 |
| 04/02/2021 | Kimber Heim, Attorney Aaron Kenter | Email response to Atty Kenter | \$19,440.00 | \$175,000.00 |

- 4. ARRANGEMENTS PERTAINING TO POSSESSION OR VACATE DATE- At closing
- 5. DATE PROPERTY MANAGEMENT SECTION WAS NOTIFIED OF PURCHASE DETAILS. 3/4/2021
DATE STATE'S ACQUISITION BROCHURE GIVEN TO OWNER 3/4/2021

Remarks – (Briefly discuss taxes, relocation assistance, points of discussion, promises of action, etc.)

(Use 3rd page for full narration)

Property owner told us he would be turning over to his attorney for review. I was contacted by Atty Kenter from Goldman Braunstein Stahler Kenter, LLP via email with an unsupported counter offer of \$175,000.00 due to correct HBU, damages and value of the structure. A rejection of this counter offer was returned to Atty Kenter with the State providing a counter offer of \$25,000.00. Attorney Kenter rejected this offer and provided a second unsupported counter offer of \$167,500.00. I requested an appraisal or supportable documentation for the counter offer. Atty Kenter replied without the State paying for an appraisal, Appropriation will have to be filed as there is no mechanism for property owner to recoup the cost of getting supporting appraisal for their counter offer. Pictures of the structure have been taken to chronicle the building and concrete pad condition as recommended. There is a current lease for farming, recorded, and a lease with a utility subcontractor as satellite location, unrecorded. Entire property is on the CAUV program for Fairfield County. Current zoning is Rural Residential. Property owner requested salvage of the razed building's concrete blocks. This was agreeable at the expense of the property owner once the building has been demolished.

I, the undersign, do hereby state the following:

- 1. The written agreement secured embodies all of the considerations agreed upon between the property owner and myself.
- 2. The agreement was reached without coercion, promises other than those shown in agreement, or threats of any kind whatsoever.
- 3. I understand that this parcel is or may become part of a Federal aid highway.
- 4. I do not have a direct or indirect, present or contemplated personal interest in the parcels or in any benefit from the acquisition of such property.
- 5. I submit herewith the instruments on the above parcel, together with complete notes on the negotiation, including details of any unusual agreement or arrangements with the owner

DATE 4/19/2021

SIGNED



Kimber L Heim

REALTY SPECIALIST

NAME TYPED OR PRINTED